

IN RE: PETITION FOR VARIANCE

SW side of York Road; 225 feet SE of the
c/l of Fairmount Avenue
9th Election District
5th Councilmanic District
(934 York Road)

McDonald's Corporation
Legal Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2010-0236-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Jeffrey Bell, Area Construction Manager, on behalf of the legal property owner, McDonald's Corporation. Variance relief is requested as follows:

- From Section 409.6.A.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 42 parking spaces in lieu of the required 56 parking spaces; and
- From Section 409.10(B) of the B.C.Z.R. to permit a drive-thru lane to cross the principal pedestrian access to the restaurant; and
- From Section 409.11 of the B.C.Z.R. to allow exclusion of a separate loading area; and
- From Section 409.4(C) of the B.C.Z.R. to permit a one-way 12 foot drive aisle in lieu of the required 16 foot drive aisle.

The subject property and requested relief are more particularly described on the site plan and elevation drawings for the proposed addition, which were marked and accepted into evidence as Petitioner's Exhibits 2 and 3, respectively.

Appearing at the requisite public hearing in support of the variance requests were Stanley S. Fine, Esquire, and Caroline L. Hecker, Esquire, attorneys for Petitioner McDonald's Corporation; Jeffrey Bell, 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. In addition, Mr. Richard Parsons of the

ORDER RECEIVED FOR FILING

Date 4.27.10

By PS

Greater Towson Council of Community Associations attended the hearing as an interested citizen, but did not participate. No Protestants or other interested persons appeared at the hearing.

Testimony and evidence presented at the hearing revealed that the subject property is slightly irregular in shape and consists of approximately 0.711 acre, more or less, zoned B.R. The property is located on the west side of York Road, just north of downtown Towson, in Baltimore County. The area is a mix of commercial retail, fast food restaurants, and automotive service uses. The subject property is improved with an existing McDonald's fast food restaurant with drive-thru service and parking. At this time, McDonald's proposes to construct a 296 square foot addition to the rear of the restaurant in order to add a second drive-thru window. The existing structure was constructed in 1978 and does approximately 65% of its business at the drive-thru, often creating significant queuing problems as cars in the drive-thru lane are frequently stacked all the way to York Road. McDonald's anticipates that the addition of a second drive-thru window and the relocation of the menu board will improve the efficiency of the drive-thru operation and alleviate some of the overflow problems that the site currently experiences. The proposed addition will not increase the seating area or capacity of the restaurant as shown on the floor plan that was marked and accepted into evidence as Petitioner's Exhibit 4. In connection with the proposed addition and relocation of the drive-thru menu board, McDonald's proposes to reconfigure its parking area to create parallel parking spaces along the west side of the property and to relocate the handicap accessible parking spaces from the north side of the property to the east side of the property along York Road to provide a safer means of access to the restaurant. These changes are reflected on the site plan.

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Date 4-27-10 2

By 123

In support of its request, Petitioner submitted a letter of support from the Baltimore County Department of Economic Development, as well as email correspondence from Nancy Pivec, President of the Towson Park Community Association, which were marked and accepted into evidence as Petitioner's Exhibits 6 and 7, respectively. Ms. Rostek-Zarska was accepted as an expert in site engineering and testified that the property is unique by virtue of its small size and narrowness, as well as the limitations imposed by the size and location of the existing building. Ms. Rostek-Zarska further testified that the proposed addition could not be constructed if the B.C.Z.R. were strictly applied because the lot cannot accommodate the amount of parking that would be required, as well as a separate loading area, a 16 foot drive aisle, and a principal pedestrian access to the restaurant that does not cross the drive-thru lane. The unique features of the property would therefore create a practical difficulty and prevent the construction of the proposed addition if strict application of the B.C.Z.R. were required.

The existing restaurant has 43 off-street parking spaces. Under the current regulations, however, McDonald's would be required to provide 56 parking spaces on the property to accommodate the fast food restaurant use under Section 409.6.A.2 of the B.C.Z.R. A variance was previously granted for the property in Case No. 98-72-A to reduce the number of required off-street parking spaces from the 69 spaces that would have been required to 50 spaces. McDonald's never implemented that plan, however, and the site continues to have the original 43 parking spaces. With the proposed reconfiguration of the parking area described above, however, the site will ultimately end up with 42 parking spaces, with a net loss of one space. In support of its request for a variance from the off-street parking requirements, McDonald's submitted a parking study conducted by Traffic Concepts, Inc., which was marked and accepted into evidence as Petitioner's Exhibit 5. This study examined the use of the existing McDonald's

ORDER RECEIVED FOR FILING

Date 4.27.10 3

By PJ

parking lot during its peak hours and found that a maximum of 38 cars were parked in the parking lot at any one time. The study therefore concluded that adequate parking exists at this site to accommodate peak demand periods. In addition, this McDonald's does approximately 65% of its business at the drive-thru. With the addition of a second drive-thru window, McDonald's expects to increase the amount of drive-thru business by approximately 5-10%. This increase in drive-thru business would likely lessen the demand for off-street parking.

Petitioner has also requested a variance from Section 409.10(B) of the B.C.Z.R. to permit a drive-thru lane to cross the principal pedestrian access to the restaurant. Due to the small size and narrowness of the lot, as well as the size and location of the existing structure, the principal pedestrian access to the restaurant must cross the drive-thru lane on the north side of the building. This is an existing condition and is not created by the proposed addition. Likewise, Petitioner has requested a variance from Section 409.11 of the B.C.Z.R. to allow exclusion of a separate loading area. This is also an existing condition, as the restaurant currently does not have a designated loading area. Loading operations will continue to occur along the south side of the building during off-peak hours to minimize impact on patrons of the restaurant.

Finally, Petitioner requests a variance from Section 409.4(C) of the B.C.Z.R. to permit a one way 12 foot wide drive aisle in lieu of the required 16 foot drive aisle. The distance between the drive-thru lane and the face of the curb along the north property line is 33 feet. The B.C.Z.R. requires that parking spaces angled at 60 degrees must have a depth of 21 feet. If the angled parking spaces are to comply with this requirement, there will only be 12 feet left for the drive aisle, as the total distance between the drive-thru lane and the face of the curb along the north property line is limited to the existing 33 feet. Ms. Rostek-Zarska testified that the relocation of the menu board as proposed will lengthen the drive-thru lane, and the addition of a second

ORDER RECEIVED FOR FILING

Date 4-27-10

4

By [Signature]

window will increase the efficiency of the drive-thru operation. As a result, fewer cars will queue along the north side of the property and any traffic conflicts that might occur as a result of the reduced drive aisle width will be minimized. In response to the Zoning Advisory Committee ("ZAC") comment of the Department of Permits and Development Management, McDonald's considered parallel parking spaces along the north side of the property, but ultimately determined that this would require a significant reduction in off-street parking and may not successfully alleviate traffic conditions within the parking lot due to the difficulty of parallel parking by customers. In addition, the proposed reconfiguration of the parking area will allow the relocation of the accessible parking spaces from the north side to the east side of the building, which will significantly improve pedestrian traffic and safety between those spaces and the restaurant. McDonald's has therefore determined that the benefits of reconfiguring the parking area as proposed, including the 12 foot drive aisle, outweigh the potential traffic conflicts that may occur due to the reduced drive aisle width. I agree and find that Petitioner has considered the comments of the Department of Permits and Development Management and that the variance to permit a one-way 12 foot drive aisle in lieu of the required 16 foot drive aisle is appropriate and should be granted.

As to the other ZAC comments, the Office of Planning comment dated April 8, 2010 indicates that Petitioner has agreed to re-landscape the site and has submitted a landscape plan to the Office and Avery Harden to address concerns. The Director of the Office of Planning has also granted a waiver of the Design Review Panel due to the limited nature of the improvements and subsequent to architectural review. The text of the waiver should be placed on the site plan. The Office of Planning supports the requested relief subject to the landscape plan.

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Date 4.27.10

By pm

After due consideration of the testimony and evidence presented, it is clear that the requested variances meet the standards set forth in Section 307.1 of the B.C.Z.R. The property is unique by nature of its small size, its narrowness, and the limitations imposed by the size and location of the existing structure. These different features of the property drive the need for variance relief, and I find that Petitioner has satisfied its burden at law. The constraints imposed by these features would create a practical difficulty for Petitioner if strict compliance with the B.C.Z.R. were required. I also find that the variance relief can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety, and general welfare. Thus, I find that the variance request can be granted in such a manner as to meet the requirements of Section 307.1 of the B.C.Z.R., as interpreted in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED this 27th day of April, 2010 by this Deputy Zoning Commissioner, that Petitioner's Variance requests as follows:

- From Section 409.6.A.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 42 parking spaces in lieu of the required 56 parking spaces; and
- From Section 409.10(B) of the B.C.Z.R. to permit a drive-thru lane to cross the principal pedestrian access to the restaurant; and
- From Section 409.11 of the B.C.Z.R. to allow exclusion of a separate loading area; and
- From Section 409.4(C) of the B.C.Z.R. to permit a one-way 12 foot drive aisle in lieu of the required 16 foot drive aisle,

be and are hereby **GRANTED**. The relief granted herein shall be subject to the following:

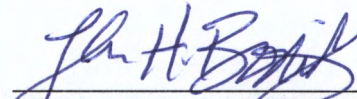
ORDER RECEIVED FOR FILING

Date 4.27.10 6

By [Signature]

1. Petitioner is advised that it may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner shall prepare a Landscape Plan for review and approval by the Office of Planning and Avery Harden, Landscape Architect, for the County.
3. Petitioner shall place the text of the approved waiver of the Design Review Panel on the site plan.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 4.27.10

By mg



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

April 27, 2010

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

STANLEY S. FINE, ESQUIRE
CAROLINE L. HECKER, ESQUIRE
ROSENBERG MARTIN GREENBERG LLP
25 SOUTH CHARLES STREET, SUITE 2115
BALTIMORE MD 21201

Re: Petition for Variance
Case No. 2010-0236-A
Property: 934 York Road

Dear Mr. Fine and Ms. Hecker:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

- c: Jeffrey Bell, Area Construction Manager, 6903 Rockledge Drive, Suite 1100, Bethesda MD 20817
Iwona Rostek-Zarska and Walenty Zarski, Baltimore Land Design Group, Inc., 222 Schilling Circle, Suite 105, Hunt Valley MD 21030
Richard Parsons, 412 Woodbine Avenue, Towson MD 21204
Nancy Pivec, President of the Towson Park Community Association, 934 Radcliffe Road, Towson MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 934 York Road
which is presently zoned BR

Deed Reference: 5881 / 226 Tax Account # 0904500840

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 42 parking spaces in lieu of the required 56 parking spaces;
- 409.10(B) to permit a drive-thru lane to cross the principal pedestrian access to the restaurant;
- 409.11 to allow exclusion of a separate loading area;
- 409.4(C) to permit a one-way 12' drive aisle in lieu of the required 16' drive aisle;

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

The small size of the lot and the size and location of the existing structure, which was built in 1978, make the property unique and would make the construction of the proposed drive-thru addition impossible without the requested variances. The strict application of the Baltimore County Zoning Regulations would therefore create a practical difficulty, for which the requested variances are the minimum necessary to afford relief.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Stanley S. Fine, Esq.

