

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

S side of East Joppa Road; 850 feet SW of
the c/l of Old Harford Road
9th Election District
5th Councilmanic District
(2107 East Joppa Road)

McDonald's Corporation
Petitioner

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 2011-0123-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Lee May, Area Construction Manager for McDonald's Corporation ("McDonald's"), the owner of the real property known as 2107 E. Joppa Road (the "Property"). The Property is a 75,794 sq. ft. (1.74-acre) parcel located in the B.L. Zoning District, and is improved with an existing, 4,864-sq. ft. restaurant, which McDonald's proposes to demolish and replace with a new restaurant in approximately the same location. McDonald's seeks a Special Hearing to determine whether the three (3) roof cap elements on its proposed building are "signs" within the meaning of the Baltimore County Zoning Regulations (the "B.C.Z.R."). If they are determined not to be "signs," McDonald's seeks variance relief from the following sections of the B.C.Z.R:

- Section. 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft.
- Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.
- Section 450.4 Attachment 1, 3(VII) to permit two (2) directional signs of 9.71 ft. in height in lieu of the permitted 6 ft.
- Section 405.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs in lieu of the permitted 3 signs.

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Date 12-29-10

By [Signature]

- Section 450.4 Attachment 1, 3(II) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign.
- Section 450.5.B.3.b to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

In the alternative, if the roof cap elements are determined to be "signs" within the meaning of the BCZR, McDonald's seeks an additional Special Hearing to approve a roof sign, as well as variance relief from the following sections of the B.C.Z.R:

- Section. 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft.
- Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.
- Section 450.4 Attachment 1, 3(VII) to permit two (2) directional signs of 9.71 ft. in height in lieu of the permitted 6 ft.
- Section 405.4 Attachment 1, 5(a)(VI) to permit 4 wall-mounted enterprise signs in lieu of the permitted 3 signs.
- Section 450.4 Attachment 1, 3(II) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign.
- Section 450.5.B.3.b to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.
- Section 450.4 Attachment 1, 5(b)(VI) to permit 3 free-standing enterprise signs in lieu of the 1 permitted free-standing enterprise signs.
- Section 450.5B.9(b) to permit a wall-mounted sign to extend above the eaves or parapet at the top of the wall to which it is attached.
- Section 450.4 Attachment 1, 5(a)(V) to permit a wall mounted enterprise sign of 218.4 sq. ft. in lieu of the permitted 90 sq. ft.
- Section 450.4 Attachment 1, 5(a)(XI) to permit a wall-mounted enterprise sign of 218.4 sq. ft. in lieu of the permitted 150 sq. ft.

The subject property and requested relief are more particularly described on the Plat to Accompany Special Hearing Petition, exterior elevations, and Plat to Accompany Zoning Petition, which were accepted into evidence as Petitioner's Exhibits 2, 3, 5, and 10, respectively.

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By PM

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; Lee May, Area Construction Manager for McDonald's Corporation; Robert Goldman, President of The Chesapeake Design Group Architects, Inc., and Iwona Rostek-Zarska of Baltimore Land Design Group, Inc., the consulting engineer who prepared the site plan for the Property. No Protestants or other interested persons participated in the hearing.

Testimony and evidence presented at the hearing revealed that McDonald's proposes to demolish the existing restaurant on the Property and construct a new restaurant in approximately the same location. Mr. May testified that the existing restaurant is 30 years old and is operationally inadequate. He stated that the new structure would have a contemporary, upscale look, with a "café"-style interior customer area decorated with tasteful colors and materials, and would be more efficient, both operationally and in terms of energy efficiency.

The proposed new McDonald's restaurant would conform to McDonald's current design standards for new restaurants, which incorporate modern features including a more neutral color palette and a more contemporary look. The new design replaces the traditional mansard roof and the "plastic" appearance of older McDonald's restaurants, and incorporates many "green" building features, including a high-efficiency HVAC system, a thermoplastic polyolefin (TPO) roof, and awnings and masonry walls designed to reduce energy usage. The new design standards also include a standard signage package which requires certain variances to the B.C.Z.R. New McDonald's restaurants incorporating these new design standards and the new signage package have been approved and constructed at 502 Reisterstown Road, 2116 York Road, and 2222 Dundalk Avenue.¹ Photographs of these restaurants were admitted as Petitioner's Exhibit 4.

¹ In addition, a new McDonald's restaurant incorporating the new design standards and signage package was approved at 6650 Security Boulevard, but has not yet been constructed.

One of the features incorporated in McDonald's' new design standards is a roof cap element ("RCE") consisting of a curved yellow bar located above the front entrance, above the entrance on the non-drive-thru side of the building, and on the roof. This feature has been included on all of the new McDonald's restaurants that have been approved by Baltimore County to date. Mr. May testified that the RCEs do not contain any lettering, markings, words, characters or engravings, and are not internally lit. He further testified that the RCE is not used in any of McDonald's branding materials and is not found on any McDonald's products or marketing materials. Unlike the "golden arches" logo, Mr. May testified that the RCE is not recognizable as identifying a McDonald's restaurant when viewed independently from the building. Rather, he testified that, when viewed in concert with the other architectural features of the building, the RCEs create a uniform look between McDonald's restaurants, helping to identify the buildings independently of any signage they may contain. In this manner, the RCEs are similar to the traditional mansard roofs on older McDonald's restaurants. In support of this argument, Mr. May submitted photographs of other retail buildings which use the architecture of the structure to create consistency between locations and help to identify the business conducted at each location without signage. These photographs were accepted into evidence as Petitioner's Exhibit 6.

Robert Goldman, President of The Chesapeake Design Group Architects, Inc., testified in support of the Petitions for Special Hearing and Variance as an expert in architecture. Mr. Goldman testified that the architectural features of the proposed McDonald's restaurant, including the hearth, the front and side arcades, and the RCEs, help to direct attention to specific locations within the site, identifying the entrances and the drive-thru circulation. Mr. Goldman testified that the RCE does not serve such functions when removed from the context of the building. Mr. Goldman further testified that, in his opinion, the RCEs do not constitute "signs" under the BCZR because the RCEs do not convey any type of message concerning the business conducted on the Property and do not

contain any words or symbols. Rather, he testified, the RCEs identify entrances on the building and direct circulation without the need for signage, thereby meeting the B.C.Z.R.'s signage goal of limiting the need for signage.

A Zoning Advisory Committee (ZAC) Comment submitted by the Office of Planning concurred with this assessment, observing that "[t]here are several franchise businesses along the Joppa Road corridor that can be identified simply on building design features and building materials without the need of any signs." Accordingly, the Office of Planning recommended that "the building's roof caps are part of McDonald's building design and should not be considered as a sign or logo."

After due consideration of the testimony presented on the Petition for Special Hearing, I find that the RCEs on the proposed McDonald's restaurant are not "signs" within the meaning of the B.C.Z.R. Section 450.3 of the BCZR defines a "sign" as "any structure or other object, or part thereof, which displays a word, illustration, decoration or other symbolic representation which:

- A. Is used or intended to inform, advertise or otherwise attract attention or convey a message regarding an activity, condition or commercial or noncommercial organization, person, place, or thing.
- B. Has a "face" that is "visible" from a "highway" as each of these terms is defined in this section.

After due consideration of the testimony and evidence presented by Messrs. May and Goldman, I find that the RCEs do not contain any words, illustrations, decorations, or symbolic representations that convey any message regarding the McDonald's restaurant. Instead, the RCEs serve similar functions to the other architectural features of the building, such as the hearth and the arcades, which indicate the location of entrances and the circulation of traffic around the building without the need for additional signage. I therefore find that the RCEs are architectural features of

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the building and do not constitute "signs" under the B.C.Z.R. This finding renders the second Petition for Special Hearing to permit a roof sign moot, and it shall therefore be dismissed.

In light of this finding, McDonald's presented testimony and evidence regarding the first set of its alternative variance requests. The second set of alternative variance requests will be dismissed as moot as a result of the determination that the RCEs do not constitute "signs" under the B.C.Z.R. Specifically, McDonald's seeks relief from the following sections of the B.C.Z.R:

- Section 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft.
- Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.
- Section 450.4 Attachment 1, 3(VII) to permit two (2) directional signs of 9.71 ft. in height in lieu of the permitted 6 ft.
- Section 405.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs in lieu of the permitted 3 signs.
- Section 450.4 Attachment 1, 3(II) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign.
- Section 450.5.B.3.b to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

These variance requests are described in more detail on the Plat to Accompany Zoning Petition, which was accepted into evidence as Petitioner's Exhibit 10.

Ms. Rostek-Zarska was accepted as an expert in site engineering and testified that the Property is irregularly shaped and that the many other commercial establishments located along Joppa Road will obstruct the proposed building from the view of motorists traveling both directions along Joppa Road. The building must be set back from the property line a distance of the average of the front yard depths of the lots immediately adjoining the Property on each side, making it difficult to see the building at all from more than 500 feet away. Ms. Rostek-Zarska testified that the view of motorists coming from the west side is significantly obstructed by a Dunkin' Donuts

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store located in the Satyr Hill Shipping Center and the large free-standing sign next to it. Coming from the east side, Ms. Rostek-Zarska testified, the view of the site is blocked by a number of commercial buildings and parking lots, many of which are located closer to Joppa Road than the proposed McDonald's building. These unique factors create a practical difficulty for McDonald's, making the requested signage variances necessary in order for the building to be visible to passing motorists. As there are many curb cuts along Joppa Road for ingress and egress to other commercial establishments, the requested signage is necessary so that passers-by will know where to turn to access the McDonald's parking lot. In addition, the strict application of the B.C.Z.R. would create practical difficulties for McDonald's if this restaurant were to differ from the standard style of other McDonald's restaurants if the proposed signs were not permitted.

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 irregular shape and the location of other nearby structures along the Joppa Road commercial corridor which obstruct the view of the site of motorists traveling both directions on Joppa Road. These different features of the property 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 B.C.Z.R. were required. I 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 requests 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).

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

THEREFORE, IT IS ORDERED this 29th of December, 2010 by this Deputy Zoning Commissioner that Petitioner's Special Hearing to determine that the roof cap elements ("RCEs") on the proposed McDonald's restaurant are not "signs" under the BCZR be and hereby is **GRANTED**; and

IT IS FURTHER ORDERED that Petitioner's Special Hearing request to permit a roof sign be and is hereby **DISMISSED** as **MOOT**; and

IT IS FURTHER ORDERED that Petitioner's first set of alternative variance relief requests as follows:

- From Section 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft.
- From Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.
- From Section 450.4 Attachment 1, 3(VII) to permit two (2) directional signs of 9.71 ft. in height in lieu of the permitted 6 ft.
- From Section 405.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs in lieu of the permitted 3 signs.
- From Section 450.4 Attachment 1, 3(II) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign.
- From Section 450.5.B.3.b to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

be and are hereby **GRANTED**; and

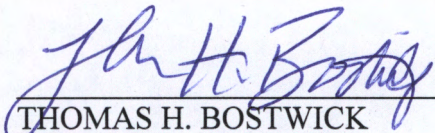
IT IS FURTHER ORDERED that Petitioner's second set of alternative variance relief requests be and are hereby **DISMISSED** as **MOOT**.

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Date 12-29-10

By P3

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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Date 12-29-10

By Bj



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 29, 2010

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

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

Re: Petition for Special Hearing and Variance
Case No. 2011-0123-SPHA
Property: 2107 East Joppa 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 cursive script, reading "Thomas H. Bostwick".
THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Lee May, Area Construction Manager, McDonald's Corporation, 6903 Rockledge Drive, Suite 1100, Bethesda MD 20817
Robert Goldman, President, The Chesapeake Design Group Architects, Inc., 419 North Charles Street, Baltimore MD 21201
Iwona Rostek-Zarska, Baltimore Land Design Group, Inc., 222 Schilling Circle, Suite 105, Hunt Valley MD 21031

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
S/east side of East Joppa Road,		
850 feet s/west of c/line of	*	ZONING COMMISSIONER
Old Harford Road		
(2107 E. Joppa Road)	*	OF
9 th Election District	*	BALTIMORE COUNTY
5 th Council District	*	Case No. 2011-0123-SPHA
McDonald's Corporation,	*	
<i>Petitioner</i>	*	

* * * * *

MEMORANDUM OF LAW IN SUPPORT OF
PETITION FOR SPECIAL HEARING

This case involves the classification of Roof Cap Elements ("RCEs") on a new McDonald's restaurant under the Baltimore County Zoning Regulations ("BCZR"). McDonald's Corporation ("McDonald's" or "Petitioner"), by its undersigned counsel, hereby submits this Memorandum of Law in support of its Petition for Special Hearing regarding the RCEs to be located on the new restaurant at 2107 E. Joppa Road (the "Property"). As set forth in more detail below, the RCEs are architectural features of the building and are not "signs" within the meaning of the BCZR.

FACTUAL BACKGROUND

McDonald's owns the real property known as 2107 E. Joppa Road, a 75,794 sq. ft. (1.74 acres) parcel located in the B.L. Zoning District. The Property is improved with an existing, 4,864-sq. ft. restaurant, which McDonald's proposes to demolish and replace with a new restaurant in approximately the same location. The new restaurant will be 4,384 sq. ft. and will provide 71 parking spaces.

The proposed new McDonald's restaurant will conform to McDonald's current design standards for new restaurants, which incorporate modern features including a more neutral color palette and a more contemporary look. The new design replaces the traditional mansard roof and the "plastic" appearance of older McDonald's restaurants, and incorporates many "green" building features, including a high-efficiency HVAC system, a thermoplastic polyolefin roof,

and awnings and masonry walls designed to reduce energy usage. The new design standards also include a standard signage package which requires certain variances to the BCZR. New McDonald's restaurants incorporating these new design standards and the new signage package have been approved and constructed at 502 Reisterstown Road and 2116 York Road.¹

One of the features incorporated in McDonald's' new design standards is a Roof Cap Element ("RCE") consisting of a curved yellow bar located above the front entrance, above the entrance on the non-drive-thru side of the building, and on the roof. This feature has been included on all of the new McDonald's restaurants that have been approved by Baltimore County to date. Upon submittal of a Petition for Variance to authorize the new signage package for this site, however, the Baltimore County Zoning Office advised McDonald's that a decision of the Zoning Commissioner would be necessary to confirm that the proposed RCEs do not constitute "signs" under the BCZR. This Petition for Special Hearing followed.

ARGUMENT

The RCEs Are Architectural Features Of The Building And Are Not "Signs" Under The BCZR.

The three (3) RCEs on the proposed new restaurant constitute architectural features of the building and are not "signs" under the BCZR. The RCEs do not include any lettering, markings, words, characters or engravings and are not internally lit like the signage on the building. Additionally, the curved yellow bar of the RCE is not incorporated in any of the branding materials used by McDonald's to identify its products and is not found anywhere inside the building or on McDonald's products or materials.

Moreover, unlike the "golden arches" logo, the RCE is not recognizable as identifying a McDonald's restaurant when viewed independently from the building. However, when viewed in concert with the other elements of the building design, the RCE creates a uniform look between McDonald's restaurants. This uniformity between buildings identifies them as

¹ In addition, new McDonald's restaurants incorporating the new design standards and signage package have been approved at 2222 Dundalk Avenue and 6650 Security Boulevard, but have not yet been constructed.

McDonald's restaurants independently of any signage they may also contain and is the modern incarnation of the mansard roofs traditionally used on older McDonald's to identify those structures as McDonald's restaurants. In this manner, the RCE is identical to Royal Farms' cupola, Lowe's peaked roof, White Castle's castle-shaped roofline, Home Depot's orange roof, and the McDonald's mansard roof. These architectural features identify the use of these buildings without any signage, much like a cross atop a steeple identifies a building as a church.