Name - Type or Print

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

Signature

Jeffrey Bell

Name - Type or Print

Signature

6903 Rockledge Dr., Suite 1100 240-497-3708

Address Telephone No.

Bethesda MD 20817

City State Zip Code

Representative to be Contacted:

Jeffrey Bell, Area Construction Manager
Name

6903 Rockledge Dr., Suite 1100 240-497-3708
Address Telephone No.

Bethesda MD 20817
City State Zip Code

Office Use Only

Case No. 2010-0296-A

ORDER RECEIVED FOR FILING

REV 8/20/07

Date 4.27.10

By PD

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by D.T. Date 3/10/10

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES**

**MCDONALD'S - 934 YORK ROAD
BALTIMORE COUNTY, MARYLAND
9TH ELECTION DISTRICT; 5TH COUNCILMANIC DISTRICT**

March 10, 2010

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

1. South 31° 38' 19" East 155.00 feet; thence,
2. South 56° 51' 41" West 211.20 feet; thence,
3. North 23° 22' 36" West 157.22 feet; thence,
4. North 56 ° 51' 41" East 188.60 feet, more or less, to the point of beginning.

Containing 30,971 square feet or 0.711 acres of land, more or less.

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



2010-0236-A

**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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of 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: 2010-0236-A
Petitioner: MCDONALD'S CORP.
Address or Location: 934 YORK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: STANLEY S. FINE, ESQ.
Address: ROSENBERG MARTIN GREENBERG, LLP
25 S. CHARLES ST., SUITE 2115
BALTO. MD 21201
Telephone Number: 410-727-6600

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **52011**

Date: **3/10/10**

PAID RECEIPT

DATE: 3/11/2010 3:10:20 PM 14625138 2
 REG: 0002 MAIL JENNY JEE
 RECEIPT # 676152 3/10/2010 DFLH
 5 528 ZONING VERIFICATION
 Recpt Tot \$325.00
 \$325.00 CR \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$25.00

Total: **\$25.00**

Rec From: **BALTIMORE LAND DESIGN GROUP INC**

For: **2010-0236-A**
MCDONALD'S 934 YORK RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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: 2010-0236-A

934 York Road

S/west side of York Road, 225 feet s/east of centerline of Fairmount Avenue

9th Election District — 5th Councilmanic District

Legal Owner(s): McDonald's Corporation

Variance: to permit 42 parking spaces in lieu of the required 56 parking spaces. To permit a drive-thru lane across the principal pedestrian access to the restaurant. To allow exclusion of a separate loading area; to permit a one-way 112 feet drive aisle in lieu of the required 16 feet drive aisle.

Hearing: Monday, April 19, 2010 at 10:00 a.m. in Room 104, Jefferson Building, 105 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) 887-4386.

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

04/040 April 1

234533

CERTIFICATE OF PUBLICATION

4/11, 2010

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 4/11, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

Certificate of Posting

RE: Case NO. 2010-0236-A

Jeffrey Bell c/o Stanley Fine

Date of Hearing/Closing 4/19/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

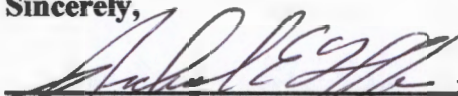
Attention:

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

934 York Road

The sign(s) were posted on 4/3/10
(Month, Day, Year)

Sincerely,

 4/3/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2010-0236-A

Petitioner/Developer: Jeffrey Bell c/o Stanley Fine

Date of Hearing/Closing: 4/19/10



934 York Road

Posting Date: 4/3/10

Stanley Fine 4/3/10
(Signature and date of sign poster)

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 1, 2010 Issue - Jeffersonian

Please forward billing to:

Stanley S. Fine
Rosenberg, Martin, Greenberg, LLP
25 S. Charles St. Ste. 2115
Baltimore, MD 21201

410-727-6600

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: 2010-0236-A

934 York Road

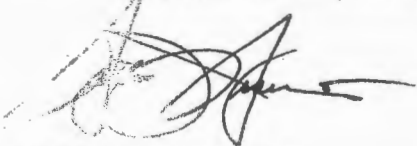
S/west side of York Road, 225 feet s/east of centerline of Fairmount Avenue

9th Election District – 5th Councilmanic District

Legal Owners: McDonald's Corporation

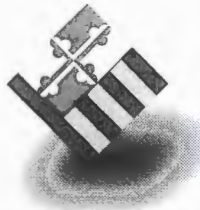
Variance to permit 42 parking spaces in lieu of the required 56 parking spaces. To permit a drive-thru lane across the principal pedestrian access to the restaurant. To allow exclusion of a separate loading area; to permit a one-way 112 feet drive aisle in lieu of the required 16 feet drive aisle.

Hearing: Monday, April 19, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
March 18, 2010

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: 2010-0236-A

934 York Road

S/west side of York Road, 225 feet s/east of centerline of Fairmount Avenue

9th Election District – 5th Councilmanic District

Legal Owners: McDonald's Corporation

Variance to permit 42 parking spaces in lieu of the required 56 parking spaces. To permit a drive-thru lane across the principal pedestrian access to the restaurant. To allow exclusion of a separate loading area; to permit a one-way 112 feet drive aisle in lieu of the required 16 feet drive aisle.

Hearing: Monday, April 19, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

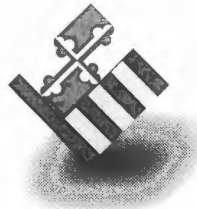
A handwritten signature in dark ink, appearing to read "Kotroco".

Timothy Kotroco
Director

TK:klm

C: Stanley Fine, 25 S. Charles Street, Ste. 2115, Baltimore 21201
Jeffrey Bell, McDonald's Corp., 6903 Rockledge Dr., Ste. 1100, Bethesda 20817

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 3, 2010.**
- (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.



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

April 14, 2010

Stanley Fine
Rosenberg Martin Greenberg, LLP
25 S. Charles St. Ste. 2115
Baltimore, MD 21201

Dear: Stanley Fine

RE: Case Number 2010-0236-A, 934 York Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 10, 2010. 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Jeffrey Bell, McDonald's Corporation; 6903 Rockledge Dr. Ste. 1100; Bethesda, MD 20817

TB 4/19
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 8, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-236- Variance**

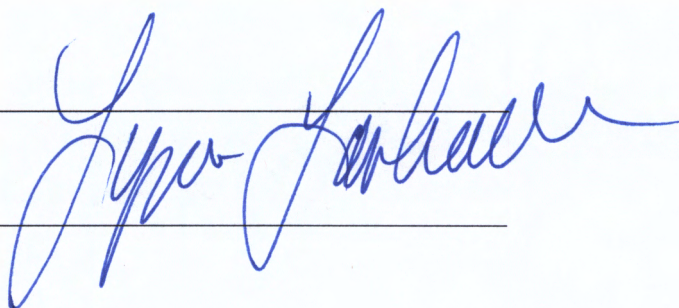
The Office of Planning has reviewed the above referenced case(s) and offers the following:

The applicant has agreed to relandscape the site and has submitted a landscape plan to the Office of Planning and Avery Harden to address our concerns. The Director of the Office of Planning has also granted a waiver of the Design Review Panel due to the limited nature of the improvements and subsequent to architectural review. Place the text of the waiver on the plan. The Office of Planning supports the requested relief subject to the landscape plan.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____
CM/LL



RECEIVED

APR 16 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 15, 2010

SUBJECT: Zoning Item # 10-236-A
Address 934 York Road
(Mc Donald's Corporation)

Zoning Advisory Committee Meeting of March 15, 2010.

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: April 15, 2010

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 29, 2010
Item No.: 2010-236

DATE: March 17, 2010

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The aisle width for the angled parking along the north property line is wholly unacceptable. The 12-foot dimension really only scales as 10 feet and it is easy to foresee cars backed up onto York Road while someone is trying to back out of one the central spaces. I recommend that there be parallel spaces substituted for the angled spaces with a reduction in number of spaces being provided. Doing so would allow for some landscaping between the parallel spaces and the north property line.

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 2010-0236-03292010.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 15, 2010

Item Numbers: 0233-0236

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

March 19, 2009

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

RE: Baltimore County
Item No. 2010-0236-A
MD 45 (York Road)
225' east of Fairmount Avenue
McDonald's Corporation
934 York Road
Variance- To permit 42 parking
spaces.....

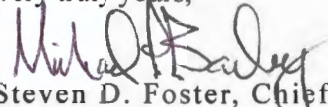
Dear Ms. Matthews:

Thank you for the opportunity to review ZAC Agenda Item No. 2010-0236-A on the subject of the above captioned, which was received on March 15, 2010. We understand that the aforementioned submission pertains to a request to permit a drive thru lane across the principal pedestrian access and other improvements shown on the plan to accompany zoning petition.

Based on a review and evaluation of existing conditions, this office has determined that the proposed improvements do not affect access to a State road. Therefore, the State Highway Administration (SHA) has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0236-A. Please include our remarks in your staff report to the Zoning Commissioner.

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
Engineering Access Permits
Division

SDF/mb

Cc: Ms. Colleen M. Kelly, Development Mgr., Baltimore County
Mr. Dennis A. Kennedy, Bureau of Development Plans Review, Baltimore County
Mr. John Murphy, Zoning Commissioner, Baltimore County
Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

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



RE: PETITION FOR VARIANCE * BEFORE THE
934 York Road; SW/S York Road, 225' SE * ZONING COMMISSIONER
of c/line of Fairmount Avenue *
9th Election & 5th Councilmanic Districts *
Legal Owner(s): McDonald's Corporation * FOR
Petitioner(s) * BALTIMORE COUNTY
* 10-236-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAR 16 2010

.....|

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of March, 2010, a copy of the foregoing Entry of Appearance was mailed to Jeffrey Bell, Construction Manager, 6903 Rockledge Drive, Suite 1100, Bethesda, MD 20817 and Stanley Fine, Esquire, 25 S. Charles Street, Suite 2115, Baltimore, MD 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME McDonalds
CASE NUMBER 200-0236-A
DATE 4-19-10

[illegible]

CASE NAME McDonald's
CASE NUMBER 2010-0236-A
DATE 4-19-10

[illegible]

Case No.: 2010-0236-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1 A-J	Photographs of site	
No. 2	site plan	
No. 3	elevation drawings	
No. 4	floor plan of interior	
No. 5	traffic study dated 2-4-10 by Traffic Concepts	
No. 6	Letter of support dated 4-13-10 From Balt City Dept of Econ. Dev.	
No. 7	email string showing no opposition from various Towson community groups	
No. 8	written testimony of petitioner's witnesses	
No. 9		
No. 10		
No. 11		
No. 12		



ALL-STATE LEGAL®

EXHIBIT

1A-J

















TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony

February 9, 2010

Mr. Jeffrey Bell Sr.
Area Construction Manager for BWR
McDonald's USA, LLC
Bethesda, Maryland 20817

Re: McDonald's Restaurant #934 York Road, Baltimore County, MD
Parking Lot Occupancy Counts

Dear Mr. Bell:

As requested, Traffic Concepts, Inc. conducted parking lot occupancy counts for the McDonald's parking lot, located along York Road, south of Fairmont Avenue. The parking lot count was conducted on the following three days.

- Thursday 1/21/10, 11 AM – 2 PM
- Friday 1/22/10, 11 AM – 2 PM
- Saturday 1/23/10, 7 AM – 1 PM

We counted the number of occupied spaces every 15 minutes, for the time periods list above. There are a total of 43 parking spaces available, four of which are marked and signed as handicapped spaces. Therefore, 43 spaces were used to determine the peak period parking utilization rate.

Peak Period Parking Demand

DATE	Peak 15 minute Time Period	Peak Hour Utilization	Actual Peak Period Parked Vehicles/spaces
Thursday 1/21/10	12:45-1:00	86.0%	37/43
Friday 1/22/10	12:15-12:30	88.4%	38/43
Saturday 1/23/10	10:00-10:15	81.4%	35/43

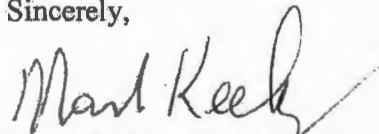
Mr. Jeffrey Bell Sr.
February 9, 2010
Page -2-

The typical weekday noontime parking count revealed that the peak fifteen minute time period occurred from 12:45 PM to 1:00 PM. Prior to this peak 15 minute period, the parking utilization rate was 63 percent. After the peak 15 minute period, the utilization rate dropped to 77 percent. The Friday peak count found that the peak period occurred over a 45 minute period lasting from 12:15 PM to 1:00 PM. During this time, the parking utilization ranged from 81 percent to 88 percent. During the following one hour period from 1:00 PM to 2:00 PM, the parking utilization decreased and ranged from 56 percent to 72 percent. The Saturday morning to afternoon parking count showed ample early morning parking availability. A spike over one fifteen minute time period was found to occur from 10:00 AM to 10:15 AM. However, after this fifteen minute time period, the parking utilization decreased. The Saturday noontime hour showed a second spike, but this utilization rate did not exceed 63 percent.

Our findings show that the typical weekday and Saturday peak periods that exceed 80 percent were brief, not surpassing fifteen minutes. The Friday peak parking utilization found over 80 percent occurred within the noontime peak hour and did not exceed forty-five minutes.

If you have question concerning this analysis, please do not hesitate to contact me.

Sincerely,



Mark Keeley, AICP, PTP
Traffic Concepts, Inc.

Enclosures: Lot Count Sheets

2564

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McDONALD'S

COUNTY: BALTIMORE

COUNT BY: G. CAMPBELL

DATE: January 21, 2010

WEATHER: CLEAR

DAY: Thursday

TIME	CARS IN LOT	% OF LOT FILLED *(43 TOTAL SPACES)
11:00-11:15	14	32.6%
11:15-11:30	18	41.9%
11:30-11:45	19	44.2%
11:45-12:00	19	44.2%
12:00-12:15	26	60.5%
12:15-12:30	27	62.8%
12:30-12:45	27	62.8%
12:45-1:00	37	86.0%
1:00-1:15	33	76.7%
1:15-1:30	28	65.1%
1:30-1:45	31	72.1%
1:45-2:00	31	72.1%

*There are a total of 43 parking spaces available according to the existing plan.

TRAFFIC CONCEPTS, INC.
325 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MARYLAND 21054
(410) 923-7101 FAX (410) 923-6473
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:\2564

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McDONALD'S

COUNTY: BALTIMORE

COUNT BY: G. CAMPBELL

DATE: January 22, 2010

WEATHER: Clear

DAY: FRIDAY

TIME	CARS IN LOT	% OF LOT FILLED *(43 TOTAL SPACES)
11:00-11:15	16	37.2%
11:15-11:30	12	27.9%
11:30-11:45	21	48.8%
11:45-12:00	18	41.9%
12:00-12:15	27	62.8%
12:15-12:30	38	88.4%
12:30-12:45	37	86.0%
12:45-1:00	35	81.4%
1:00-1:15	30	69.8%
1:15-1:30	31	72.1%
1:30-1:45	24	55.8%
1:45-2:00	25	58.1%

*There are a total of 43 parking spaces available according to the existing plan.

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(410) 923-7101 FAX (410) 923-6473
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:\2564

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McDONALD'S

COUNTY: BALTIMORE

COUNT BY: G. CAMPBELL

DATE: JANUARY 22, 2010

WEATHER: CLEAR

DAY: SATURDAY

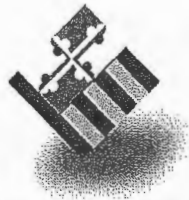
TIME	CARS IN LOT	% OF LOT FILLED *(43 TOTAL SPACES)
7:00-7:15	9	20.9%
7:15-7:30	10	23.3%
7:30-7:45	10	23.3%
7:45-8:00	17	39.5%
8:00-8:15	17	39.5%
8:15-8:30	15	34.9%
8:30-8:45	14	32.6%
8:45-9:00	19	44.2%
9:00-9:15	15	34.9%
9:15-9:30	18	41.9%
9:30-9:45	23	53.5%
9:45-10:00	21	48.8%
10:00-10:15	35	81.4%
10:15-10:30	29	67.4%
10:30-10:45	25	58.1%
10:45-11:00	15	34.9%
11:00-11:15	19	44.2%
11:15-11:30	18	41.9%
11:30-11:45	17	39.5%
11:45-12:00	22	51.2%
12:00-12:15	25	58.1%
12:15-12:30	22	51.2%
12:30-12:45	27	62.8%
12:45-1:00	26	60.5%

*There are a total of 43 parking spaces available according to the existing plan.

TRAFFIC CONCEPTS, INC.
325 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MARYLAND 21054
(410) 923-7101 FAX (410) 923-6473
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:\2564





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

DAVID S. IANNUCCI
Executive Director
Department of Economic Development

April 13, 2010

Ms. Caroline Hecker
Rosenberg Martin Greenberg, LLP
25 South Charles Street
Suite 2115
Baltimore, MD 21201

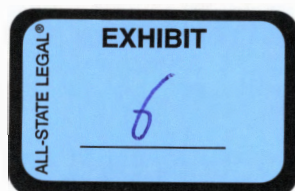
Dear Ms. Hecker:

The Department of Economic Development has reviewed the variance request and the accompanying site plan for the McDonald's Restaurant at 934 York Road in Towson and supports the proposed modifications.

The site is within the Towson Commercial Revitalization District and as such, is a priority area for reinvestment and redevelopment. This section of York Road is appropriately transitioning from primarily auto related uses to restaurant and service uses that reflect the changing Towson commercial market. Several new fast food/fast casual restaurants have opened recently and during peak travel times, York Road, between the Circle and the Beltway, can become quite congested. McDonald's is very popular and during these times, it is not uncommon to see cars stacking along York Road, both along the outer southbound lane and more dangerously, along the inner northbound lane with cars attempting to make the opposing turn into the restaurant.

The Department supports the variances because the proposed addition for a second drive-through window should increase the efficiency of the drive-through operations and reduce the queuing time. This will improve both vehicular and pedestrian safety and benefit the other businesses located along this section of the corridor. Also, as can be the case in Commercial Revitalization Districts, the building is older and located on a small lot and the variances are essential to enable the needed improvements.

We look forward to the improvements and please feel free contact me if you have any questions.



Regards,

Andrea Van Arsdale
Andrea Van Arsdale
Director, Commercial Revitalization
Program

Hecker, Caroline

From: nancypivec@aol.com
Sent: Tuesday, March 23, 2010 4:48 PM
To: Hecker, Caroline
Subject: Re: McDonald's - 934 York Road - Variance Petition

From what I can see there is nothing for us to worry about. I go there every morning, and anything that will help with the drive thru will be great. I am often having to wait to turn in, and see people who literally back out onto York Road getting in there. I think if they have the two stations, that should hurry things a long, and it looks like there will be a bit of a longer waiting line space. Thanks for considering us. I have copied Ellis Rios, from the Stoneridge Association (other side of Fairmount) on this too. You may hear from her.

-----Original Message-----

From: Hecker, Caroline <checker@rosenbergmartin.com>
To: Ed Kilcullen <edkilcullen@yahoo.com>
Cc: Nancy Pivec <nancypivec@aol.com>
Sent: Tue, Mar 23, 2010 11:18 am
Subject: RE: FW: McDonald's - 934 York Road - Variance Petition

Thanks for the quick response.

Ms. Pivec, please feel free to call me if I can provide you with any additional information about the project.

We look forward to working with you both.

Caroline L. Hecker

Rosenberg | Martin | Greenberg, LLP
 25 South Charles Street, Suite 2115
 Baltimore, Maryland 21201
 410.727.6600 (p)
 410.727.1115 (f)
www.rosenbergmartin.com



ROSENBERG | MARTIN | GREENBERG, LLP

From: Ed Kilcullen [<mailto:edkilcullen@yahoo.com>]
Sent: Tuesday, March 23, 2010 11:15 AM
To: Hecker, Caroline
Cc: Nancy Pivec
Subject: Re: FW: McDonald's - 934 York Road - Variance Petition

Ms. Hecker -- thanks very much for the head's up on the addition to the McDonald's. I discussed the project at the GTCCA meeting last week and it was agreed that I would forward the information to Nancy Pivec, President of Towson Park community association, which is the nearest neighborhood to the McDonald's. I have forwarded your messages to Nancy and have copied her on this message in case you wish to communicate with her directly. Thanks again for the information and your willingness to meet with us to discuss the plans. I will be back in touch with you after I hear from Nancy.