The BCZR definition of a "sign" is consistent with the interpretation of RCEs as architectural features and not "signs." Under the BCZR, a "sign" is defined as:

Any structure or other object, or part thereof, which displays any word, illustration, decoration or other symbolic representation which:

- A. Is used or intended to inform, advertise or otherwise attract attention to or convey a message regarding an activity, condition or commercial or noncommercial organization, person, place or thing.
- B. Has a "face" that is "visible" from a "highway" as each of these terms is defined in this section.

BCZR § 450.3. The RCE is not used or intended to "inform, advertise or otherwise attract attention to" the McDonald's restaurant, nor is it intended to "convey a message" of any variety. As discussed above, the RCE contains no lettering, markings, words, characters or engravings that would convey any type of message or provide any information about the business conducted at this location. The RCE simply serves as a decorative, architectural feature of the building, creating uniformity between McDonald's locations nationwide.

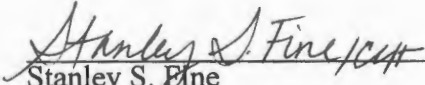
Although the BCZR do not define the term "architectural feature," dictionary definitions provide guidance as to the meaning of this term. The term "architectural" is defined as "used for construction and esp. ornamentation in architecture," and a "feature" is defined as "the makeup, structure, form or outward appearance of a person or thing." *Webster's Third New International*

Dictionary, 2002.² Reading the two definitions together, an “architectural feature” would be a structure or form used for construction and ornamentation in architecture. The RCE meets this definition as it is a distinct structure and form used in the ornamentation and style of a McDonald’s restaurant. The fact that the RCE is used on McDonald’s restaurants nationwide does not make it a “sign”; rather, the consistency in architectural design of McDonald’s restaurants across the country, including the RCE, helps identify the restaurants without signage. Accordingly, the RCEs on the proposed new restaurant constitute architectural features of the building and are not signs.

CONCLUSION

For the reasons set forth above, the RCEs proposed on the new McDonald’s restaurant at 2107 E. Joppa Road are architectural features of the building and not “signs” under the BCZR.

Respectfully submitted,


Stanley S. Fine
Caroline L. Hecker
Rosenberg | Martin | Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600

Attorneys for Petitioner

² BCZR § 101.1 provides that any word or term not expressly defined in the BCZR “shall have the ordinarily accepted definition as set forth in the most recent edition of Webster’s Third New International Dictionary of the English Language, Unabridged.”



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2107 E. Joppa Road

which is presently zoned BL, BM 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)

SEE ATTACHED

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 Suite 2115

25 S. Charles Street 410-727-6600

Address Telephone No.

Baltimore

MD

21201

City

State

Zip Code

Legal Owner(s):

McDonald's Corporation

Name - Type or Print

Signature

Lee May, Area Construction Manager

Name - Type or Print

Signature

P.O. Box 182571

Address

SEE *

Telephone No.

Columbus

City

OH

State

43218-2571

Zip Code

Representative to be Contacted:

Lee May, Area Construction Manager

Name

6903 Rockledge Dr., Suite 1000 301-651-9998 *

Address Telephone No.

Bethesda

City

MD

State

20817

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3 HRS

Case No. 2011 0123 SPHA

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By LEE LW

Date

9/30/10

ORDER RECEIVED FOR FILING

Date

12-29-10

McDonald's Corporation
2107 E. Joppa Road
Zoned: BL, BM, DR.5.5
Deed Reference: 5729/577
Tax Acct. #: 0923154700

Petition for Special Hearing: *PLANS SH1/SH2*

1. To determine whether the three (3) Roof Cap Elements (RCEs) and the canopy over the drive-thru lane shown on the Plat to Accompany Special Hearing Petition (the "Drive-Thru Canopy") constitute architectural features of the proposed McDonald's restaurant or "signs" under the Baltimore County Zoning Regulations.
2. If the Zoning Commissioner determines that the three (3) RCEs constitute signs under the Baltimore County Zoning Regulations, an additional special hearing is requested to approve a roof sign (RCE # 2ii).



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 2107 E. Joppa Road

which is presently zoned BL, BM and DR.5.5

Deed Reference: 5_7_2_9 / 577_ Tax Account # 0923154700

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)

SEE ATTACHED

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

SEE ATTACHED

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

Name - Type or Print

Signature

Rosenberg Martin Greenberg, LLP
Company Suite 2115

25 S. Charles Street 410-727-6600
Address Telephone No.

Baltimore MD 21201
City State Zip Code

Legal Owner(s):

McDonald's Corporation

Name - Type or Print

Signature

Lee May, Area Construction Manager
Name - Type or Print

Signature

P.O. Box 182571

Address

Columbus,

OH

City

State

43218-2571

Zip Code

Representative to be Contacted:

Lee May, Area Construction Manager
Name

6903 Rockledge Dr., Suite 1100 301-651-9998
Address Telephone No.

Bethesda MD 20817
City State Zip Code

Case No. 2011-0123-SPHA

Office Use Only

Estimated Length of Hearing 3 hrs
Unavailable For Hearing

Reviewed by TM Date 9/30/10

REV 8/20/07

ORDER RECEIVED FOR FILING

Date

By

McDonald's Corporation
2107 E. Joppa Road
Zoned: BL, BM, DR.5.5
Deed Reference: 5729/577
Tax Acct. #: 0923154700

Petition for Variance: ~~PLAN SET V-1/V-2~~

If the Zoning Commissioner determines that the RCEs and Drive-Thru Canopy do not constitute "signs" under the Baltimore County Zoning Regulations, variances from the following sections of the BCZR are requested (sign numbers refer to numbers indicated on ~~Sheet V-1~~): PLAN SET V-1/V-2

1. 450.4 Attachment 1, 5 (b) (V): To permit a free-standing enterprise sign having a face of 94 square feet in lieu of the permitted 75 square feet. (Sign # 1)
2. 450.4 Attachment 1, 3 (VII): To permit a directional sign of 10.7 feet in height in lieu of the permitted 6 feet in height. (Sign # 2)
3. 450.4 Attachment 1, 3 (VII): To permit a directional sign of 9.71 feet in height in lieu of the permitted 6 feet in height. (Sign # 3)
4. 450.4 Attachment 1, 5 (a) (VI): To permit 5 wall-mounted enterprise signs on building facades in lieu of the permitted 3 signs. (Signs # 4, 5)
5. 450.4 Attachment 1, 3 (II): To permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign. (Sign # 6)
6. 450.5.B.3.b: To permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy. (Sign # 6)

If the Zoning Commissioner determines that the RCEs and Drive-Thru Canopy do constitute "signs" under the Baltimore County Zoning Regulations, the following additional variances from the BCZR are requested (sign numbers refer to numbers indicated on Sheet ~~V-1~~ V-1A/V-2A):

1. 450.4 Attachment 1, 5 (b) (V): To permit a free-standing enterprise sign having a face of 94 square feet in lieu of the permitted 75 square feet. (Sign # 1)
2. 450.4 Attachment 1, 3 (VII): To permit a directional sign of 10.7 feet in height in lieu of the permitted 6 feet in height. (Sign # 2)
3. 450.4 Attachment 1, 3 (VII): To permit a directional sign of 9.71 feet in height in lieu of the permitted 6 feet in height. (Sign # 3)

4. 450.4 Attachment 1, 5 (a) (VI): To permit 4 wall-mounted enterprise signs on building facades in lieu of the permitted 3 signs. (Signs # 4, 7 8i)
5. 450.4 Attachment 1, 3 (II): To permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign. (Sign # 5)
6. 450.5.B.3.b: To permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy. (Sign # 5)
7. 450.4 Attachment 1, 5 (b) (VI): To permit 3 free-standing enterprise signs in lieu of the 1 permitted free-standing enterprise sign. (Sign # 1, 6)
8. 450.5.B.9 (b): To permit a wall-mounted sign to extend above the eaves or parapet at the top of the wall to which it is attached. (Sign # 7)
9. 450.4 Attachment 1, 5 (a) (V): To permit wall-mounted enterprise sign of 218.4 square feet in lieu of the permitted 90 square feet. (Sign # 7)
10. 450.4 Attachment 1, 5 (a) (IX): To permit wall-mounted enterprise sign of 218.4 square feet in lieu of the permitted 150 square feet. (Sign # 7)

**DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL HEARING & ZONING VARIANCES
2107 EAST JOPPA ROAD
BALTIMORE COUNTY, MARYLAND
9TH ELECTION DISTRICT; 5TH COUNCILMANIC DISTRICT**

September 30, 2010

Beginning at the point, an iron pipe, located on the south side of Joppa Road having the variable width of the right-of-way, said point being located southwesterly 850 feet, more or less, from the centerline of Old Harford Road, thence running the following courses and distances:

1. South $31^{\circ} 17' 16''$ West, 336.30 feet; thence,
2. North $66^{\circ} 09' 29''$ West, 341.24 feet; thence,
3. North $31^{\circ} 19' 48''$ East, 111.97 feet; thence,
4. South $76^{\circ} 40' 41''$ East, 138.49 feet; thence,
5. North $32^{\circ} 06' 29''$ East, 113.40 feet; thence
6. Along the curve to the left, having a radius of 954.83 feet and being 234.33 feet long, more or less, to the point of beginning.

Containing 75,766 square feet or 1.739 acres, more or less.

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



2011-0123-SPHA

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

No. 80035

Date: 9/30/10

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0006		6130					650.00

Total: 650.00

Rec From: McDonalds Corp

For: 2107 E Joppa Rd

2011-0123-SPHA

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: # 2011-0123-SPHA

2107 E. Joppa Road

S/east side of East Joppa Road, 850 +/- s/west of the centerline of Old Harford Road

9th Election District - 5th Councilmanic District

Legal Owner(s): McDonald's Corporation

Special Hearing: to determine whether the 3 roof cap elements RCE's and the canopy over the drive-thru lane shown on the plat to accompany special hearing petition (drive-thru canopy) constitute architectural features of the proposed McDonald's restaurant or signs under the Baltimore County Zoning Regulations. If the zoning commissioner determines that the 3 RCE's constitute signs under the Baltimore County Regulations, an additional special hearing is requested to approve a roof sign (RCE #2ii). **Variance:** to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft. (#1); to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. in height (#2); to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. in height (#3); to permit 5 wall mounted enterprise signs on building facades in lieu of the permitted 3 signs (#4 & 5); to permit a canopy type directional sign in lieu of the permitted wall mounted or free standing sign (#6); to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Friday, November 19, 2010 at 9:00 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.

11/019 Nov. 4

259742

CERTIFICATE OF PUBLICATION

11/4/2010

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 11/2/2010.

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

S. Wilkins

LEGAL ADVERTISING

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: # 2011-0123-SPHA

2107 E. Joppa Road

S/east side of East Joppa Road, 850 +/- s/west of the centerline of Old Harford Road

9th Election District - 5th Councilmanic District

Legal Owner(s): McDonald's Corporation

Special Hearing: to determine whether the 3 roof cap elements RCE's and the canopy over the drive-thru lane shown on the plat to accompany special hearing petition (drive-thru canopy) constitute architectural features of the proposed McDonald's restaurant or signs under the Baltimore County Zoning Regulations. If the zoning commissioner determines that the 3 RCE's constitute signs under the Baltimore County Regulations, an additional special hearing is requested to approve a roof sign (RCE #21). **Variance:** to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft. (#1); to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. in height (#2); to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. in height (#3); to permit 5 wall mounted enterprise signs on building facades in lieu of the permitted 3 signs (#4 & 5); to permit a canopy type directional sign in lieu of the permitted wall mounted or free standing sign (#6); to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Wednesday, December 22, 2010 at 9:00 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.

JT 12/611 December 7

262434

CERTIFICATE OF PUBLICATION

12/9/2010

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 12/7/2010.

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

S. Wilkinson

LEGAL ADVERTISING

Certificate of Posting

11-19

RE: Case NO. 2011-0123-SPHA

Petitioner/Developer _____

Lee May, c/o Stanley Fine

Date of Hearing/Closing 12/22/10

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 as required by law, was posted conspicuously on the property located at _____

2107 E. Joppa Road

The sign(s) were posted on 12/7/10
(Month, Day, Year)

Sincerely,

(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)

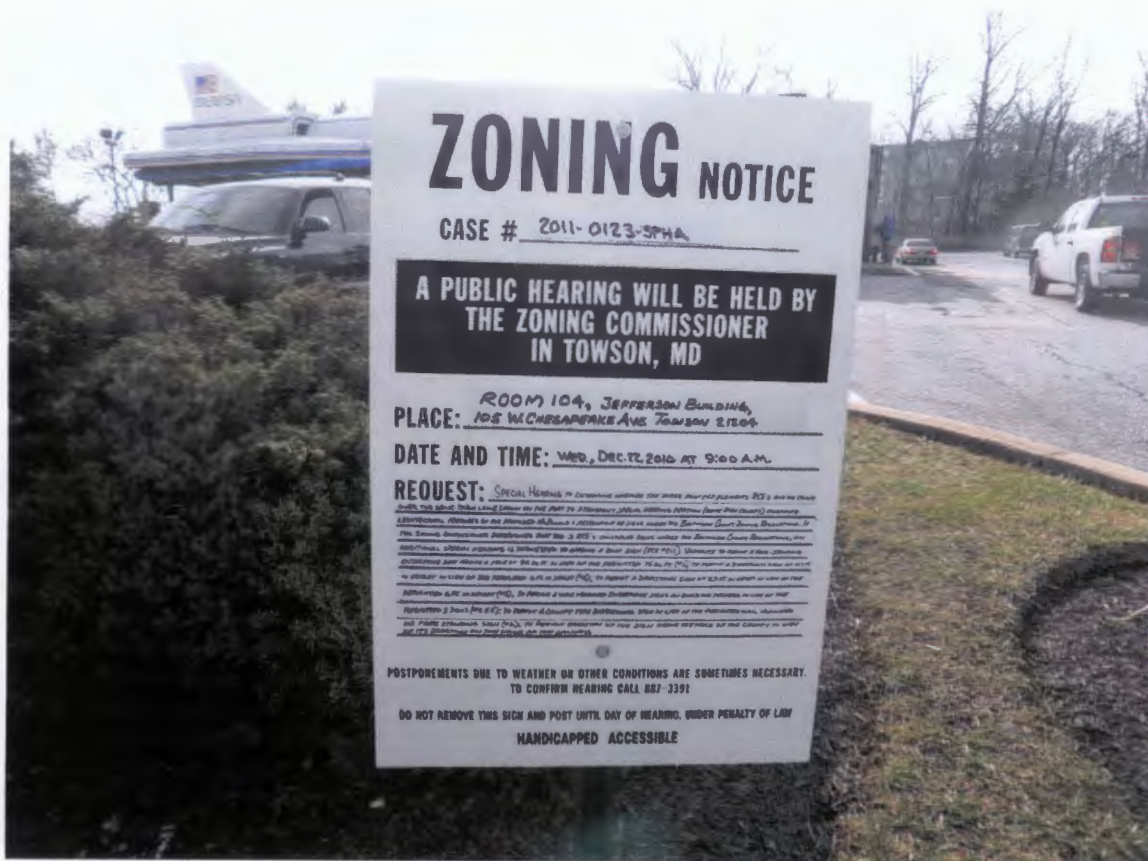
Certificate of Posting
Photograph Attachment