Ed Kilcullen

4/16/2010



--- On Tue, 3/23/10, Hecker, Caroline <checker@rosenbergmartin.com> wrote:

From: Hecker, Caroline <checker@rosenbergmartin.com>
 Subject: FW: McDonald's - 934 York Road - Variance Petition
 To: "edkilcullen@yahoo.com" <edkilcullen@yahoo.com>
 Cc: "Fine, Stanley" <SFine@rosenbergmartin.com>, "Bell Jeffrey" <jeff.bell@us.mcd.com>, "vzarski@bldginc.com" <vzarski@bldginc.com>
 Date: Tuesday, March 23, 2010, 11:02 AM

Dear Mr. Kilcullen:

I wanted to follow up with you about the variance petition we filed on behalf of McDonald's Corporation relating to a small addition that is proposed for the restaurant at 934 York Road. A hearing on this matter has been scheduled for Monday, April 19, 2010 at 10:00 a.m. We would like to schedule a meeting with you and the Greater Towson Council of Community Associations regarding this project in advance of the hearing. Please let me know when you would be available.

Thanks for your help.

Caroline L. Hecker

Rosenberg | Martin | Greenberg, LLP
 25 South Charles Street, Suite 2115
 Baltimore, Maryland 21201
 410.727.6600 (p)
 410.727.1115 (f)
www.rosenbergmartin.com



ROSENBERG | MARTIN | GREENBERG, LLP

From: Hecker, Caroline
Sent: Wednesday, March 17, 2010 10:48 AM
To: edkilcullen@yahoo.com
Cc: Fine, Stanley; Bell Jeffrey; vzarski@bldginc.com
Subject: McDonald's - 934 York Road - Variance Petition

Dear Mr. Kilcullen:

This firm represents McDonald's Corporation in connection with the Petition for Variance they recently filed relating to the existing McDonald's at 934 York Road. As you may know, the McDonald's at this location is an older model and has a somewhat inefficient drive-thru operation. In order to improve the functionality of the drive-thru, McDonald's proposes to construct a small addition of 296 square feet to the rear of the building in order to add a second drive-thru window service area. We expect that this minor addition to the structure will improve the efficiency of the drive-thru operation significantly. We are not proposing any expansion to the existing seating area, and the proposed addition will not be visible from the front of the restaurant. In order to construct this addition, however, certain variances to the Baltimore County Zoning Regulations are required. I am attaching a copy of the Petition for Variance and the Plat to Accompany Zoning Petition that were filed with the County on March 10, 2010. We have not yet been assigned a hearing date in this matter but, in the meantime, we would be happy to meet with you and the Greater Towson Council of Community Associations to share our plans and obtain any feedback you might have. Please let me know if you would like to schedule such a meeting and, if so, when you and your group would be available.

Thanks for your help.

Caroline L. Hecker

Rosenberg | Martin | Greenberg, LLP

25 South Charles Street, Suite 2115

Baltimore, Maryland 21201

410.727.6600 (p)

410.727.1115 (f)

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ROSENBERG | MARTIN | GREENBERG, LLP

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

BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 934 YORK ROAD

April 19, 2010

JEFF BELL – TESTIMONY

Name: Jeff Bell

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? 934 York Road

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

What is at this location currently?

There is an existing McDonald's on this site that was built in 1978.

Identify photographs of the existing McDonald's.

EXHIBIT – PHOTOS

Describe the conditions at the existing McDonald's.

EXHIBIT – PLAT TO ACCOMPANY ZONING PETITION

(Explain access, parking, location of improvements, size and shape of property, with emphasis on circulation and stacking problems due to configuration of existing drive-thru lane.)

What does McDonald's propose to do at this location?

Construct a 296-square foot addition to the rear of the existing building.

EXHIBIT – ELEVATION OF ADDITION

PETITIONER' S

EXHIBIT NO. 8

These dates and times were chosen because this McDonald's has its busiest hours on Fridays at lunch time and on Saturday mornings. Additionally, we wanted to conduct the parking study while school was in session, because the restaurant typically does less business in the summer months while many people are on vacation.

What did this parking study reveal?

The parking study, conducted by Traffic Concepts, Inc., indicated that there are 43 marked parking spaces on the property.

The peak time periods for utilization of the parking lot were as follows:

Thursday, between 12:45 p.m. and 1:00 p.m. (86% utilization);

Friday, between 12:15 p.m. and 12:30 p.m. (88.4% utilization); and

Saturday, between 10:00 a.m. and 10:15 a.m. (81.4% utilization).

The parking study also noted that the typical weekday and Saturday peak periods where utilization exceeded 80 percent were brief, not surpassing 15 minutes. On Fridays, there was a 45 minute peak period of utilization over 80 percent.

The parking study indicated that the existing parking lot was never fully occupied.

What percentage of your business is done at the drive-thru window?

Currently, 64 % of our business is done at the drive-thru. However, with the new addition, we are expecting an increase of about 5-10% in our drive-thru business.

In your experience operating this McDonald's, have you ever encountered a problem relating to the amount of parking provided?

No.

Based on your experience operating this McDonald's, do you believe that the 42 parking spaces to be provided will adequately meet the parking demands of the restaurant?

Yes. Since we do a substantial amount of business at the drive-thru windows, the demands of this restaurant do not require as much parking as the Zoning Regulations would require.

How many seats are there in the existing restaurant? 86 seats

What is the amount of capital investment in this project? \$200,000



ROSENBERG | MARTIN | GREENBERG, LLP

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

BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S -934 YORK ROAD

April 19, 2010

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?

Yes.

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

Yes.

I offer Ms. Zarska 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?

- Section 409.6.A.2 to permit 42 parking spaces in lieu of the required 56 spaces;
- Section 409.10(B) to permit a drive-thru lane to cross the principal pedestrian access to the restaurant;
- Section 409.11 to allow exclusion of a separate loading area;

- 409.4(C) to permit a one-way 12' drive aisle in lieu of the required 16' drive aisle.

Please identify the requested variances on the Plat to Accompany Zoning Petition.

EXHIBIT – PLAT TO ACCOMPANY ZONING PETITION

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

Are there certain characteristics of this property, such as “its shape, topography, sub-surface condition, environmental factors, historical significance, access or nonaccess to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions” that make this property unique?

Yes. The small size and narrowness of the property make it unique, and practical restrictions are imposed by the size and location of the existing McDonald's restaurant.

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.

1. The small size and narrowness of the property limit the number of parking spaces that can be created on this site. Although a variance was previously granted to reduce the number of required parking spaces from 69 to 50, even this reduction proved infeasible. There are currently 43 parking spaces on the site, some of which will be reconfigured due to the proposed changes to the drive-thru lane. Due to the size and location of the existing structure, the site will not be able to accommodate more than 42 parking spaces once the addition is constructed.
2. The small size and narrowness of the lot, combined with the restraints imposed by the size and location of the existing building, dictate the location of the drive-thru lane. Because the drive-thru lane wraps around the building, it must cross a principal pedestrian access from the parking area along the north side of the property.
3. The small size and narrowness of the lot, combined with the restraints imposed by the size and location of the existing building, also prevent the inclusion of a separate loading area. Loading is currently performed along the rear of the building near the area of the proposed addition; however, loading will no longer be able to occur in this area due to the addition and the reconfiguration of the drive-thru lane.
4. The small size and narrowness of the lot, combined with the restraints imposed by the size and location of the existing building, also require the drive aisle on the

north side of the building to be 12' wide in lieu of the required 16'. This is also due to the depth of the angled parking spaces along the northern property line. The total distance between the north face of the restaurant and the property line will remain 33' – however, once the parking spaces are re-stripped, they will be 21' deep, with a 12' drive aisle. Currently, they are 17' deep with a 16' drive aisle.

Would the granting of the variances 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?

No. The granting of the variances would improve the use and enjoyment of other property owners in the immediate vicinity, as these variances will permit the addition of a second drive-thru window, which will improve the efficiency of the drive-thru operation and reduce queuing problems that often extend into York Road.

We have also shared our plans with the Baltimore County Department of Economic Development, the Greater Towson Council of Community Associations, the Towson Park Community Association, and the Stoneridge Association, none of whom have voiced any objection to the proposal.

EXHIBIT – LETTER OF SUPPORT – DEPT. OF ECONOMIC DEVELOPMENT

EXHIBIT – CORRESPONDENCE WITH NANCY PIVEC, PRESIDENT, TOWSON PARK COMMUNITY ASSOCIATION

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?

No. The granting of the variances will not have adverse effects on any of these factors. In fact, it will likely improve traffic conditions by improving the efficiency of the drive-thru operation.

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

No. The granting of the variances will have no such adverse effects.

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

Yes. The granting of the variances will be strict harmony with the spirit and intent of the BCZR.

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

No. The granting of the variances will likely benefit public safety by improving traffic conditions around the entrance to the restaurant.

Have you reviewed the Zoning Advisory Committee comments from the Department of Permits & Development Management on this project?

Yes.

How do you respond to their comment regarding the width of the drive aisle?

The Zoning Regulations that were in place when the restaurant was originally constructed required that angled parking spaces that are painted at a 60 degree angle must have a depth of 17 feet. A 16-foot drive aisle was also required, for a minimum total distance between the edge of the drive-thru lane and the lot line of 33 feet.

The existing building was constructed to comply with those regulations.

Under the current regulations, however, angled parking spaces that are painted at a 60 degree angle must have a depth of 21 feet. The 16-foot drive aisle is still required, for a minimum total distance between the edge of the drive-thru lane and the lot line of 37 feet.

McDonald's is not proposing any changes to the existing restaurant besides the minor addition in the rear, and the distance between the edge of the building and the lot line will remain 33 feet.

If the parking spaces are re-striped to meet the County's new requirements, however, there will only be 12 feet left for the drive aisle.

McDonald's could leave the angled parking spaces alone, and no variance would be required.

The primary reason McDonald's wants to restripe the spaces, however, is to relocate the accessible parking spaces from the north side of the property to the east side of the property along York Road. This will create a safer condition for pedestrians traveling between these spaces and the restaurant than the existing condition which requires people who park in the accessible spaces to cross the drive aisle and the drive-thru lane to access the restaurant.

We do not believe that the substitution of parallel parking spaces along the north side of the property, as suggested in the ZAC comment, provides a viable solution. Not only would this result in a substantial reduction in the amount of off-street parking provided at the restaurant, it would also likely create significant traffic conflicts due to the difficulty many people have using parallel parking spaces.

However, the relocation of the menu board as proposed will lengthen the drive-thru lane, and the addition of a second window will increase the efficiency of the drive-thru operation. As a result, there should be fewer cars queuing along the north side of the property, and those cars should move through the drive-thru more quickly than they do currently. As a result, we do not believe that the reduction in width of the drive aisle to 12 feet will have the negative impacts suggested in the ZAC comment.

Finally, in response to the concern raised in the ZAC comment that cars exiting parking spaces on the north side of the property will cause cars to back up onto York Road, we note that this will be the case whether the drive aisle is 12 feet wide or 16 feet wide.



ARCHITECT:

CDG

The Chesapeake Design Group, Architects
419 North Charles Street
Baltimore, MD 21201
410.831.3622

SEAL

PROFESSIONAL CERTIFICATION I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I
AM A DUTY LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND
LICENSE NO. 3633 EXPIRATION DATE: 3/08/10

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	00/00/00

DATE: 01/22/10

SCALE: AS NOTED

BUILDING AREA N/ASQ. FT.

DINNING
ROOM SEATING N/A SQ. FT.

PROJECT #: 9RA34

DRAWN BY: CHECKED BY: RCG

PROJECT TITLE

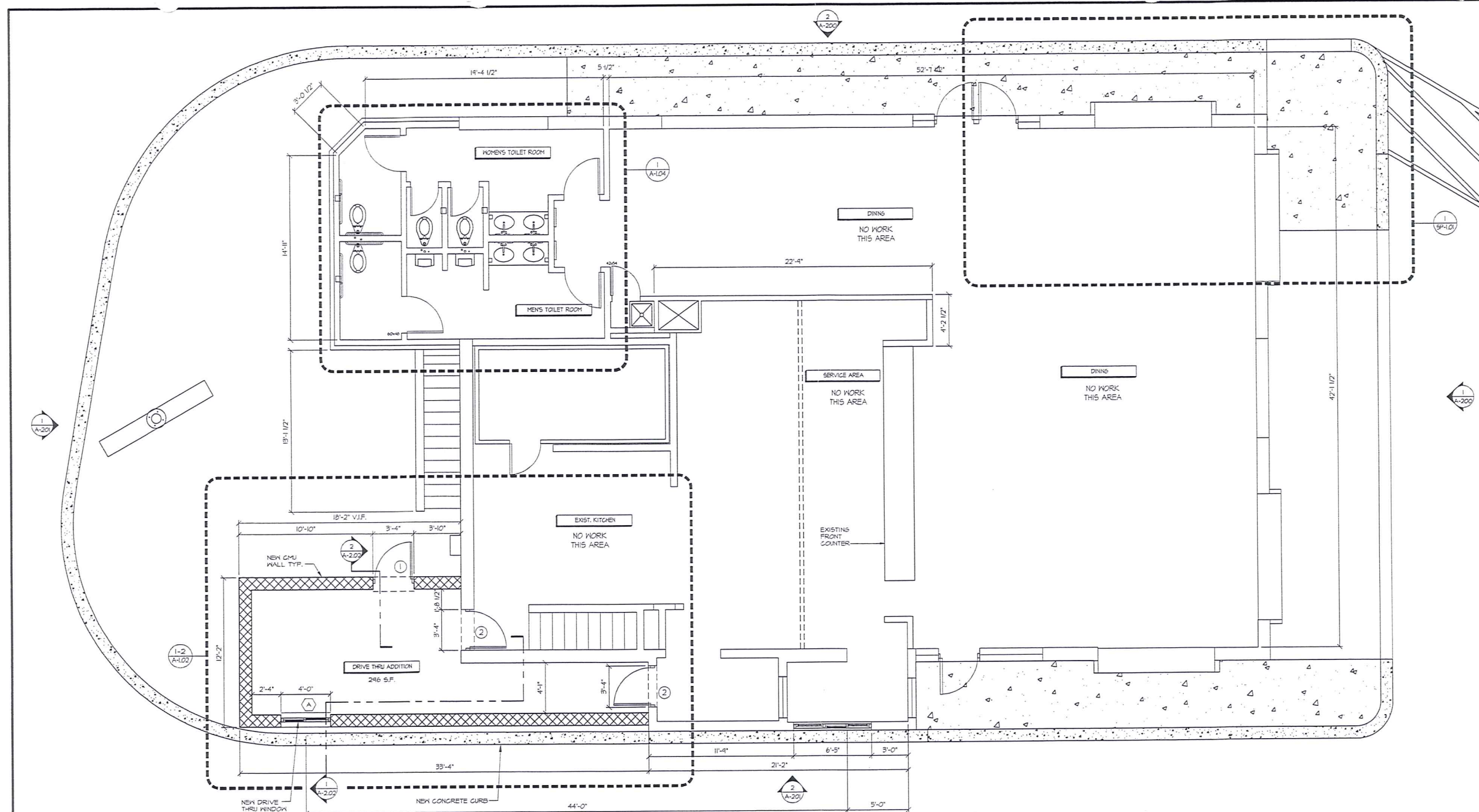
ALTERATIONS TO
McDONALD'S
934 YORK ROAD
TOWSON, MD

STORE NO. LC# 019-0141

SHEET TITLE

FLOOR PLAN &
MISC. DETAILS

SHEET NO. A-100.00



1 ALTERATION PLAN

SCALE: 1/4"=1'-0"

- EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND/OR EXTERIOR FACE OF FINISHES UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF FINISHES.
- SEE SECTIONS AND DETAIL SHEET FOR EXTERIOR WALL ASSEMBLY TYPES.
- SEE ELEVATION SHEETS FOR WINDOW TYPES.
- SEE SITE PLAN FOR SIDEWALKS, RAMP, ETC IF APPLICABLE.
- G.C. TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS INDICATED OR AS REQUIRED BY LOCAL CODES.
- MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALL BY G.C.

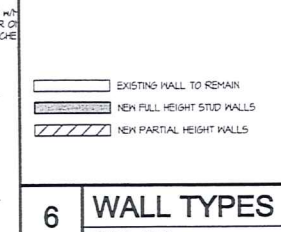
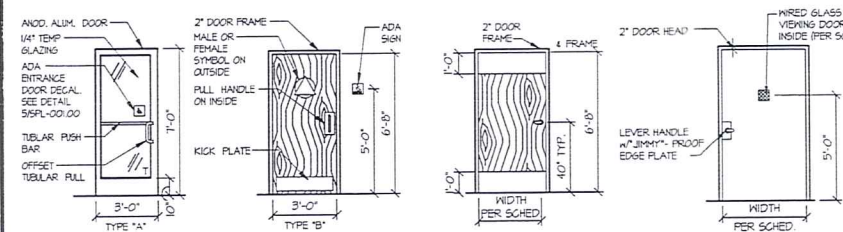
GENERAL DOOR NOTES:

- G.C. TO INSTALL ACCESSIBILITY DOOR SIGNS WHERE REQD. BY LOCAL CODES
- ALARM CONTACT SWITCHES SHALL BE RECESSED INTO THE TOP OF THE DOOR AND HOLLOW METAL FRAMES
- DOORS, DOOR FRAMES AND HARDWARE FOR DOORS 3, 4, 4A, 5 AND 6 SUPPLIED BY UNIVERSAL MANUFACTURING 1-800-821-1414
- INSTALL COUNTERSUNK SHEET METAL SCREWS ON THE VERTICAL STOPS ON DOORS 1 AND 2. USE FIVE SCREWS PER STOP-COLOR TO MATCH STOP
- THE OPENING FORCE OF ALL EXT. PUSH/PULL DOORS SHALL NOT EXCEED 8 1/2 LBS. INTERIOR PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.
- PROVIDE PANIC HARDWARE FOR ALL EXTERIOR DOORS AS NOTED ON THE DOOR SCHEDULE
- ALL EXIT DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS
- SEE ELEVATIONS AND WALL SECTIONS

MARK	DOOR	SIZE	TYPE	FRAME	TYPE	FRAME	SIZE
1	ALUM.	3'-0"X7'-0"X 3/4"	D	ALUM.	2" JAMB & HEAD		

DOOR #1

- CLOSER: LCN-411H-CUSH
- HINGES: HAGER ROTON T80-H2ND, CLEAR ANODIZED FINISH
- LOCKSET: McDONALD'S SPECIAL SECURITY LOCKSET MORTISE LOCK W/JIMMY PLATE AS MODIFIED BY SUPPLIER
- PANIC HARDWARE: VON DUPRE 2200, EXIT ONLY PANIC, NO CYLINDER
- DETEX: MODEL #2500-ACF DOOR ALARM
- WEATHER STRIPPING: NATIONAL GUARD 1-60A, PROVIDE COMPRESSION WEATHER STRIPPING AGAINST FIXED STOPS AT OTHER EDGES PROVIDING SLIDING WEATHER STRIPPING RETAINED IN ADJUST. STRIP MORTISED INTO DOOR EDGE, PROVIDE EPDM OR VINYL GASKET WEATHER STRIPPING IN BOTTOM DOOR RAIL ADJUST. FOR CONTACT WITH THRESHOLD.
- DOOR SILENCERS: HAGER, QUANTITY = 3.
- 6"x6" SECURITY FRAME VIEW WINDOW W/FLOP BY NATIONAL GUARD.
- THRESHOLD: NATIONAL GUARD PRODUCTS, INC. SADDLE TYPE THRESHOLD 3250KB, 48" WIDE X 1/2" RISE (ADA ACCESSIBLE)
- DOOR SWEEP: NATIONAL GUARD 1201AV 48" H, 12 INCH LATCH GUARD.



6 WALL TYPES

SCALE: N.T.S.

- DOOR TAG, SEE SCHEDULE (THIS SHEET)
- WINDOW TYPE, SEE SHEETS A-200 & A-201

7 KEYED NOTES

SCALE: N.T.S.

2 GENERAL NOTES

SCALE: N.T.S.

3 DOOR SCHEDULE

SCALE: N.T.S.

4 DOOR HARDWARE

SCALE: N.T.S.