Re: 2011-0123-SPHA

Petitioner/Developer: _____

Lee May, c/o Stanley Fine

Date of Hearing/Closing: 12/22/10



2107 E. Joppa Road

Posting Date: 12/7/10

(Signature and date of sign poster)

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 4, 2010 Issue - Jeffersonian

Please forward billing to:

Rosenberg, Martin, Greenberg, LLP
25 S. Charles Street, 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: 2011-0123-SPHA

2107 E. Joppa Road

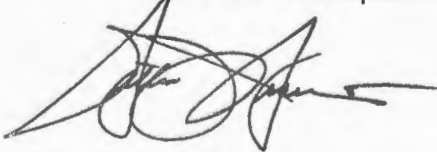
S/east side of East Joppa Road, 850 +/- s/west of the centerline of Old Harford Road

9th Election District – 5th Councilmanic District

Legal Owners: McDonald's Corporation

Special Hearing to determine whether the 3 roof cap elements RCE's and the canopy over the drive-thru lane shown on the plat to accompany special hearing petition (drive-thru canopy) constitute architectural features of the proposed McDonald's restaurant or signs under the Baltimore County Zoning Regulations. If the zoning commissioner determines that the 3 RCE's constitute signs under the Baltimore County Regulations, an additional special hearing is requested to approve a roof sign (RCE #2ii). Variance to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft. (#1); to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. in height (#2); to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. in height (#3); to permit 5 wall mounted enterprise signs on building facades in lieu of the permitted 3 signs (#4 & 5); to permit a canopy type directional sign in lieu of the permitted wall mounted or free standing sign (#6); to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Friday, November 19, 2010 at 9:00 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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 18, 2010
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: 2011-0123-SPHA

2107 E. Joppa Road

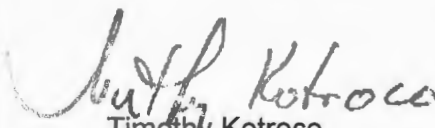
S/east side of East Joppa Road, 850 +/- s/west of the centerline of Old Harford Road

9th Election District – 5th Councilmanic District

Legal Owners: McDonald's Corporation

Special Hearing to determine whether the 3 roof cap elements RCE's and the canopy over the drive-thru lane shown on the plat to accompany special hearing petition (drive-thru canopy) constitute architectural features of the proposed McDonald's restaurant or signs under the Baltimore County Zoning Regulations. If the zoning commissioner determines that the 3 RCE's constitute signs under the Baltimore County Regulations, an additional special hearing is requested to approve a roof sign (RCE #2ii). Variance to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft. (#1); to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. in height (#2); to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. in height (#3); to permit 5 wall mounted enterprise signs on building facades in lieu of the permitted 3 signs (#4 & 5); to permit a canopy type directional sign in lieu of the permitted wall mounted or free standing sign (#6); to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Friday, November 19, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:kl

C: Stanley Fine, 25 S. Charles St., Ste. 2115, Baltimore 21201
Lee May, Area Construction Manager, 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 THURSDAY, NOVEMBER 4, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 7, 2010 Issue - Jeffersonian

Please forward billing to:

Rosenberg, Martin, Greenberg, LLP
25 S. Charles Street, 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: 2011-0123-SPHA

2107 E. Joppa Road

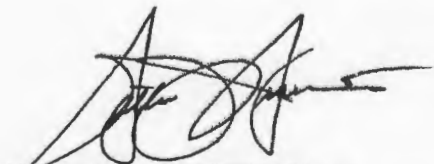
S/east side of East Joppa Road, 850 +/- s/west of the centerline of Old Harford Road

9th Election District – 5th Councilmanic District

Legal Owners: McDonald's Corporation

Special Hearing to determine whether the 3 roof cap elements RCE's and the canopy over the drive-thru lane shown on the plat to accompany special hearing petition (drive-thru canopy) constitute architectural features of the proposed McDonald's restaurant or signs under the Baltimore County Zoning Regulations. If the zoning commissioner determines that the 3 RCE's constitute signs under the Baltimore County Regulations, an additional special hearing is requested to approve a roof sign (RCE #2ii). Variance to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft. (#1), to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. in height (#2); to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. in height (#3); to permit 5 wall mounted enterprise signs on building facades in lieu of the permitted 3 signs (#4 & 5); to permit a canopy type directional sign in lieu of the permitted wall mounted or free standing sign (#6); to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Wednesday, December 22, 2010 at 9:00 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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

November 29, 2010
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NEW 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: 2011-0123-SPHA

2107 E. Joppa Road

S/east side of East Joppa Road, 850 +/- s/west of the centerline of Old Harford Road

9th Election District – 5th Councilmanic District

Legal Owners: McDonald's Corporation

Special Hearing to determine whether the 3 roof cap elements RCE's and the canopy over the drive-thru lane shown on the plat to accompany special hearing petition (drive-thru canopy) constitute architectural features of the proposed McDonald's restaurant or signs under the Baltimore County Zoning Regulations. If the zoning commissioner determines that the 3 RCE's constitute signs under the Baltimore County Regulations, an additional special hearing is requested to approve a roof sign (RCE #2ii). Variance to permit a free-standing enterprise sign having a face of 94 sq. ft. in lieu of the permitted 75 sq. ft. (#1), to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. in height (#2); to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. in height (#3); to permit 5 wall mounted enterprise signs on building facades in lieu of the permitted 3 signs (#4 & 5); to permit a canopy type directional sign in lieu of the permitted wall mounted or free standing sign (#6); to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Hearing: Wednesday, December 22, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Stanley Fine, 25 S. Charles St., Ste. 2115, Baltimore 21201

Lee May, Area Construction Manager, 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 TUESDAY, DECEMBER 7, 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.

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.

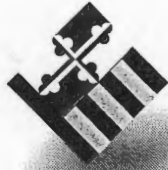
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 2011-0123-SPHA
Petitioner: McDonald's Corporation ; attn: Lee Mary (301) 651-9998
Address or Location: 2107 East Joppa Rd.

PLEASE FORWARD ADVERTISING BILL TO

Name: ROSENBERG MARTIN GREENBERG, LLP
Address: 25 S. CHARLES STREET, SUITE 2115
BALTIMORE, MD 21201
Telephone Number: 410-727-6600



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 15, 2010

McDonald's Corporation
Lee May, Area Construction Manager
P.O. Box 182571
Columbus, Ohio 43218

Dear Ms. May:

RE: Case # 20110123 2107 E. Joppa Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 30, 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, appearing to read "W. Carl Richards, Jr.", written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel
Stanley Fine Rosenberg MartinGreenberg, LLP 25 S. Charles Street Baltimore, Md 21201



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

November 10, 2010

Stanley Fine
Rosenberg Martin Greenberg, LLP
25 S. Charles Street Ste 2115
Baltimore Maryland 21201

Dear Mr. Fine:

RE: 20110123SPHA , 2107 E. Joppa Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 30, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

Lee May Area Construction Manager 6903 Rockledge Dr Ste 1100 Bethesda MD 20817

McDonald's Corporation Lee May Area Construction Manager P.O. Box 182571 Columbus OH 43218-2571

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 19, 2010

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

RE: Baltimore County
Item No. 2011-0123-SPHA
2107 E. JOPPA RD
MCDONALD'S CORP.
SPECIAL HEARING
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0123-SPHA.

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).

Very truly yours,

A handwritten signature in black ink, appearing to read "Steven D. Foster".

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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.sha.maryland.gov

TB 11/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 8, 2010

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

RECEIVED

NOV 10 2010

SUBJECT: 2107 East Joppa Road

INFORMATION:

ZONING COMMISSIONER

Item Number: 11-123

Petitioner: 2107 East Joppa Road

Zoning: BL, BM and DR 5.5

Requested Action: Special Hearing

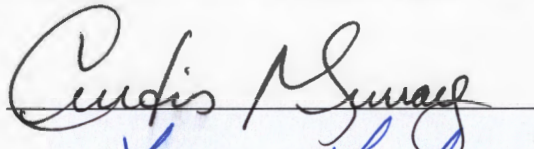
To determine whether the three Roof Cap Elements and the canopy over the drive-thru lane constitute architectural features of the proposed McDonald's restaurants or "signs" under the Baltimore County Zoning Regulations.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan and determines the proposed roof cap elements are a unique architectural feature of McDonalds restaurants. Many corporate businesses have a specific building design and template that incorporates many brand-identifying architectural elements ranging from shape, size and color. Corporate building design schemes help identify a company's brand without the use of signage. There are several franchise businesses along the Joppa Road corridor that can be identified simply based on building design features and building materials without the need of any signs. The Office of Planning believes that the building's roof caps are part of McDonalds building design and should not be considered as a sign or logo.

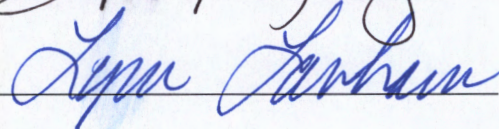
For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:



Division Chief:

AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 20, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 25, 2010
Item Nos. 2011- 123, 125, 127, 128,
129 and 130

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10252010 -NO COMMENTS.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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 13, 2010

ATTENTION: Kristen Mathews
ZAC Agenda 10/25/2010

Item Numbers:

2011-0123-SPHA

2011-125-A

2011-0127-A

2011-0128-A

2011-0129-A

2011-0130-A

2011-0131-A

2011-0132-SPH

The fire marshal's office has no comments at this time.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
2107 E. Joppa Road; S/S East Joppa Road, * ZONING COMMISSIONER
850' SW of c/line Old Harford Road *
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): McDonald's Corporation *
Petitioner(s) * BALTIMORE COUNTY
* 2011-123-SPHA

* * * * *

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

RECEIVED

OCT 13 2010

Carol S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of October, 2010, a copy of the foregoing Entry of Appearance was mailed to Lee May, 6903 Rockledge Drive, Suite 1100, Bethesda, Maryland 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

M E M O R A N D U M

DATE: November 19, 2010

TO: To The File

FROM: Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County

SUBJECT: Case No. 2011-0123-SPHA – McDonald's Corporation

The above-referenced case was scheduled for a hearing on Friday, November 19, 2010 at 9:00 AM. A review of the case file and a telephone conversation with the Petitioner's representative confirmed that the required posting for the hearing was not done.

I did not open the hearing or take any testimony. The Petitioner is to contact Kristen Lewis to have the matter rescheduled in the normal course. This matter can be assigned to either Bill Wiseman or myself once the public hearing is rescheduled. The property shall be posted and re-advertised at the Petitioner's expense.

The case file is being returned to the Department of Permits and Development Management.

Attachment

c: Kristen Lewis, Baltimore County Zoning Review Office

From: Patricia Zook
To: Lewis, Kristen
Date: 11/19/2010 10:30 AM
Subject: Case No. 2011-0123-SPHA - McDonald's Corporation
Attachments: IO-2011-0123-SPHA not posted.doc

Good morning -

Please see the attached memo. The required posting wasn't done.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2011-0123-SPHA on Friday, Nov. 19

From: Patricia Zook
To: Bostwick, Thomas; Wiley, Debra
Date: 11/12/2010 1:56 PM
Subject: Case 2011-0123-SPHA on Friday, Nov. 19

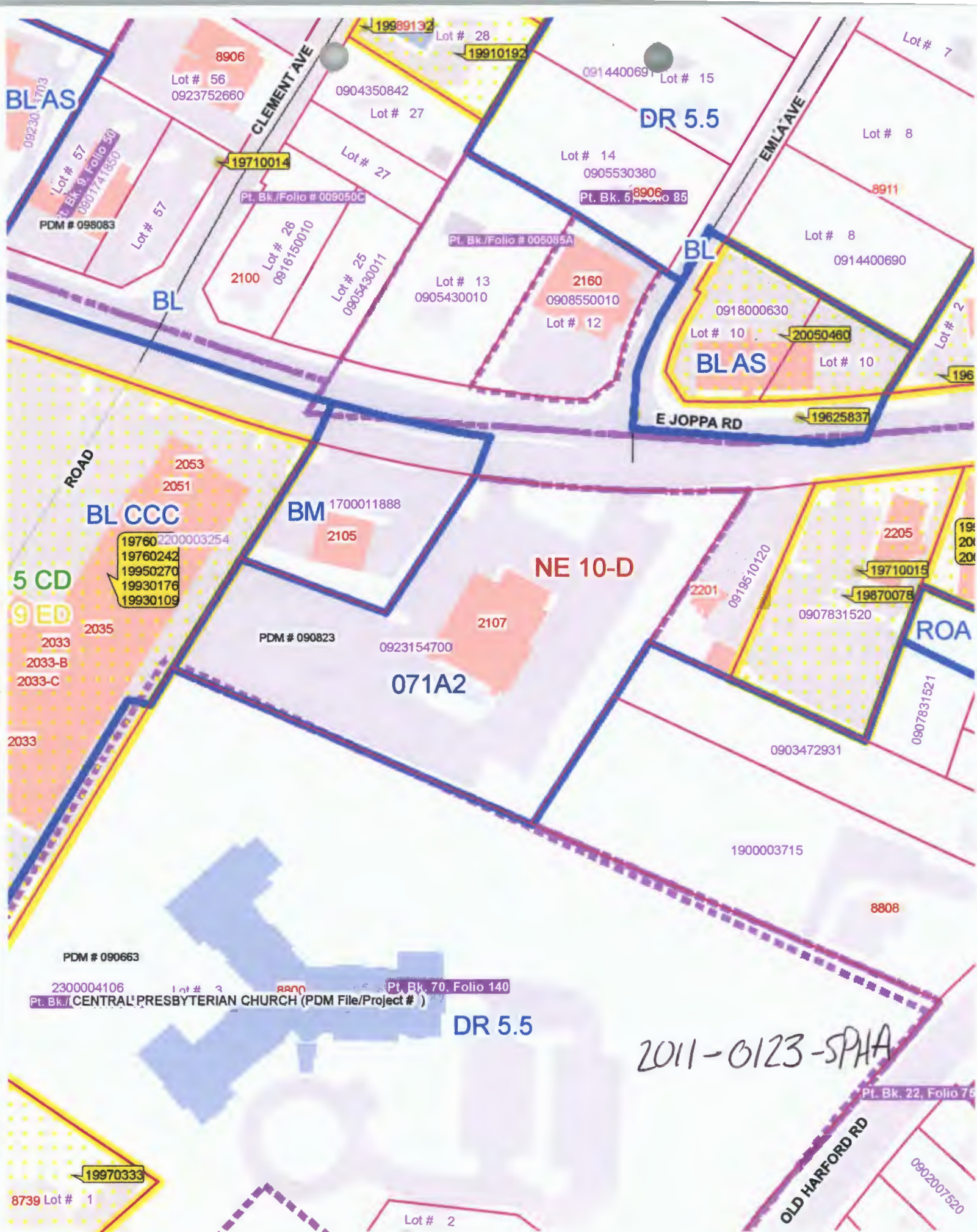
Hello -

The attorney for McDonald's has confirmed that the required posting 'fell through the cracks'. Therefore, no one from their office or McDonald's will be here on November 19.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov



CASE NAME _____
CASE NUMBER 2011-0123-SPHA
DATE 12-22-10

[illegible]



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 2107 E. JOPPA ROAD

December 22, 2010

EXHIBITS

1. Photo of Existing McDonald's
2. Plat to Accompany Petition for Special Hearing (Sheet SH-1)
3. Elevations
4. Photos of Reisterstown Road, York Road, and Dundalk Ave. McDonald's Restaurants
5. Plat to Accompany Petition for Special Hearing (Sheet SH-2)
6. Photos of Other Architectural Features
7. Robert Goldman – Resume
8. Image of RCE Viewed Independently From Restaurant
9. Memorandum of Law
10. Plat to Accompany Zoning Petition:
 - a. Sheets V-1 and V-2, OR
 - b. Sheets V-1A and V-2A
11. Outline of Proffered Testimony

Site Photographs

2107 East Joppa Road, Towson, Baltimore County, Maryland 21234

EXHIBIT

ALL-STATE LEGAL



1 – Aerial view at 300 Yards



2 – Aerial view at 150 Yards



3- View East along Joppa Road (Front of Site)



4- View West along Joppa Road (Front of Site)

Site Photographs

2107 East Joppa Road, Towson, Baltimore County, Maryland 21234



5- View Southeast from Jiffy Lube parking lot



6- View South from Ex. Western Entrance on Joppa Rd.



7- View South from Ex. Eastern Entrance on Joppa Rd.



8- View South toward rear of property

Site Photographs

2107 East Joppa Road, Towson, Baltimore County, Maryland 21234



9- View South toward rear of property



10- View along West side of Existing Building



11- View East along Southside of Existing Building



12- Ex. Menu and Order Board

Site Photographs

2107 East Joppa Road, Towson, Baltimore County, Maryland 21234



13- View along East side of Ex. Building toward Joppa Rd.



14- View South along East side of Ex. Building

Birds Eye Photographs

2107 East Joppa Road, Towson, Baltimore County, Maryland 21234



1- Facing the North



2- Facing the South

Birds Eye Photographs

2107 East Joppa Road, Towson, Baltimore County, Maryland 21234



3- Facing the East



4- Facing the West

Materials Legend

- Face Brick (Main Building)
Rubigo Red Veneer by Bottom
- Face Brick (Accent)
Modular Material Blend A by Bottom
- EIFS Arcade
BM 2122-70 "Snow White"
- Awnings (Metal)
Parkline 123C/108C
- Glazing (Windows & Storefront)
1" Insulated Clear Glass
- Aluminum Trills (Prefinished)
- Metal (Coping)



FRONT ELEVATION
(Faces Joppa Road)



REAR ELEVATION



NON DRIVE-THRU SIDE ELEVATION



DRIVE-THRU SIDE ELEVATION

Proposed McDonald's Rebuild
2107 Joppa Road, Baltimore, MD

ALL-STATE LEGAL®

EXHIBIT

3



Artist rendering of building likeness. Actual building may vary.



Artist rendering. Actual building may vary.



2116 York Road
Timonium



502 Reistersown Road
Pikesville



2222 Dundalk Avenue, Dundalk



2222 Dundalk Avenue
Dundalk





Robert Charles Goldman
215 Saint Dunstons Road
Baltimore, Maryland 21212

Education

Bachelor of Architecture 1972 - University of Maryland, College Park

Licenses & Certifications

Member National Council of Architectural Registration Board - 1988

States of Registration:

Connecticut	Maine	Nevada
Delaware	Maryland	North Carolina
District of Columbia	Massachusetts	Ohio
Florida	New Hampshire	Pennsylvania
Georgia	New Jersey	Rhode Island
Illinois	New York	South Carolina
		Virginia

Professional Experience

1981 - Present

President - The Chesapeake Design Group Architects, Incorporated. In charge of all aspects regarding the operations and management of the firm. Managed client contact, design issues, code interpretations, contract administration, etc. Managed the growth of the company from a small local architectural firm servicing only local clients, to a medium sized firm providing service to a large number of national corporations needing services throughout the country. Converted the internal operations based on traditional manual design and drafting techniques to a highly sophisticated computerized system.

1976 - 1981

Partner - Chesapeake Design Group. One of the original founding partners, consolidating Robert Goldman and Associates with Roger K. Lewis and Associates.

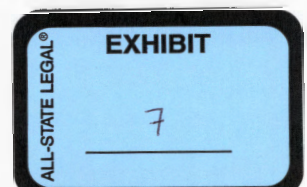
1974-1976

Owner - Robert Goldman and Associates. Primarily provided design services for numerous residential projects in Maryland.

1972-1974

Employed - Robert Bell, RA Involved in design and construction of residential projects in Washington DC.

The Chesapeake Design Group, Architects
611 N. Eutaw Street Suite 300 Baltimore, MD 21201
Telephone 410.837.3622 Fax 410.837.3621





IN RE: PETITION FOR SPECIAL HEARING

S/east side of East Joppa Road,
850 feet s/west of c/line of
Old Harford Road
(2107 E. Joppa Road)

9th Election District
5th Council District

McDonald's Corporation,
Petitioner

*

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BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2011-0123-SPHA

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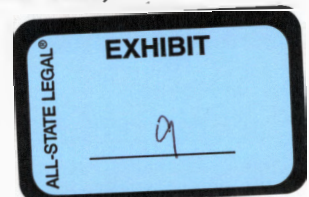
MEMORANDUM OF LAW IN SUPPORT OF
PETITION FOR SPECIAL HEARING

This case involves the classification of Roof Cap Elements ("RCEs") on a new McDonald's restaurant under the Baltimore County Zoning Regulations ("BCZR"). McDonald's Corporation ("McDonald's" or "Petitioner"), by its undersigned counsel, hereby submits this Memorandum of Law in support of its Petition for Special Hearing regarding the RCEs to be located on the new restaurant at 2107 E. Joppa Road (the "Property"). As set forth in more detail below, the RCEs are architectural features of the building and are not "signs" within the meaning of the BCZR.

FACTUAL BACKGROUND

McDonald's owns the real property known as 2107 E. Joppa Road, a 75,794 sq. ft. (1.74 acres) parcel located in the B.L. Zoning District. The Property is improved with an existing, 4,864-sq. ft. restaurant, which McDonald's proposes to demolish and replace with a new restaurant in approximately the same location. The new restaurant will be 4,384 sq. ft. and will provide 71 parking spaces.

The proposed new McDonald's restaurant will conform to McDonald's current design standards for new restaurants, which incorporate modern features including a more neutral color palette and a more contemporary look. The new design replaces the traditional mansard roof and the "plastic" appearance of older McDonald's restaurants, and incorporates many "green" building features, including a high-efficiency HVAC system, a thermoplastic polyolefin roof,





BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 2107 E. JOPPA ROAD

December 22, 2010

INTRODUCTION

- McDonald's proposes to demolish and rebuild the existing McDonald's restaurant located at 2107 E. Joppa Road.
- The proposed new restaurant will incorporate McDonald's new design standards and will be similar to the restaurants that were recently built at 502 Reisterstown Road and 2116 York Road and approved for 2222 Dundalk Avenue and 6650 Security Boulevard.
- The new restaurant will include McDonald's standard signage package, which requires certain variances to the Baltimore County Zoning Regulations.
- When we filed our Petition for Variance, however, the Zoning Office advised us that it was necessary for the Zoning Commissioner to confirm that the Roof Cap Elements (RCEs) are not "signs" within the meaning of the BCZR.
- Accordingly, we have filed this Petition for Special Hearing to confirm that the RCEs constitute architectural features of the building and not "signs."
 - The outcome of this Special Hearing will determine the variances that are necessary for the standard signage package.

LEE MAY – TESTIMONY

Name: Lee May

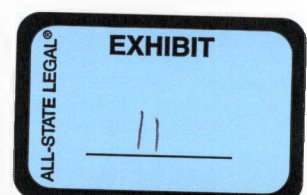
Address:

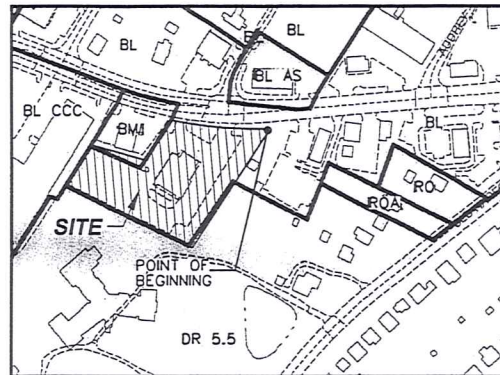
Employer, employer's address: McDonald's Corporation
6903 Rockledge Drive, Ste. 1100
Bethesda, MD 20817

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? 2107 E. Joppa Road





ZONING MAP
SCALE: 1" = 200'
(MAP: 071A2)



JAMES T. SMITH, JR.
County Executive
March 1, 2010
TIMOTHY M. KOTKOWSKI, Director
Department of Permits and
Development Management

BALTIMORE LAND DESIGN GROUP, INC.
222 Schilling Circle
Suite 105
Hunt Valley, Maryland 21039
Attention: Vitek Zarski, Project Manager

RE: Zoning Verification for 2107 Joppa Road
Maryland State Tax Account # 0923154700
9th Election District

Dear Mr. Zarski:

Your letter to the Director of Permits and Development Management has been referred to me for
reply. Based on the information contained in the BCZM (Baltimore County Zoning Map) and
research of the available records the following has been determined:

The property known as 2107 Joppa Road currently zoned B.L. (Business, Local) as per the official
Baltimore County Zoning Map 071A2 (copy of map enclosed). The uses permitted in a B.L. zone can be
found online at our website www.baltimorecountymd.gov, in Section 230 of the BCZM.

The number of the required stacking spaces for a fast food restaurant with a drive-through is based
upon the number of "service stations" not on the number of menu boards. Therefore, per "BCZM", Section
409.10, there must be a total of seven (7) stacking spaces provided. (3) spaces must be provided behind the
prime menu board. However, please note: only two (2) menu/pre-order boards are permitted on site as a
matter of right, any additional menu/pre-order boards would require a variance.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL
OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT
IDEALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS,
OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING
OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR
ANY INTERPRETATION THEREOF.

Should you have any additional questions, please feel free to call our office at 410-887-3391.

Sincerely,
Leonard Wasilewski
Leonard Wasilewski, Planner II
Zoning Review

09-1760.W

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone: 410-887-3391 | Fax: 410-887-3043
www.baltimorecountymd.gov

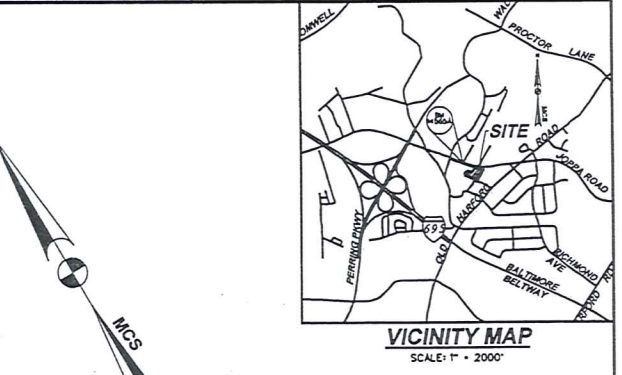
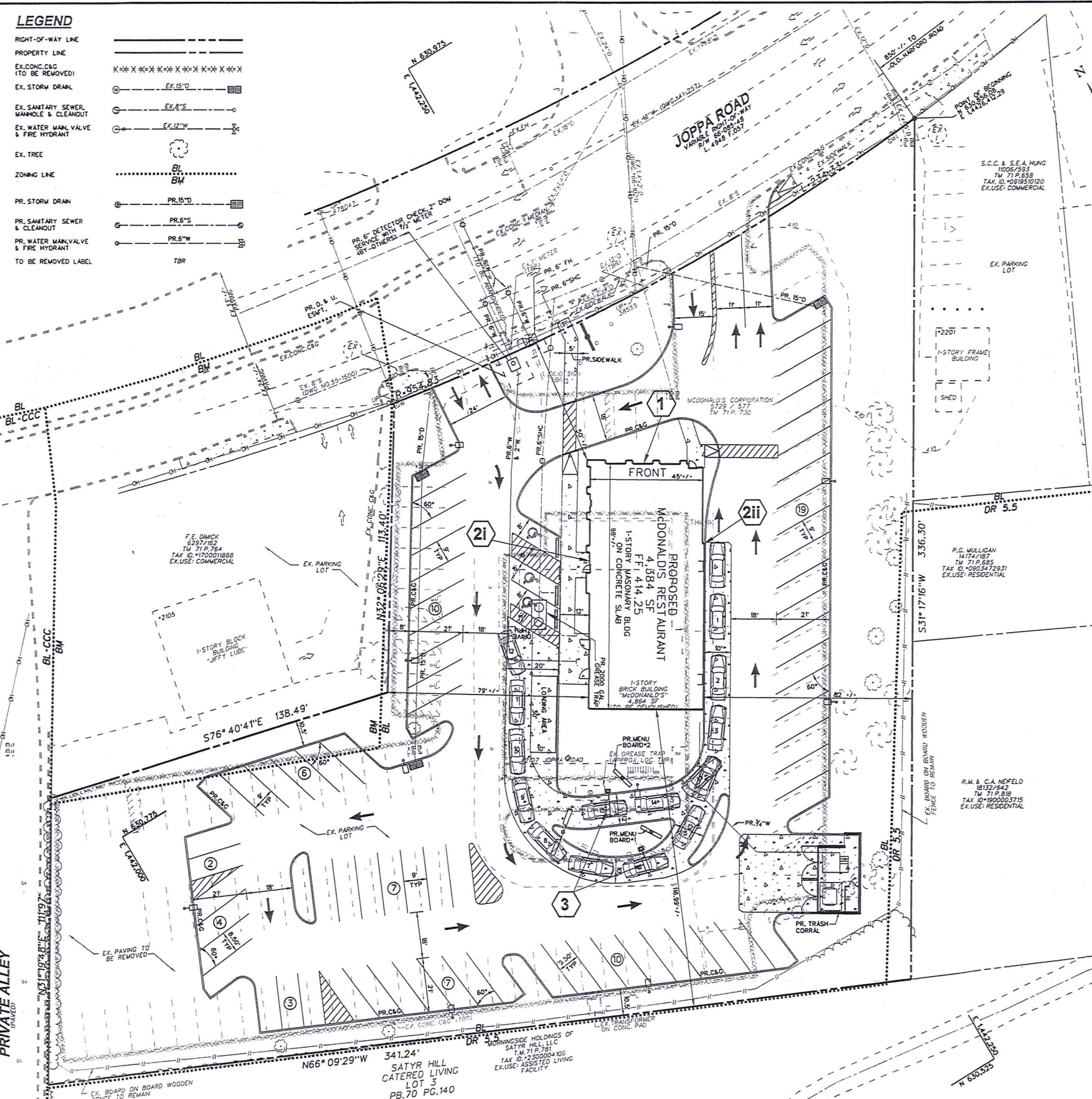
SPECIAL HEARING REQUEST

1. TO DETERMINE WHETHER THE THREE (3) ROOF CAP ELEMENTS (RCE) AND
THE CANOPY OVER THE DRIVE-THRU LANE SHOWN ON THE PLAN TO
ACCOMPANY PETITION FOR SPECIAL HEARING (THE "DRIVE-THRU CANOPY")
CONSTITUTE ARCHITECTURAL FEATURES OF THE PROPOSED McDONALD'S
RESTAURANT OR "SIGNS" UNDER THE BALTIMORE COUNTY ZONING REGULATIONS.
2. IF THE ZONING COMMISSIONER DETERMINES THAT THE THREE (3) RCE
CONSTITUTE SIGNS UNDER THE BALTIMORE COUNTY ZONING REGULATIONS,
AN ADDITIONAL SPECIAL HEARING IS REQUESTED TO APPROVE A ROOF
SIGN (RCE #20)