5 DOOR TYPES

SCALE: 1/4"=1'-0"





ARCHITECT:
CDG
The Chesapeake Design Group, Architects
414 North Charles Street
Baltimore, MD 21201
410.537.3622

SEAL

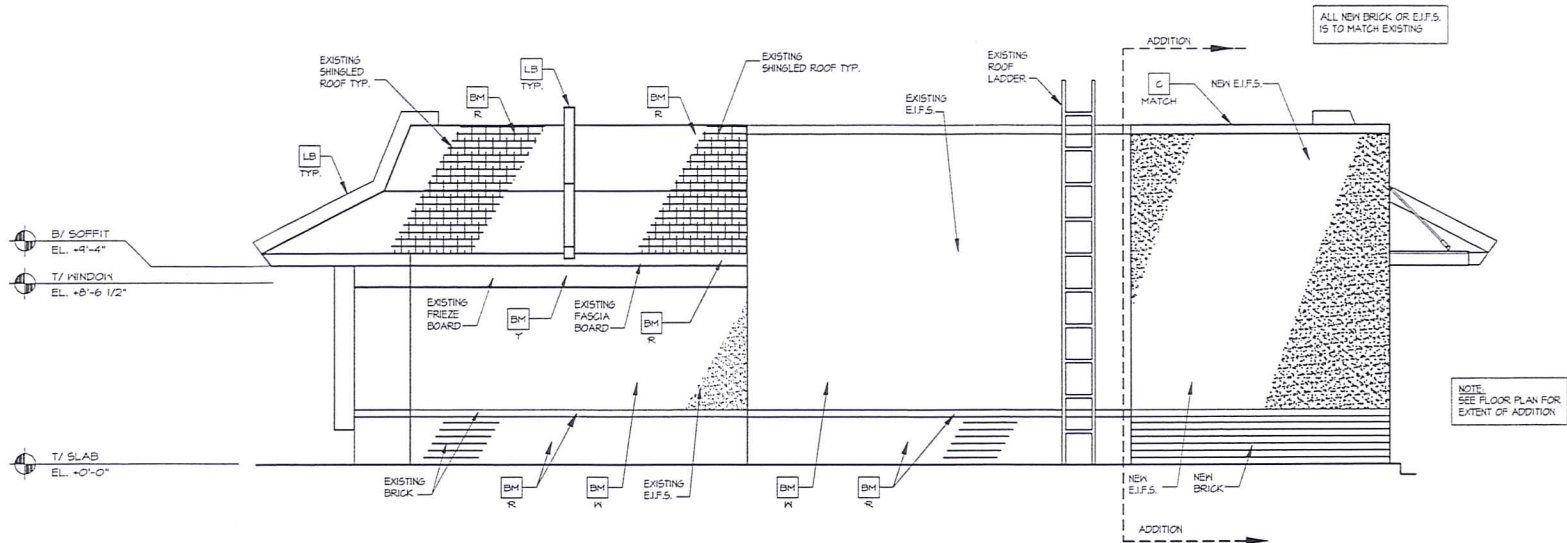
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REVISIONS		
NO.	DESCRIPTION	DATE
0	FIRST ISSUE	00/00/00

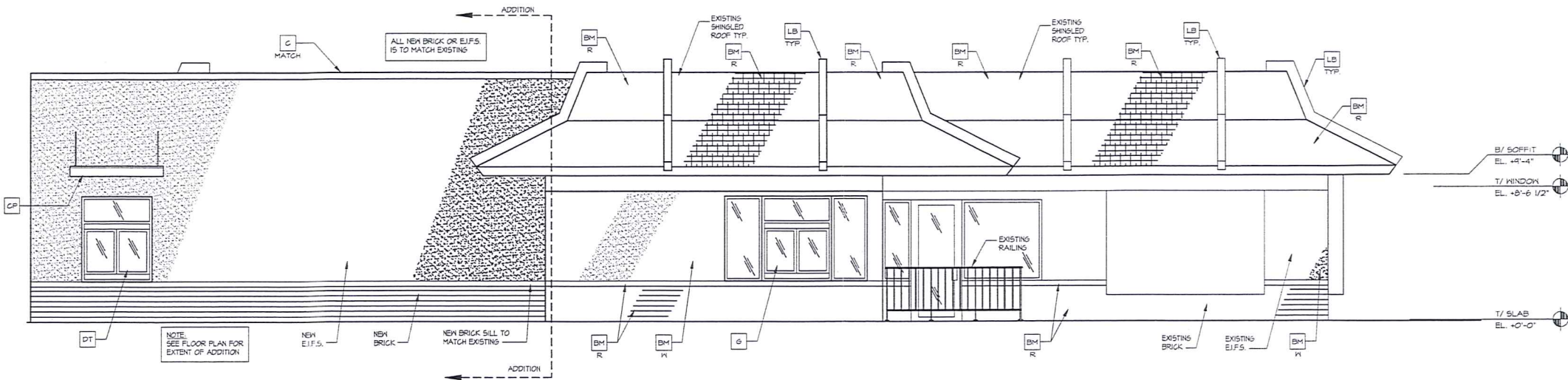
DATE: 01/22/10
SCALE: AS NOTED
BUILDING AREA: N/A SQ. FT.
DINNING ROOM SEATING: N/A SQ. FT.
PROJECT #: 9RA34
DRAWN BY: CHECKED BY: RCG

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
934 YORK ROAD
TOWSON, MD
STORE NO. LC# 019-0141

SHEET TITLE
EXTERIOR
ELEVATIONS
SHEET NO. A-2.01-00



1 REAR ELEVATION
SCALE: 1/4"=1'-0"



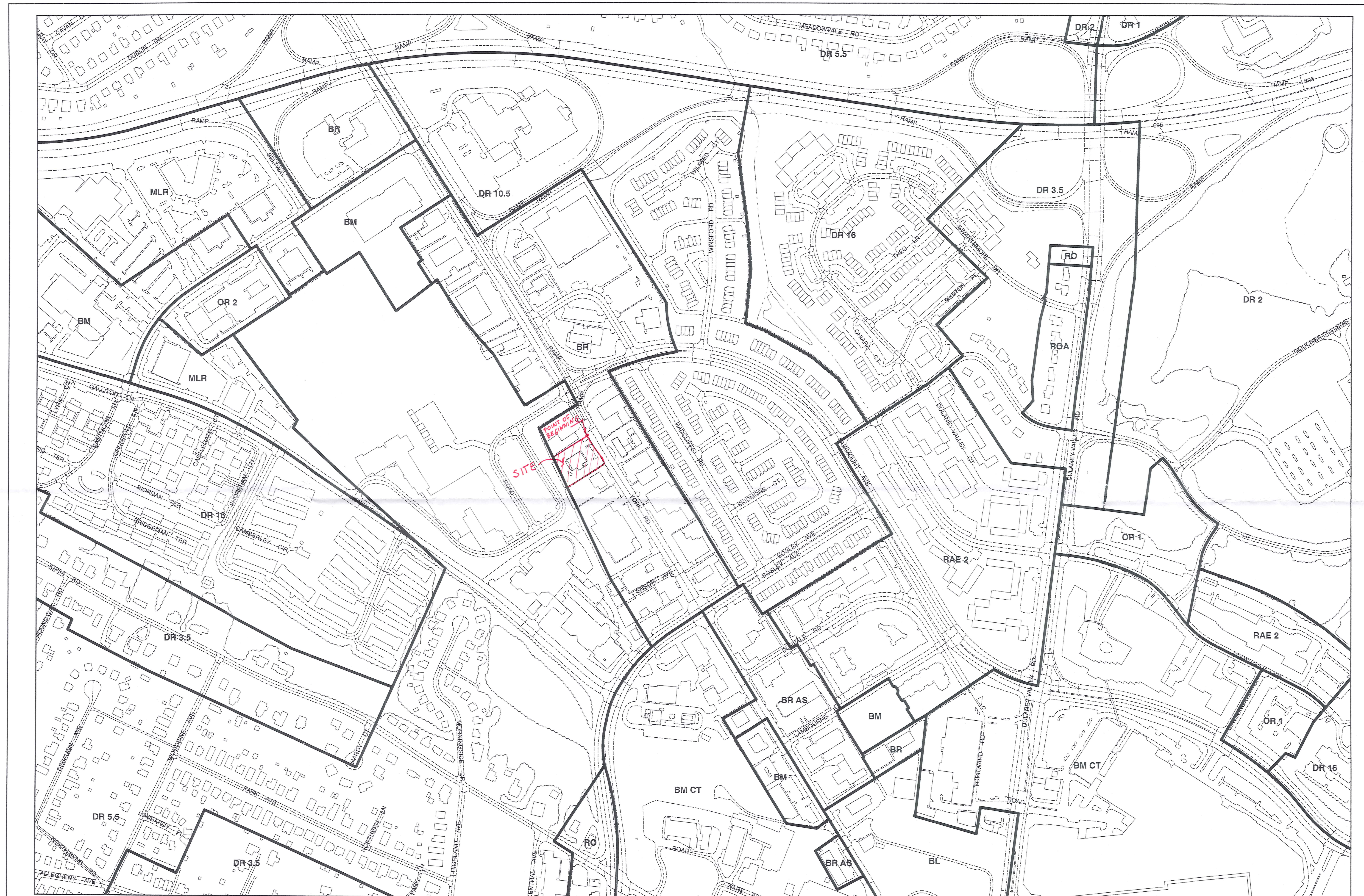
2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

- KEY NOTES:
- BM BUILDING MATERIAL
 - COLOR: R = RED, Y = YELLOW, W = WHITE
 - CP NEW CANOPY
 - C METAL CORING - COLOR TO MATCH SURROUNDING MATERIAL
 - D EXISTING DOOR
 - DT NEW DRIVE THRU WINDOW BY READY ACCESS - 275 SERIES + ACCESS AIR 300 AIR CURTAIN, CONFORM OPTIONS AND SIZE WITH MCD PROJECT MANAGER. WINDOWS SHALL INCLUDE TRANSOMS AND AIR CURTAINS. 432 SQ. IN. MAX SERVICE OPENING (WHERE REQUIRED BY CODE)
 - XX SLIDE DIRECTION
 - G EXISTING GLAZING
 - LB EXISTING LIGHT BAR
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
 - WT EXISTING WINDOW TRIM

3 ELEVATION KEYED NOTES
SCALE: N.T.S.



H-7980-0107



Plan Sheet: 070A1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

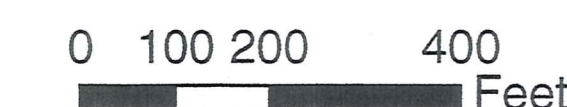
Legend

-  Buildings
  Streams
  Vegetation
 Zoning
  Roads
  Rail Lines

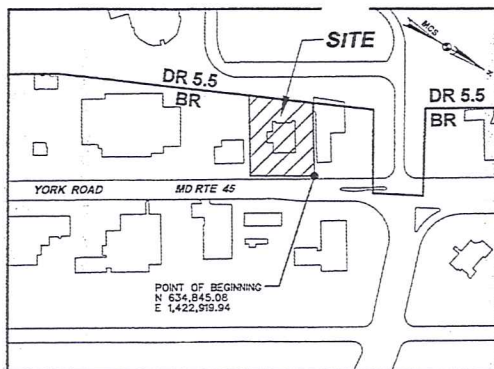
Baltimore County Office of Planning and Zoning Official Zoning Map

060B3	060C3	061A3	061B3	061C3
069B1	069C1	070A1	070B1	070C1
069B2	069C2	070A2	070B2	070C2

Scale

$$1'' = 200'$$


Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008



ZONING MAP
(MAP 070 A1)
SCALE: 1" = 200'