1 DENOTES LOCATION OF ROOF CAP ELEMENTS (RCE)
AND DRIVE-THRU CANOPY

NOTE:
THIS PLAN 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 21039
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA

1. SITE AREA: 75,794 SF OR 1.74 AC
2. OWNER: McDONALD'S CORPORATION
19-0158
P.O. BOX 182571
COLUMBUS, OHIO 43218-2571
3. TAX MAP REFERENCES:
TAX ACCT. # 0923154700
MAP: 7th GRID: 141 PARCEL: 730
4. DEED REFERENCES: 5729 / 577
5. ELECTION DISTRICT: 9th COUNCILMANIC DISTRICT: 5
6. EXISTING ZONING: B.L. & DR.5.5 (MAP: 071A2)
7. EXISTING USE: McDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: McDONALD'S RESTAURANT
8. CENSUS TRACT: 49701.49800
WATER SERVICE AREA: TOWSON FOURTH ZONE
SEWER SHED: 18
TRANSPORTATION ZONE: 0590, 0594
ZIP CODE: 21234
WATER SHED: BRD RIVER
9. MINIMUM SETBACK REQUIREMENTS (BL ZONE):
FRONT: 10 FT OR AVERAGE OF FRONT YARDS ON ADJACENT
PROPERTIES.
SIDE: 10 FT AND OUTLINED IN BCZR 232.2
REAR: 20 FT AND AS OUTLINED IN BCZR 232.3
10. BUILDING HEIGHT:
PROPOSED: 20 FT
11. FLOOR AREA RATIO:
MAX. PERMITTED: 3.0
GROSS SITE AREA:
PROPOSED: 4,384 SF / 82,825 SF = 0.05
12. ADJ.:
550 / 1,000 SF GROSS LEASABLE AREA -
1050 = 4,384 SF / 2,412 DAILY TRIPS
13. LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY
LANDSCAPE MANUAL.
14. STORM WATER MANAGEMENT:
THIS SITE IS A RE-DEVELOPMENT. THE STORM WATER MANAGEMENT REQUIREMENTS
STIPULATE THAT THE SITE IMPERVIOUS AREA NEEDS TO BE REDUCED BY A MINIMUM
OF 20% THE COMPUTATIONS BASED ON OUR LIMIT OF DISTURBANCE (53,869 SF)
REFLECT A 14.1% REDUCTION IN IMPERVIOUS AREAS. REQUEST TO PAY FEE-IN-LIEU
FOR THE DIFFERENCE IN TREATABLE IMPERVIOUS AREA WAS GRANTED BY
BALTIMORE COUNTY ON MAY 6, 2010.
15. THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
16. PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
17. THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, ARCHEOLOGICAL
SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
18. SIMPLIFIED FOREST STAND DELINEATION (FSD), FOREST CONSERVATION
WORKSHEET (FCW), FOREST CONSERVATION PLAN (FCP) AND REQUEST TO
PURCHASE 0.5 ACRES OF CREDIT IN A DEPRM-APPROVED OFFSITE FOREST
CONSERVATION FOREST RETENTION BANK IN-LIEU OF PLANTING WAS
APPROVED BY ENVIRONMENTAL IMPACT REVIEW (EIR) ON JUNE 28, 2010.
19. ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.P. AND ALL SIGN
POLICIES, UNLESS APPROVED OTHERWISE BY BALTIMORE COUNTY.
20. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
21. FLOOD MAP INFORMATION:
PREMISES IS SHOWN AS ZONE X1 AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN ON NATIONAL FLOOD INSURANCE
PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY,
MARYLAND COMMUNITY PANEL NO. 270 OF 550, MAP NO. 240100270F,
MAP REVISED 9/25/08.
22. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
23. LIGHTING SHALL BE ERRECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL
AREAS AND PUBLIC ROADS.
24. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PREPARED
BY BOKER ENGINEERING, DATED NOVEMBER 02, 2009.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
4,384 SF @ 16 PS / 1,000 SF = 71 P.S.
PARKING SPACES PROVIDED: 71 P.S. (INCL. 3 HOCP)

DEVELOPMENT APPROVALS

1. LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8) WAS
APPROVED BY DRC ON MARCH 15, 2010, DRC #021610A.

DESIGN & DRAWINGS ARE
BASED ON M.C.S. GRID & DATUM
NAD 83/91
VERT: NAVD 83

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING
McDONALD'S RESTAURANT
SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION DISTRICT 9, CS
DATE: SEPTEMBER, 2010

DRAWING NO.
SH-1
SHEET 1 OF 2

PROFESSIONAL CERTIFICATION

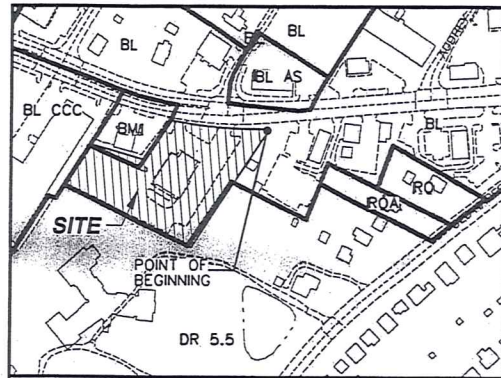
HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED
BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION
DATE: JUNE 9, 2012.

OWNER
McDONALD'S CORPORATION
PO BOX 182571
COLUMBUS OHIO 43218

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

DATE	ITEM

ALL-STATE LEGAL®
EXHIBIT
2



ZONING MAP
(MAP: 071 A2)
SCALE: 1" = 200'



JAMES T. SMITH, JR.
County Executive

March 1, 2010

TIMOTHY M. KOTROCKO, Director
Department of Permits and Development Management

BALTIMORE LAND DESIGN GROUP, INC.
222 SCHILLING CIRCLE
SUITE 105
HUNT VALLEY, MARYLAND 21096
Attention: Vajek Zaraki, Project Manager

RE: Zoning Verification for 2107 Joppa Road
Maryland State Tax Account # 0923154700
9th Election District

Dear Mr. Zaraki:

Your letter to the Director of Permits and Development Management has been referred to me for reply. Based on the information contained in the DCZR (Baltimore County Zoning Regulations) and research of the available records the following has been determined:

The property known as 2107 Joppa Road currently zoned B.L. (Business, Local) as per the official Baltimore County Zoning Map 071A2 (copy of map enclosed). The uses permitted in a B.L. zone can be found online at our website www.baltimorecountymd.gov in Section 230 of the DCZR.

The number of the required stacking spaces for a fast food restaurant with a drive-through is based upon the number of "service stations" not on the number of menu boards. Therefore, per "DCZR", Section 409.10, there must be a total of seven (7) stacking spaces provided. (5) spaces must be provided behind the prime menu board. However, please note: only two (2) menu/pre-order boards are permitted on site as a matter of right, any additional menu/pre-order boards would require a variance.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Should you have any additional questions, please feel free to call our office at 410-887-3391.

Sincerely,

Leonard Wasilowski, Planner II
Zoning Review

09-1790.W

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3045
www.baltimorecountymd.gov

ZONING VARIANCE REQUESTS

- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b) (V) OF THE BCZR TO PERMIT A FREE-STANDING ENTERPRISE SIGN HAVING A FACE OF 94 SF IN LIEU OF THE PERMITTED 75 SF. (SIGN #1)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b) (V) OF THE BCZR TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #2)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b) (V) OF THE BCZR TO PERMIT A DIRECTIONAL SIGN OF 9.71 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #3)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b) (V) OF THE BCZR TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (SIGN #4)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b) (V) OF THE BCZR TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (SIGN #5)
- VARIANCE FROM SECTION 450.5.3.3 OF THE BCZR TO PERMIT ERECTION OF THE SIGN ABOVE THE FACE OF THE CANOPY. (SIGN #6)

NOTE:
THIS PLAN 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 21096
PHONE: 410.229.9851 • FAX: 410.229.9855 • BLDG@BLDGINC.COM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20248, EXPIRATION DATE: JUNE 9, 2012.

OWNER
McDONALD'S CORPORATION
PO BOX 182571
COLUMBUS OHIO 43218

DEVELOPER / APPLICANT
McDONALD'S USA, LLC
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

SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

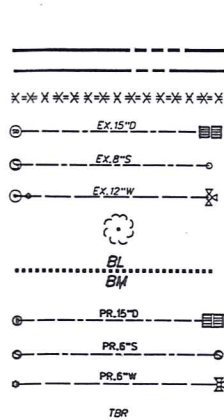
DRAWING NO.

V-1

SHEET 1 OF 2

LEGEND

- RIGHT-OF-WAY LINE
PROPERTY LINE
EX. CONC. C&G (TO BE REMOVED)
EX. STORM DRAIN
EX. SANITARY SEWER, MANHOLE & CLEANOUT
EX. WATER MAIN, VALVE & FIRE HYDRANT
EX. TREE
ZONING LINE
PR. STORM DRAIN
PR. SANITARY SEWER & CLEANOUT
PR. WATER MAIN, VALVE & FIRE HYDRANT
TO BE REMOVED LABEL



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA

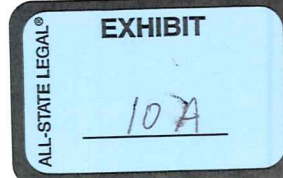
- SITE AREA = 75,794 SF OR 1.74AC
- OWNER: McDONALD'S CORPORATION
19-0138
P.O. BOX 182571
COLUMBUS, OHIO 43218-2571
- TAX MAP REFERENCES:
TAX ACCT. # 0923154700
MAP: 71 GRD: 141 PARCEL: 730
- DEED REFERENCES: 5729 / 577
- ELECTION DISTRICT: 9 COUNCILMANIC DISTRICT: 5
- EXISTING ZONING: BL, BM & DR 5.5 (MAP: 071A2)
- EXISTING USE: McDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: McDONALD'S RESTAURANT
- CENSUS TRACT: 491701, 491800
WATER SERVICE AREA: TOWSON FOURTH ZONE
TRANSPORTATION ZONE: 0590, 0594
ZIP CODE: 21234
WATER SHED: BRD RIVER
- MINIMUM SETBACK REQUIREMENTS (BL ZONE):
FRONT: 10 FT OR AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES.
SIDE: 10 FT AND AS OUTLINED IN BCZR 232.2
REAR: 20 FT AND AS OUTLINED IN BCZR 232.3
- BUILDING HEIGHT:
PROPOSED: 20 FT
- FLOOR AREA RATIO:
MAX. PERMITTED: 2.0
GROSS SITE AREA:
PROPOSED: 4,384 SF / 82,825 SF = 0.05
- ADT:
550 / 1,000 SF GROSS LEASABLE AREA -
(550 ÷ 4,384 SF) = 2.412 DAILY TRIPS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL
- STORM WATER MANAGEMENT:
THIS SITE IS A RE-DEVELOPMENT. THE STORM WATER MANAGEMENT REQUIREMENTS STIPULATE THAT THE SITE IMPERVIOUS AREA NEEDS TO BE REDUCED BY A MAXIMUM OF 20%. THE COMPUTATIONS BASED ON OUR LIMIT OF DISTURBANCE (53,869 SF) REFLECT A 14.1% REDUCTION IN IMPERVIOUS AREAS. REQUEST TO PAY FEE-IN-LIEU FOR THE DIFFERENCE IN TREATABLE IMPERVIOUS AREA WAS GRANTED BY BALTIMORE COUNTY ON MAY 6, 2010.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- SIMPLIFIED FOREST STAND DELINEATION (FSD), FOREST CONSERVATION WORKSHEET (FCW), FOREST CONSERVATION PLAN (FCP) AND REQUEST TO PURCHASE 0.3 ACRES OF CREDIT IN A DEPRIV APPROVED OFFSITE FOREST CONSERVATION FOREST RETENTION BANK IN-LIEU OF PLANTING WAS APPROVED BY ENVIRONMENTAL IMPACT REVIEW (EIR) ON JUNE 28, 2010.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES, UNLESS APPROVED OTHERWISE BY BALTIMORE COUNTY.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN AS ZONE X1 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND COMMUNITY PANEL NO. 270 OF 530, MAP NO. 2400100270F, MAP REVISED 9/26/08.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERRECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY BOKER ENGINEERING, DATED NOVEMBER 02, 2009.

PARKING REQUIREMENTS

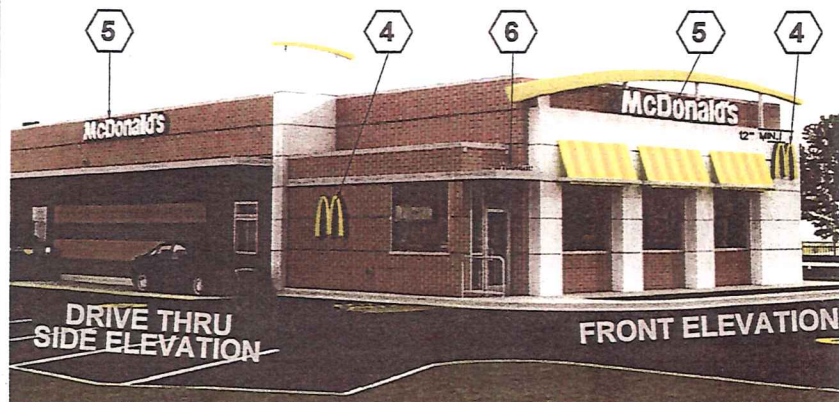
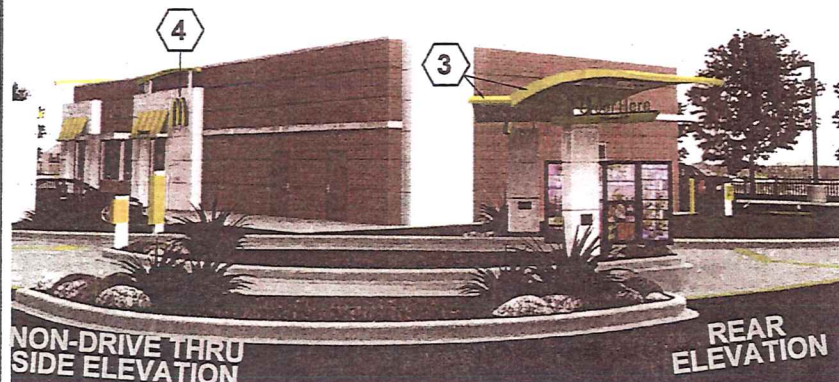
PARKING SPACES REQUIRED:
4,384 SF @ 15 PS / 1,000 SF = 71 P.S.
PARKING SPACES PROVIDED: 71 PS (INCL. 3 MOCP)

DEVELOPMENT APPROVALS

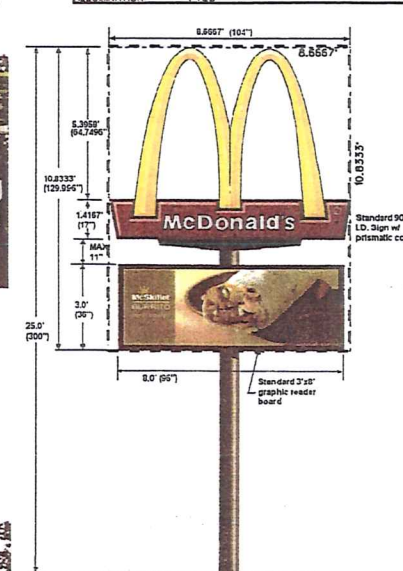
- LIMITED EXEMPTION UNDER SECTION 32-4.106(b)(1)(B) WAS APPROVED BY DRC ON MARCH 15, 2010, DRC #021610A.



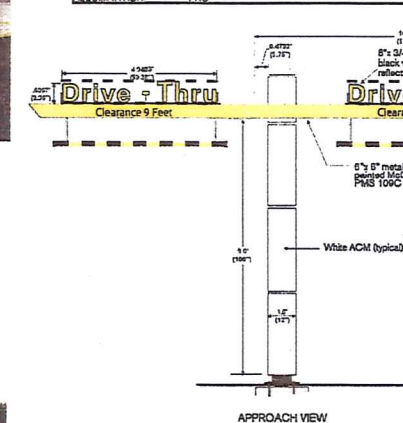
DESIGN & DRAWINGS ARE
BASED ON M.C.S. GRID & DATUM
NAD83/NA83/91
VERT: NAVD 83



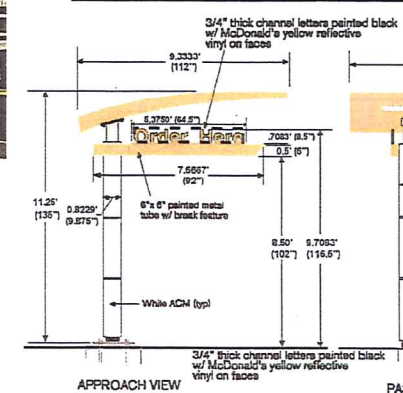
1	90-40 PYLON ROAD SIGN
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	10.855' x 8.667' = 93.890 SF
QUANTITY:	1
HEIGHT:	25 FT.
ILLUMINATION:	YES



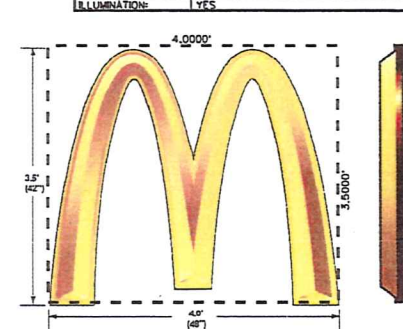
2	DOUBLE WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	2 x 0.696' x 4.948' = 6.89505 SF
QUANTITY:	1
HEIGHT:	10.696 FT.
ILLUMINATION:	NO



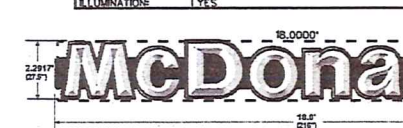
3	DRIVE-THRU TWIN POLE CANOPY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	5.750' x 0.708' = 3.8000 SF
QUANTITY:	2
HEIGHT:	9.708 FT.
ILLUMINATION:	NO



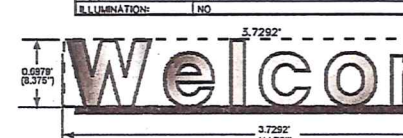
4	42" ILLUMINATED ARCH LOGO
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	4.000' x 3.500' = 14.0000 SF
QUANTITY:	3
HEIGHT:	N/A
ILLUMINATION:	YES



5	UNIBODY ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.000' x 2.291' = 41.2505 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES



6	WELCOME LETTERS
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	CANOPY
FACE AREA:	3.729' x 0.697' = 2.5926 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



SIGNAGE DATA

I. ENTERPRISE SIGN ON THE BUILDING FACADES

- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 45.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 45.0' x 90.0' SF
 - AREA / FACE PROPOSED: SIGN #5 = 41.2505 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2505 SF < 90.0 SF
- NON-DRIVE-THRU FACADE (LENGTH = 98.0')
- MAXIMUM AREA / FACE ALLOWED: 2 x 98.0' x 196.0 SF
- AREA / FACE PROPOSED: SIGN #4 = 14.0000 SF
- TOTAL = 14.0000 SF < 196.0 SF

II. ENTERPRISE FREESTANDING SIGN (SIGN #1)

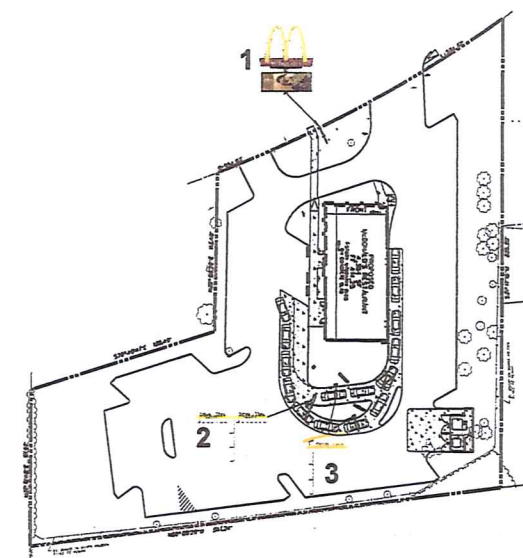
- MAX. AREA / FACE ALLOWED: 75 SF
- MAX. AREA / FACE PROPOSED: 93.890 SF
- AREA / FACE OF EXISTING SIGN TO BE REMOVED: 140 SF +/-
- MAX. HEIGHT ALLOWED: 25 SF
- MAX. HEIGHT PROPOSED: 25 SF
- MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
- NUMBER OF PROPOSED SIGNS: 1 PER PREMISE

III. DIRECTIONAL SIGNS ON THE BUILDING FACADES

- MAX. AREA / FACE ALLOWED = 8 SF / SIGN
- AREA / FACE PROPOSED: SIGN #6 = 2.59 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
- STRUCTURAL TYPE PROPOSED: SIGN #6 = CANOPY

IV. DIRECTIONAL FREESTANDING SIGNS

- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED: SIGN #2 = 6.8950 SF < 8 SF ALLOWED
- SIGN #3 = 3.8000 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
- STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #2, 3)
- MAX. HEIGHT ALLOWED: 8 FT
- MAX. HEIGHT PROPOSED: SIGN #2 = 10.70 FT
- SIGN #3 = 9.71 FT



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@BLDGNC.COM

PROFESSIONAL CERTIFICATION

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, 2012.

OWNER

McDONALD'S CORPORATION

PO BOX 182571
COLUMBUS OHIO 43218

DEVELOPER / APPLICANT

McDONALD'S USA, LLC

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

SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

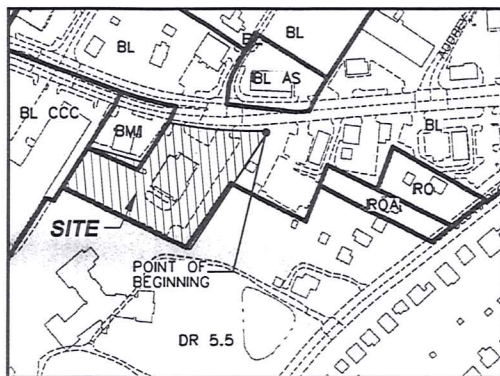
BALTIMORE COUNTY, MARYLAND
SCALE: NOT TO SCALE

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

V-2

SHEET 2 OF 2



ZONING MAP
(MAP-071A2)
SCALE: 1" = 200'



BALTIMORE COUNTY
MARYLAND

JAMST SMITH, JR.
County Executive

BALTIMORE LAND DESIGN GROUP, INC.
222 SCHILLING CIRCLE
Suite 102
Hunt Valley, Maryland 21093
Attention: Vales Zarski, Project Manager

RE: Zoning Verification for 2107 Joppa Road
Maryland State Tax Account # 0923154700
9th Election District

Dear Mr. Zarski:

Your letter to the Director of Permits and Development Management has been referred to me for reply. Based on the information contained in the BCZR (Baltimore County Zoning Regulations) and research of the available records the following has been determined:

The property known as 2107 Joppa Road currently zoned B.L. (Business, Local) as per the official Baltimore County Zoning Map (071A2) (copy of map enclosed). The use permitted in a B.L. zone can be found online at our website www.baltimorecountymd.gov, in Section 230 of the BCZR.

The number of the required stacking spaces for a fast food restaurant with a drive-through is based upon the number of "service stations" not on the number of menu boards. Therefore, per "BCZR", Section 409.10, there must be a total of seven (7) stacking spaces provided. (5) spaces must be provided behind the prime menu board. However, please note: only two (2) menu/pre-order boards are permitted on site as a matter of right; any additional menu/pre-order boards would require a variance.

THIS FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Should you have any additional questions, please feel free to call our office at 410-887-3391.

Sincerely,
[Signature]
Jordan Walewski, Planner II
Zoning Review

09-17-01.W

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone: 410-887-3391 | Fax: 410-887-3045
www.baltimorecountymd.gov

ZONING VARIANCE REQUESTS

- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(iv) OF THE BCZR TO PERMIT A FREE-STANDING ENTERPRISE SIGN HAVING A FACE OF 94 SF IN LIEU OF THE PERMITTED 75 SF. (SIGN #1)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(v) OF THE BCZR TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #2)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(vi) OF THE BCZR TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #3)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(vii) OF THE BCZR TO PERMIT 4 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGN #4, #5, #6, #7)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(viii) OF THE BCZR TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (SIGN #8)
- VARIANCE FROM SECTION 450.5.B.3.b) OF THE BCZR TO PERMIT ERECTION OF THE SIGN ABOVE THE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF THE CANOPY. (SIGN #9)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(ix) OF THE BCZR TO PERMIT 3 FREESTANDING ENTERPRISE SIGNS IN LIEU OF THE 1 PERMITTED FREESTANDING ENTERPRISE SIGN (SIGNS #1 AND TWO #6)
- VARIANCE FROM SECTION 450.5B.9 (b) OF THE BCZR TO PERMIT A WALL-MOUNTED SIGN TO EXTEND ABOVE THE EAVES OR PARAPET AT THE TOP OF THE WALL TO WHICH IT IS ATTACHED. (SIGN #7)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(x) OF THE BCZR TO PERMIT WALL-MOUNTED ENTERPRISE SIGN OF 218.4 SF IN LIEU OF THE PERMITTED 90 SF. (SIGN #7)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(xi) OF THE BCZR TO PERMIT WALL-MOUNTED ENTERPRISE SIGN OF 218.4 SF IN LIEU OF THE PERMITTED 150 SF (SIGN #7)

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

BLDG

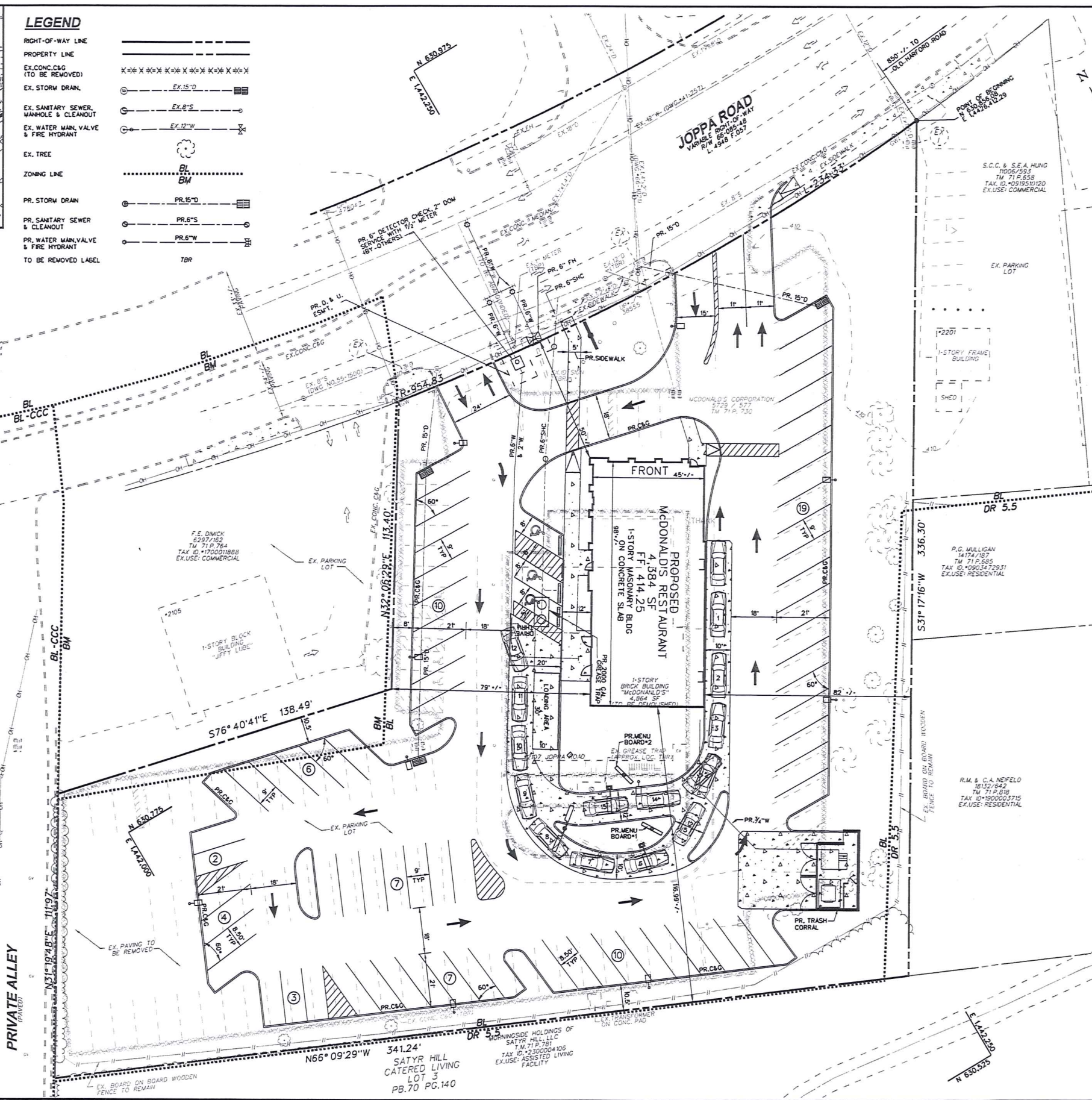
Baltimore Land Design Group Inc.
Consulting Engineers

222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21093
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
EX. CONC. C&G (TO BE REMOVED)
EX. STORM DRAIN
EX. SANITARY SEWER, MANHOLE & CLEANOUT
EX. WATER MAIN, VALVE & FIRE HYDRANT
EX. TREE
ZONING LINE
PR. STORM DRAIN
PR. SANITARY SEWER & CLEANOUT
PR. WATER MAIN, VALVE & FIRE HYDRANT
TO BE REMOVED LABEL