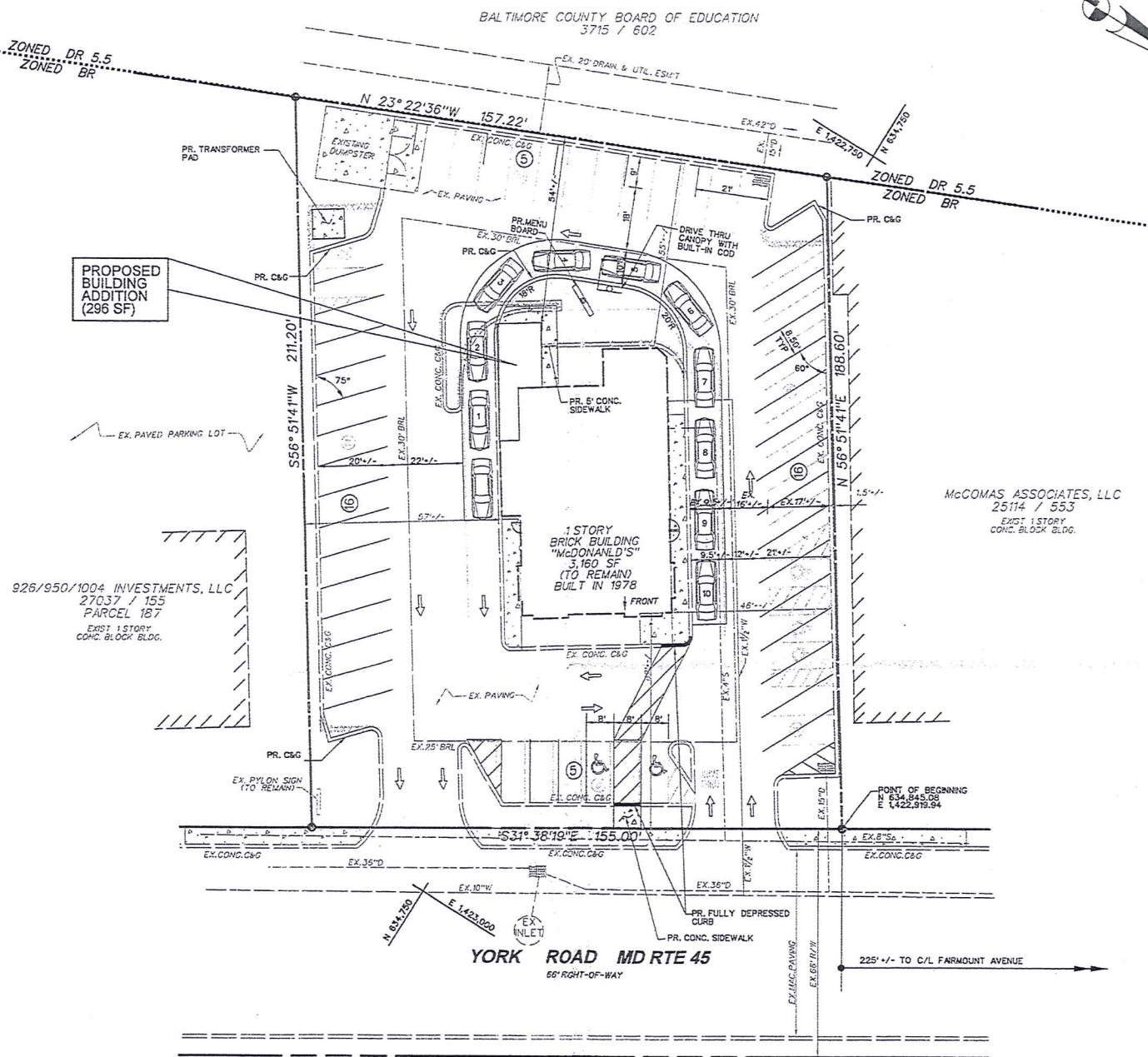
ZONING VARIANCES REQUEST

- VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 42 PARKING SPACES IN LIEU OF THE REQUIRED 56 SPACES.
- VARIANCE FROM SECTION 409.10(B) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A DRIVE-THRU LANE TO CROSS THE PRINCIPAL PEDESTRIAN ACCESS TO THE RESTAURANT.
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- VARIANCE FROM SECTION 409.4 (C) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A ONE-WAY 12'-7" DRIVE AISLE IN LIEU OF THE REQUIRED 15' DRIVE AISLE NECESSARY FOR A 60° PARKING ANGLE.

N 634.845.08
E 1,422.919.94

PREVIOUS ZONING HISTORY

- CASE #98-72-A: PETITION FOR ZONING VARIANCE FROM SECTION 409.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B02R) TO PERMIT 50 PARKING SPACES IN LIEU OF THE REQUIRED 69. THE VARIANCE WAS GRANTED ON 10/01/97.
- LIMITED EXEMPTION UNDER SECTION 26-171(A) (7) FOR ADDITION OF 256 SF TO EXISTING 2904 SF BUILDING APPROVED BY DRC ON MAY 16, 1997.

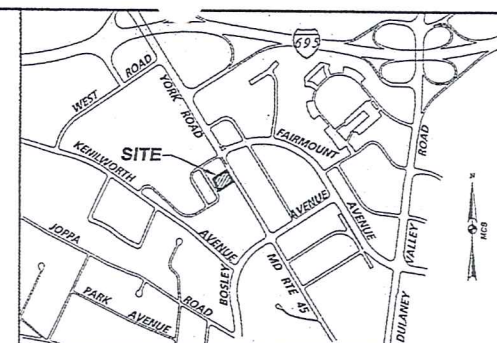


PLAN
SCALE: 1" = 20'

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. STORM DRAIN	--- EX. 15" D ---
EX. SANITARY SEWER MANHOLE & CLEANOUT	--- EX. 8" S ---
EX. WATER MAIN, VALVE & FIRE HYDRANT	--- EX. 8" W ---
EX. TREE	⊙
ZONING LINE	--- DR 5.5 BR ---
EX. CONCRETE CURB & GUTTER TO BE REMOVED	--- X X X X X X X X ---
PR. CONC. CURB & GUTTER	---
PR. PARKING SPACES	16

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



VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

- SITE AREA = 30,971 SF OR 0.711 AC
- OWNER: MCDONALD'S CORPORATION
P.O. BOX 182571
COLUMBUS, OHIO 43218-2571
- TAX MAP REFERENCES:
TAX ACCT. # 0904500840
MAP: 701 GRD: 01 PARCEL: 659
- DEED REFERENCE: 5851 / 226
- ELECTION DISTRICT: 09; COUNCILMANIC DISTRICT: 05
- EXISTING ZONING: BR, MAP #070A1
- EXISTING USE: MCDONALD'S RESTAURANT - 3,160 SF
PROPOSED USE: EX. MCDONALD'S RESTAURANT WITH 296 SF EXPANSION
TOTAL = 3,456 SF
- CENSUS TRACT: 480301
WATER SERVICE AREA: TOWSON FOURTH ZONE
SEWER: SEWER 29
TRANSPORTATION ZONE: 0555, 0557
ZIP CODE: 21204
WATERSHED: LOCH RAVEN RESERVOIR
- MINIMUM SETBACK REQUIREMENTS (BR ZONE):
FRONT: 25 FT OR AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES
SIDE & REAR: 30 FT
- BUILDING HEIGHT:
EXISTING / PROPOSED: 20 FT
- FLOOR AREA RATIO:
MAX. PERMITTED: 2.0
PROPOSED: 3,456 SF / 30,971 SF = 0.11
- ADT:
550 / 1,000 SF
3,456 SF = 1,500 DAILY TRIPS
- STORM WATER MANAGEMENT: EXEMPT (LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF)
- 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.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICES.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND COMMUNITY PANEL NUMBER 2400100265 F. EFFECTIVE DATE: MARCH 2, 1981 AND DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERCTED AS NOT TO REFLECT INTO ANY ADJACING RESIDENTIAL AREAS AND PUBLIC ROADS.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 3,456 SF @ 16 PS / 1,000 SF = 56 P.S.
PARKING SPACES PROVIDED: 42 PS (INCL. 2 HDOP)
SEE "ZONING VARIANCE REQUEST" ON THIS SHEET.

NOTES:

- THE EXISTING SITE CONDITIONS CURRENTLY DO NOT INCLUDE A SEPARATE LOADING AREA.
- THE TOTAL DISTANCE BETWEEN THE DRIVE-THRU LANE AND THE END OF THE ANGLED PARKING SPACES ON THE NORTH SIDE OF THE PROPERTY WILL BE THE SAME AS THAT WHICH CURRENTLY EXISTS ON THE SITE, NAMELY 33 FEET (A DRIVE AISLE OF 15' PLUS A PARKING SPACE DEPTH OF 17').



DESIGN & DRAWINGS ARE
BASED ON MARYLAND
COORDINATE SYSTEM

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers

222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21039
PHONE: 410.229.9851 • FAX: 410.229.9665 • BLDG@BLDGINC.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, 2010.

OWNER
MCDONALD'S CORPORATION
PO BOX 182571
COLUMBUS, OHIO 43218-2571

DEVELOPER / APPLICANT
MCDONALD'S CORPORATION
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

DATE	ITEM

PLAT TO ACCOMPANY ZONING PETITION
MCDONALD'S RESTAURANT
#934 YORK ROAD
TOWSON, MARYLAND, 21204

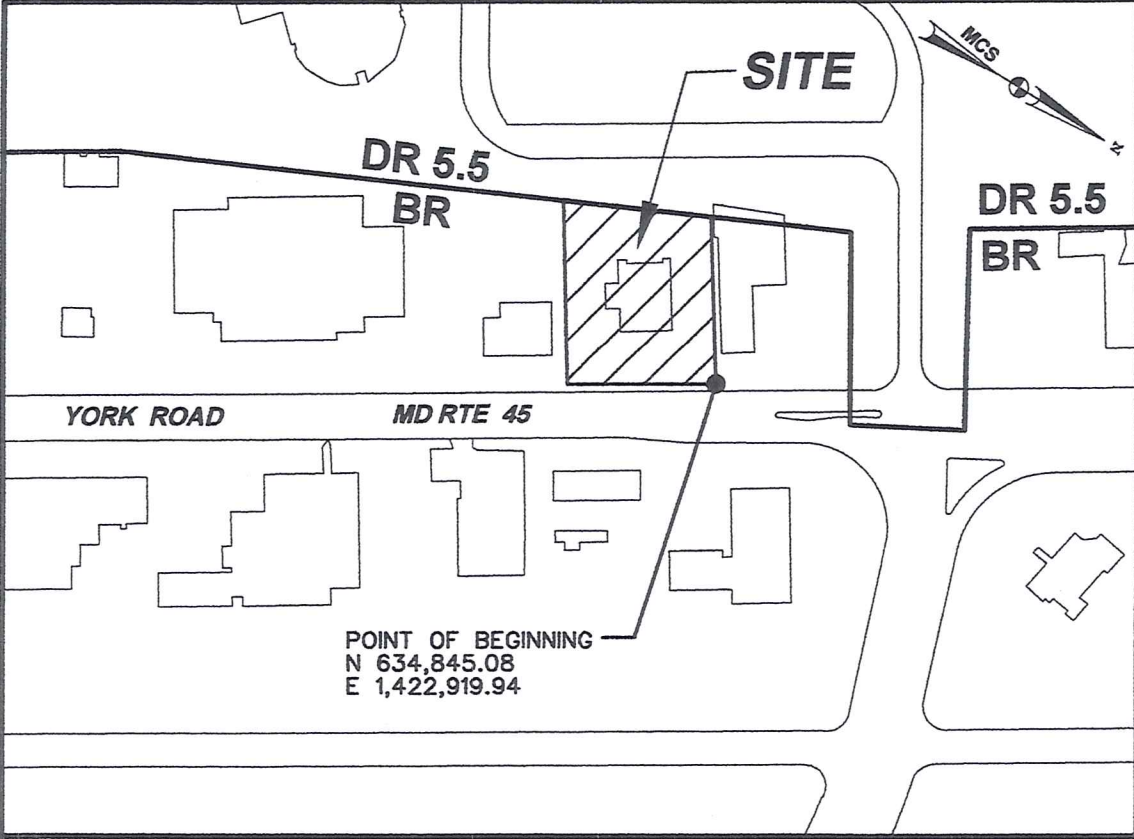
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 9, C5
DATE: MARCH, 2010

DRAWING NO.

C-1

SHEET 1 OF 1



ZONING MAP (MAP: 070 A1)
SCALE: 1" = 200'

ZONING VARIANCES REQUEST

- VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 42 PARKING SPACES IN LIEU OF THE REQUIRED 56 SPACES.
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N 634.500
E 1,423.000

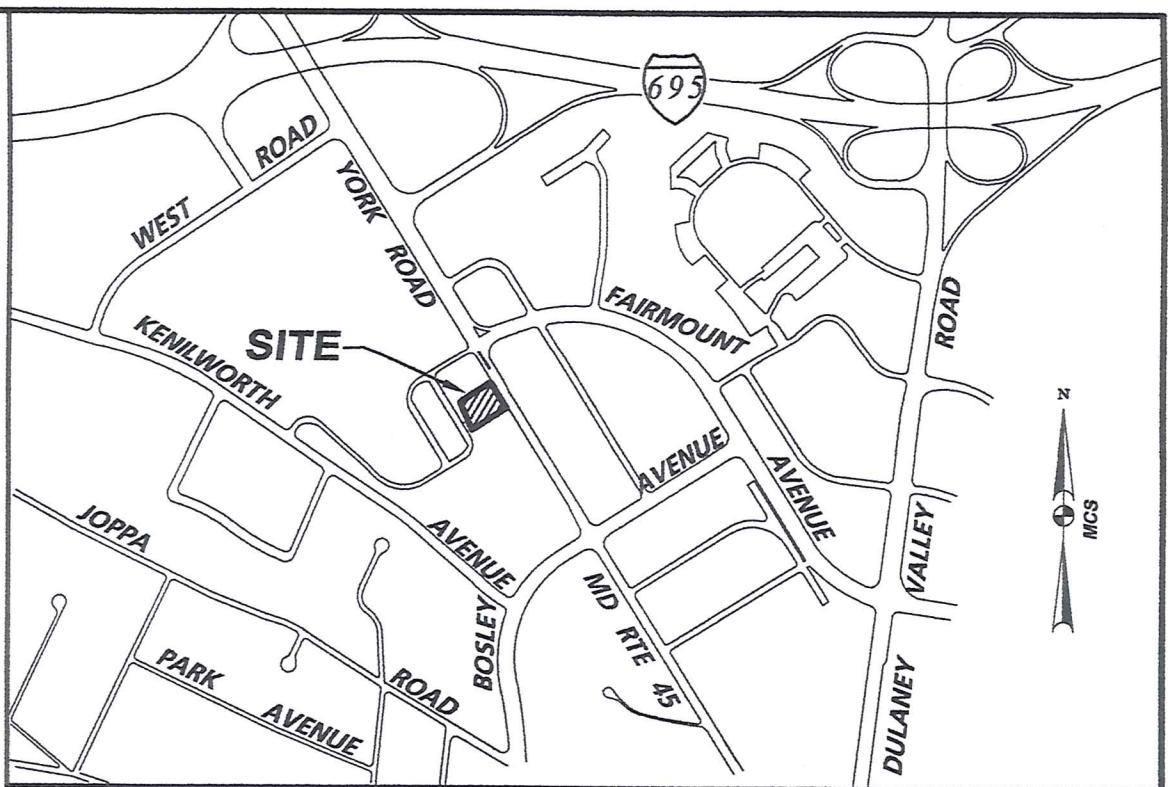
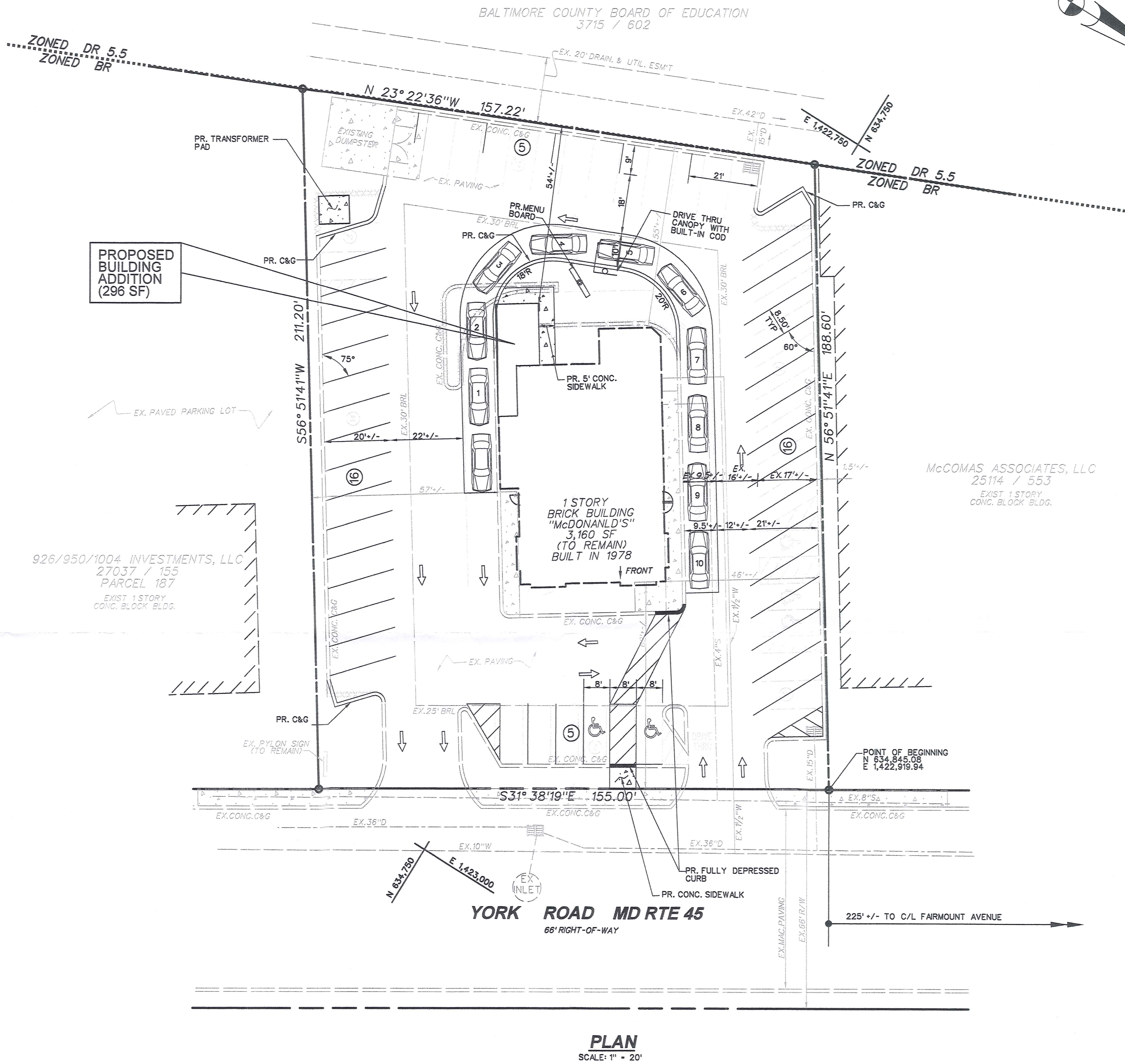
LEGEND

- RIGHT-OF-WAY LINE
PROPERTY LINE
EX. STORM DRAIN, EX. 15" D
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EX. WATER MAIN, VALVE & FIRE HYDRANT, EX. 8" W
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ZONING LINE, DR 5.5 BR
EX. CONCRETE CURB & GUTTER TO BE REMOVED
PR. CONC. CURB & GUTTER
PR. PARKING SPACES, 16

NOTE:
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PREVIOUS ZONING HISTORY

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- DEED REFERENCE: 5881 / 226
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- EXISTING ZONING: BR, MAP #070A1
- EXISTING USE: MCDONALD'S RESTAURANT - 3,160 SF, PROPOSED USE: EX. MCDONALD'S RESTAURANT WITH 296 SF EXPANSION, TOTAL - 3,456 SF
- CENSUS TRACK: 490301, WATER SERVICE AREA: TOWSON FOURTH ZONE, SEWER SHED: 28, TRANSPORTATION ZONE: 0555, 0557, ZIP CODE: 21204, WATERSHED: LOCH RAVEN RESERVOIR
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- BUILDING HEIGHT: EXISTING / PROPOSED: 20 FT
- FLOOR AREA RATIO: MAX. PERMITTED: 2.0, PROPOSED: 3,456 SF / 30,971 SF = 0.11
- ADT: 550 / 1,000 SF, (3,456 SF) = 1,900 DAILY TRIPS
- STORM WATER MANAGEMENT: EXEMPT (LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF)
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2010-0236-A

DESIGN & DRAWINGS ARE
BASED ON MARYLAND
COORDINATE SYSTEM

BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

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PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



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BALTIMORE - WASHINGTON REGION
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DATE	ITEM

PLAT TO ACCOMPANY ZONING PETITION

**MCDONALD'S RESTAURANT
#934 YORK ROAD
TOWSON, MARYLAND, 21204**

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 9, C5
DATE: MARCH, 2010

DRAWING NO.

C-1

SHEET 1 OF 1