EX. 15" D
EX. 8" S
EX. 12" W
BL
BM
PR. 15" D
PR. 6" S
PR. 6" W
TBR



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA

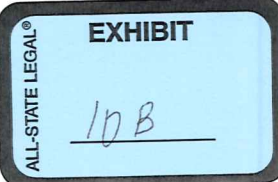
- SITE AREA = 75,794 SF OR 1.74AC
- OWNER: MCDONALD'S CORPORATION
P.O. BOX 182571
COLUMBUS, OHIO 43218-2571
- TAX MAP REFERENCES:
TAX ACCT: 002164700
MAP: 71 GRID: 141 PARCEL: 730
- DEED REFERENCES: 5729 / 577
- ELECTION DISTRICT: 9; COUNCILMANIC DISTRICT: 5
- EXISTING ZONING: BL & DR 5.5 (MAP-071A2)
- EXISTING USE: MCDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: MCDONALD'S RESTAURANT
- CENSUS TRACT: 49701.49100
WATER SERVICE AREA: TOWSON FOURTH ZONE
SEWER SHED: 18
TRANSPORTATION ZONE: 0590, 0594
ZIP CODE: 21234
WATER SHED: BRD RIVER
- MINIMUM SETBACK REQUIREMENTS (BL ZONE):
FRONT: 10 FT OR AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES.
SIDE: 10 FT AND AS OUTLINED IN BCZR 232.2
REAR: 20 FT AND AS OUTLINED IN BCZR 232.3
- BUILDING HEIGHT:
PROPOSED: 20 FT
- FLOOR AREA RATIO:
MAX. PERMITTED: 5.0
GROSS SITE AREA:
PROPOSED: 4,384 SF / 82,825 SF = 0.05
- ADT:
550 / 1,000 SF GROSS LEASABLE AREA -
(550 x 4,384 SF) = 2,412 DAILY TRIPS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
- STORM WATER MANAGEMENT:
THIS SITE IS A RE-DEVELOPMENT. THE STORM WATER MANAGEMENT REQUIREMENTS STIPULATE THAT THE SITE IMPERVIOUS AREA NEEDS TO BE REDUCED BY A MINIMUM OF 20% THE COMPUTATIONS BASED ON OUR LIMIT OF DISTURBANCE (53,869 SF) REFLECT A 14.1% REDUCTION IN IMPERVIOUS AREAS. REQUEST TO PAY FEE-IN-LIEU FOR THE DIFFERENCE IN TREATABLE IMPERVIOUS AREA WAS GRANTED BY BALTIMORE COUNTY ON MAY 6, 2010.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- SIMPLIFIED FOREST STAND DELINEATION (FSD), FOREST CONSERVATION WORKSHEET (FCW), FOREST CONSERVATION PLAN (FCP) AND REQUEST TO PURCHASE 0.5 ACRES OF CREDIT IN A DEPRM-APPROVED OFFSITE FOREST CONSERVATION FOREST RETENTION BANK IN LIEU OF PLANTING WAS APPROVED BY ENVIRONMENTAL IMPACT REVIEW (EIR) ON JUNE 28, 2010.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES, UNLESS APPROVED OTHERWISE BY BALTIMORE COUNTY.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN AS ZONE X1 AREAS DETERMINED TO BE OUTSIDE THE 0.22 ANNUAL CHANCE FLOODPLAIN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND COMMUNITY PANEL NO. 270 OF 530, MAP NO. 240100270F, MAP REVISED 9/26/08.
- 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 BOKER ENGINEERING, DATED NOVEMBER 02, 2009.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
4,384 SF @ 16 SF / 1,000 SF = 71 P.S.
PARKING SPACES PROVIDED: 71PS (INCL. 5 HCP)

DEVELOPMENT APPROVALS

- LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(1)(B) WAS APPROVED BY DRC ON MARCH 15, 2010, DRC #021610A.



DESIGN & DRAWINGS ARE
BASED ON NCS GRID & DATUM
HORIZ. NAD 83/91
VERT. NAVD 83

PLAT TO ACCOMPANY ZONING PETITION

MCDONALD'S RESTAURANT

SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

V-1A

SHEET 1 OF 2

OWNER

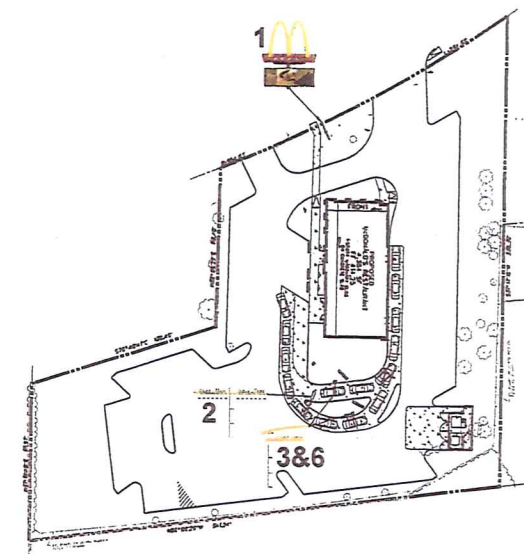
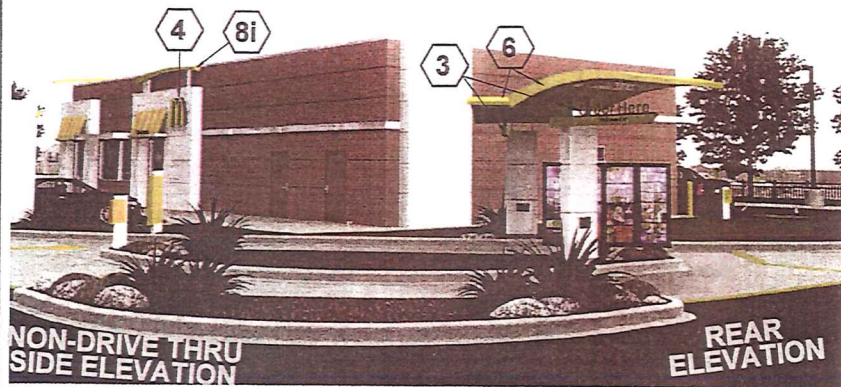
MCDONALD'S CORPORATION
PO BOX 182571
COLUMBUS OHIO 43218

DEVELOPER / APPLICANT

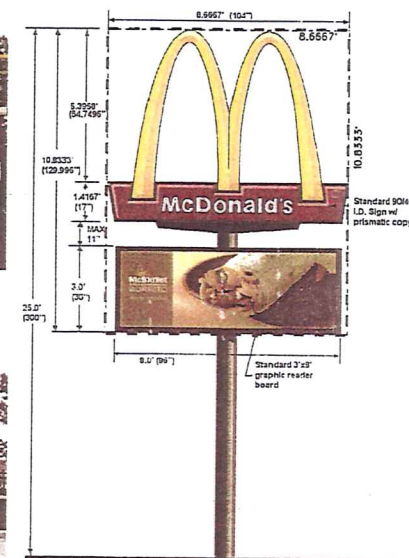
MCDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

PROFESSIONAL CERTIFICATION

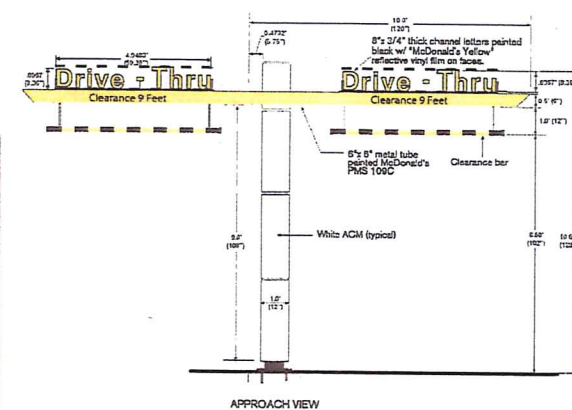
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2012.



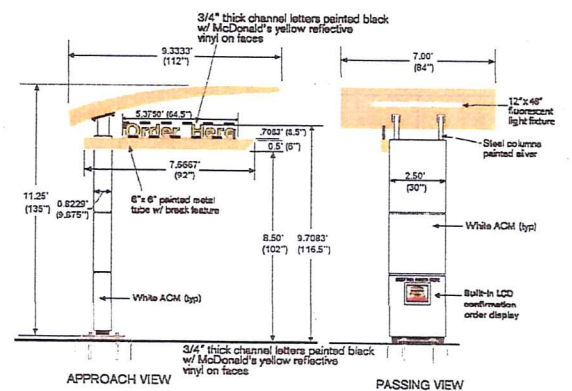
1	90-40 PYLON ROAD SIGN
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	10.833' x 8.667' = 93.889 SF
QUANTITY:	1
HEIGHT:	25 FT.
ILLUMINATION:	YES



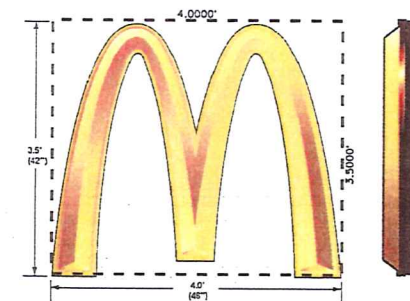
2	DOUBLE WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	2 x 0.697' x 4.948' = 6.89505 SF
QUANTITY:	1
HEIGHT:	10.697 FT.
ILLUMINATION:	NO



3	DRIVE-THRU TWIN POLE CANOPY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	5.5750' x 0.7083' = 3.8000 SF
QUANTITY:	2
HEIGHT:	9.7083 FT.
ILLUMINATION:	NO



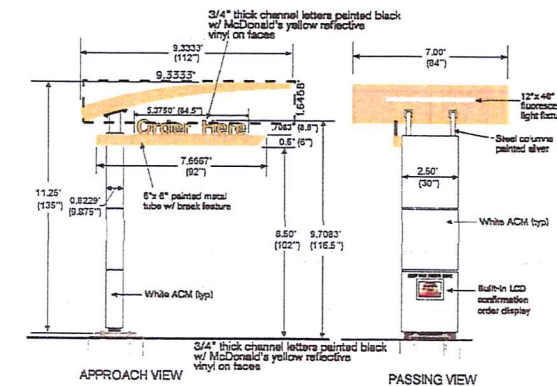
4	42' ILLUMINATED ARCH LOGO
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	4.0000' x 3.5000' = 14.0000 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES



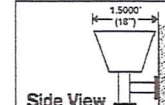
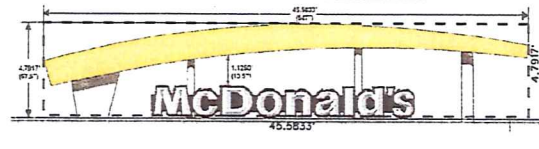
5	WELCOME LETTERS
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	CANOPY
FACE AREA:	3.7292' x 0.6979' = 2.6026 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



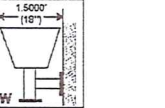
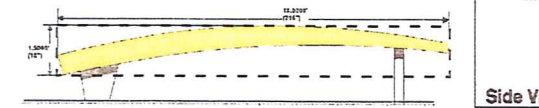
6	DRIVE-THRU TWIN POLE CANOPY
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	9.3333' x 1.6458' = 15.3607 SF
QUANTITY:	2
HEIGHT:	11.25 FT.
ILLUMINATION:	NO



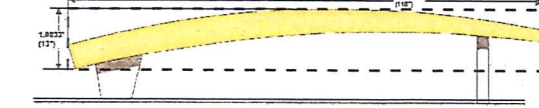
7	ROOF CAP ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	45.5833' x 4.7917' = 218.4215 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



8i	ROOF CAP ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.0000' x 1.5000' = 27.0000 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



8ii	ROOF CAP ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	ROOF-MOUNTED
FACE AREA:	9.8333' x 1.0833' = 10.6524 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



SIGNAGE DATA

I. ENTERPRISE SIGN ON THE BUILDING FACADES

- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 45.0')
MAXIMUM AREA / FACE ALLOWED: 2 = 45.0' x 90 SF
SIGN #7 = 218.4215 SF
SIGN #4 = 14.0000 SF
TOTAL = 232.4215 SF > 90.0 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 98.0')
MAXIMUM AREA / FACE ALLOWED: 2 = 98.0' x 196.0 SF
AREA / FACE PROPOSED:
SIGN #4 = 14.0000 SF
SIGN #6 = 27.0000 SF
TOTAL = 41.0000 SF < 196.0 SF

2. NUMBER OF ENTERPRISE SIGNS:

- NUMBER OF SIGNS PERMITTED:
THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
- NUMBER OF ENTERPRISE SIGNS PROPOSED:
SIGNS ON FRONT FACADE: 2 (SIGNS #7 & #4)
SIGN ON NON-DRIVE-THRU FACADE: 2 (SIGN #4 & 6)
SIGNS ON DRIVE-THRU FACADE: 0
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 4

B. ENTERPRISE FREESTANDING SIGN:

- MAX. AREA / FACE ALLOWED: 75 SF
- MAX. AREA / FACE PROPOSED:
SIGN #1 = 93.889 SF
SIGN #6 = 15.3607 SF
- AREA / FACE OF EXISTING SIGN TO BE REMOVED: 140 SF +/-
- MAX. HEIGHT ALLOWED: 25 FT
- MAX. HEIGHT PROPOSED:
SIGN #5 = 25 FT
SIGN #6 = 11.25 FT
- MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
- NUMBER OF PROPOSED SIGNS: 3 (SIGN #1 AND 2 OF #6)

II. ENTERPRISE ROOF SIGN (SIGN #6)

ALLOWED PER ZONING REGULATIONS: NO
ALLOWED IF GRANTED BY SPECIAL HEARING: YES

IV. DIRECTIONAL SIGNS ON THE BUILDING FACADES

- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED:
SIGN #5 = 2.60 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
STRUCTURAL TYPE PROPOSED:
SIGN #5 = CANOPY

IV. DIRECTIONAL FREESTANDING SIGNS

- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED:
SIGN #2 = 6.8950 SF < 8 SF ALLOWED
SIGN #3 = 3.8000 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #2, 3)
- MAX. HEIGHT ALLOWED: 6 FT
MAX. HEIGHT PROPOSED:
SIGN #2 = 10.70 FT
SIGN #3 = 9.71 FT

BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21036
PHONE: 410.229.9851 • FAX: 410.229.9865 • 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, 2012.

OWNER

McDONALD'S CORPORATION
PO BOX 182571
COLUMBUS OHIO 43218

DEVELOPER / APPLICANT

McDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-5626

DATE	ITEM

PLAT TO ACCOMPANY ZONING PETITION

McDONALD'S RESTAURANT
SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

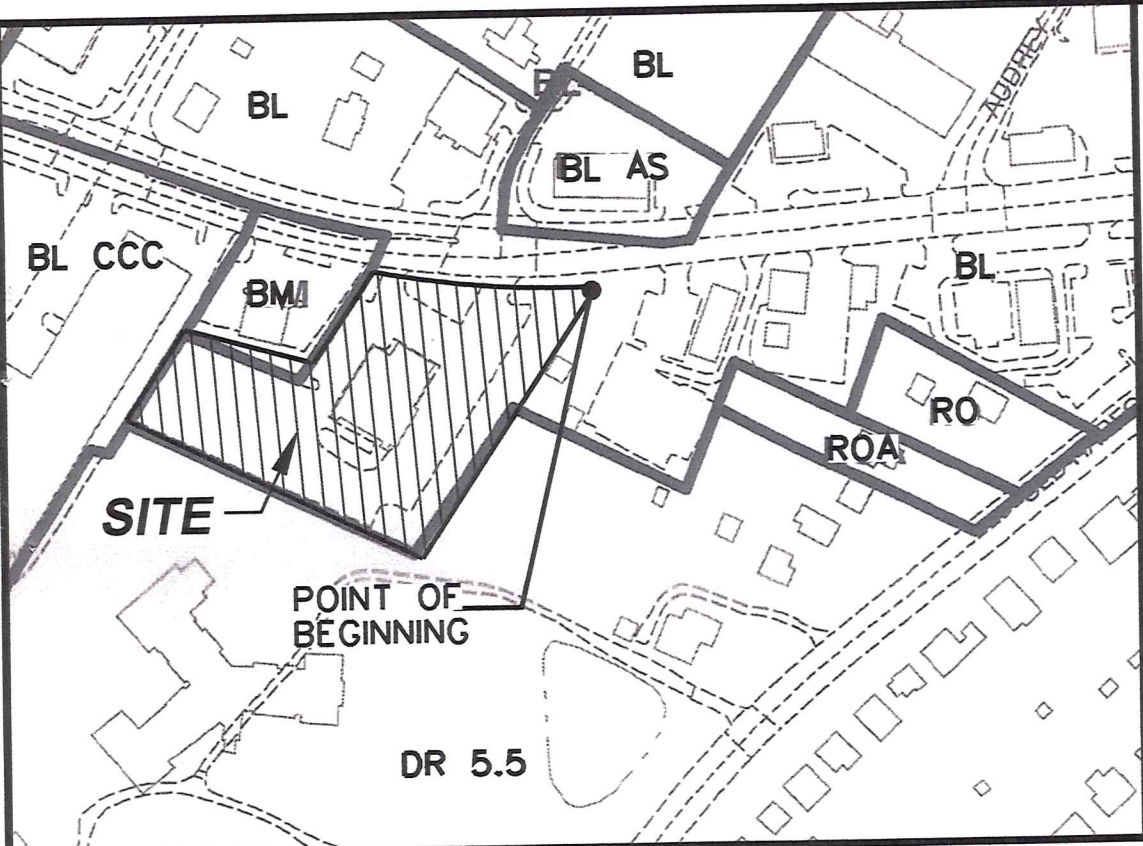
BALTIMORE COUNTY, MARYLAND
SCALE: NOT TO SCALE

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

V-2A

SHEET 2 OF 2



ZONING MAP (MAP-071 A2)
SCALE: 1" = 200'



JAMES T. SMITH, JR.
County Executive

BALTIMORE LAND DESIGN GROUP, INC.
222 Schilling Circle
Suite 105
Hunt Valley, Maryland 21030
Attention: Valak Zarski, Project Manager

RE: Zoning Verification for 2107 Joppa Road
Maryland State Tax Account # 0923154700
9th Election District

Dear Mr. Zarski:

Your letter to the Director of Permits and Development Management has been referred to me for reply. Based on the information contained in the BCZR (Baltimore County Zoning Regulations) and research of the available records the following has been determined:

The property known as 2107 Joppa Road currently zoned B.L. (Business, Local) as per the official Baltimore County Zoning Map 071A2 (copy of map enclosed). The uses permitted in a B.L. zone can be found online at our website www.baltimorecountymd.gov in Section 230 of the BCZR.

The number of the required stacking spaces for a fast food restaurant with a drive-through is based upon the number of "service stations" not on the number of menu boards. Therefore, per "BCZR", Section 409.10, there must be a total of seven (7) stacking spaces provided. (5) spaces must be provided behind the prime menu board. However, please note: only two (2) menu/pre-order boards are permitted on site as a matter of right; any additional menu/pre-order boards would require a variance.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Should you have any additional questions, please feel free to call our office at 410-887-3391.

Sincerely,

Leonard Wasilewski, Planner II
Zoning Review

09-1791.W

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

ZONING VARIANCE REQUESTS

- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b) (V) OF THE BCZR TO PERMIT A FREE-STANDING ENTERPRISE SIGN HAVING A FACE OF 94 SF IN LIEU OF THE PERMITTED 75 SF. (SIGN #1)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.3(vii) OF THE BCZR TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #2)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.3(vii) OF THE BCZR TO PERMIT A DIRECTIONAL SIGN OF 9.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #3)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(a) (v) OF THE BCZR TO PERMIT 5 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGN #4,5)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.3(iii) OF THE BCZR TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (SIGN #6)
- VARIANCE FROM SECTION 450.5.B.3.b OF THE BCZR TO PERMIT ERECTION OF THE SIGN ABOVE THE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF THE CANOPY. (SIGN #5)

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

BLDG

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Consulting Engineers

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



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McDONALD'S CORPORATION

PO BOX 182571
COLUMBUS OHIO 43218

DEVELOPER / APPLICANT

McDONALD'S USA, LLC

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

SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

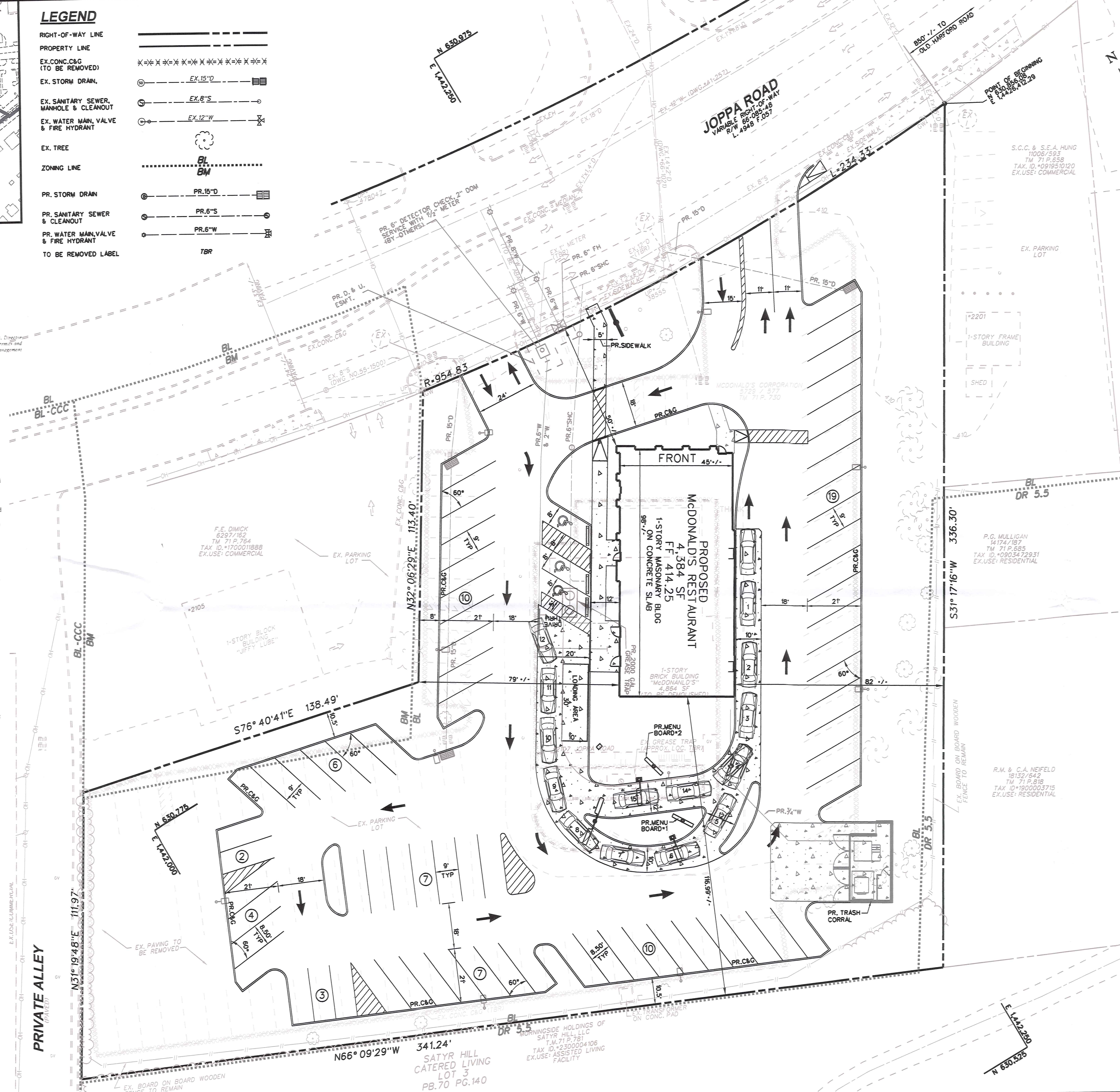
ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

V-1

SHEET 1 OF 2

LEGEND	
RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX.CONC.C&G (TO BE REMOVED)	---X---X---X---X---X---X---X---X---
EX. STORM DRAIN	---EX.15"D---
EX. SANITARY SEWER, MANHOLE & CLEANOUT	---EX.8"S---
EX. WATER MAIN, VALVE & FIRE HYDRANT	---EX.12"W---
EX. TREE	---BL---
ZONING LINE	---BL---
PR. STORM DRAIN	---PR.15"D---
PR. SANITARY SEWER & CLEANOUT	---PR.6"S---
PR. WATER MAIN, VALVE & FIRE HYDRANT	---PR.6"W---
TO BE REMOVED LABEL	TBR



SITE DATA

- SITE AREA = 75,794 SF OR 1.74 AC
- OWNER: McDONALD'S CORPORATION
P.O. BOX 182571
COLUMBUS, OHIO 43218-2571
- TAX MAP REFERENCES:
TAX ACCT. #: 0923154700
MAP: 7th GRID: 14th PARCEL: 730
- DEED REFERENCES: 5729 / 577
- ELECTION DISTRICT: 9th COUNCILMANIC DISTRICT: 5
- EXISTING ZONING: BL, BM & DR5.5 (MAP-071 A2)
- EXISTING USE: McDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: McDONALD'S RESTAURANT
- CENSUS TRACK: 491701, 491900
WATER SERVICE AREA: TOWSON FOURTH ZONE
SEWER SHED: 18
TRANSPORTATION ZONE: 0590, 0594
ZIP CODE: 21234
WATER SHED: BRD RIVER
- MINIMUM SETBACK REQUIREMENTS (BL ZONE):
FRONT: 10 FT OR AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES.
SIDE: 10 FT AND AS OUTLINED IN BCZR 232.2
REAR: 20 FT AND AS OUTLINED IN BCZR 232.3
- BUILDING HEIGHT: PROPOSED: 20 FT
- FLOOR AREA RATIO: MAX. PERMITTED: 3.0
GROSS SITE AREA: PROPOSED: 4,384 SF / 82,825 SF = 0.05
- ADT: 550 / 1,000 SF GROSS LEASABLE AREA - (550 x 4,384 SF) = 2,412 DAILY TRIPS
- LANDSCAPE REQUIREMENTS: LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
- STORM WATER MANAGEMENT: THIS SITE IS A RE-DEVELOPMENT. THE STORM WATER MANAGEMENT REQUIREMENTS STIPULATE THAT THE SITE IMPERVIOUS AREA NEEDS TO BE REDUCED BY A MINIMUM OF 20%. THE COMPUTATIONS BASED ON OUR LIMIT OF DISTURBANCE (53,869 SF) REFLECT A 14.1% REDUCTION IN IMPERVIOUS AREAS. REQUEST TO PAY FEE-IN-LIEU FOR THE DIFFERENCE IN TREATABLE IMPERVIOUS AREA WAS GRANTED BY BALTIMORE COUNTY ON MAY 6, 2010.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- SIMPLIFIED FOREST STAND DELINEATION (FSD), FOREST CONSERVATION WORKSHEET (FCW), FOREST CONSERVATION PLAN (FCP) AND REQUEST TO PURCHASE 0.3 ACRES OF CREDIT IN A DEPRM - APPROVED OFFSITE FOREST CONSERVATION FOREST RETENTION BANK IN-LIEU OF PLANTING WAS APPROVED BY ENVIRONMENTAL IMPACT REVIEW (EIR) ON JUNE 28, 2010.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES, UNLESS APPROVED OTHERWISE BY BALTIMORE COUNTY.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION: PREMISES IS SHOWN AS ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND COMMUNITY PANEL NO. 270 OF 530, MAP NO. 2400100270F, MAP REVISED 9/28/08.
- 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 BOHLER ENGINEERING, DATED NOVEMBER 02, 2009.

PARKING REQUIREMENTS

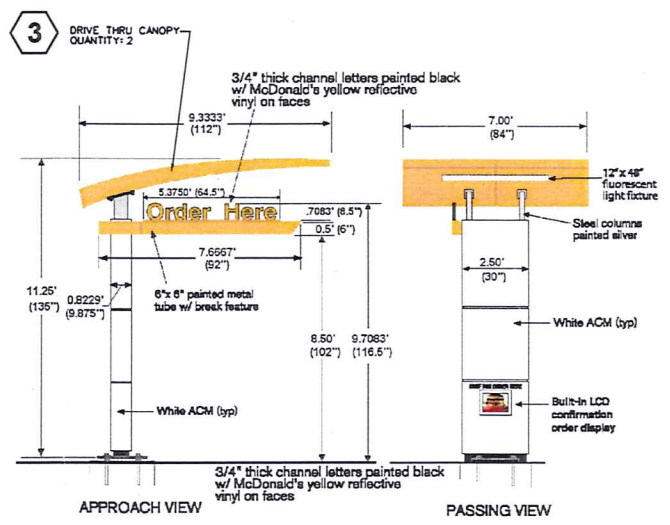
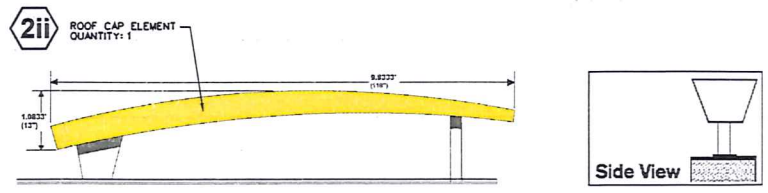
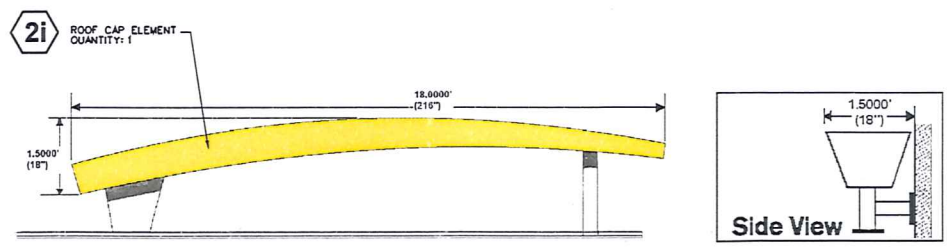
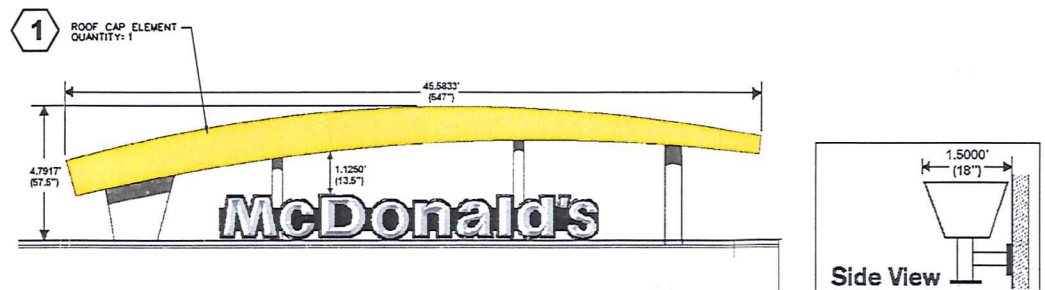
PARKING SPACES REQUIRED:
4,384 SF @ 16 PS / 1,000 SF = 71 P.S.

PARKING SPACES PROVIDED: 71 PS (INCL.3 HDCP)

DEVELOPMENT APPROVALS

1) LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(1) WAS APPROVED BY DRC ON MARCH 15, 2010, DRC #021610A.

DESIGN & DRAWINGS ARE BASED ON MGS GRID & DATUM
HORIZ: NAD 83/91
VERT: NAVD 83



ALL-STATE LEGAL®

EXHIBIT

5

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

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COLUMBUS OHIO 43218

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BALTIMORE - WASHINGTON REGION
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BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

DATE	ITEM

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING

McDONALD'S RESTAURANT

SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

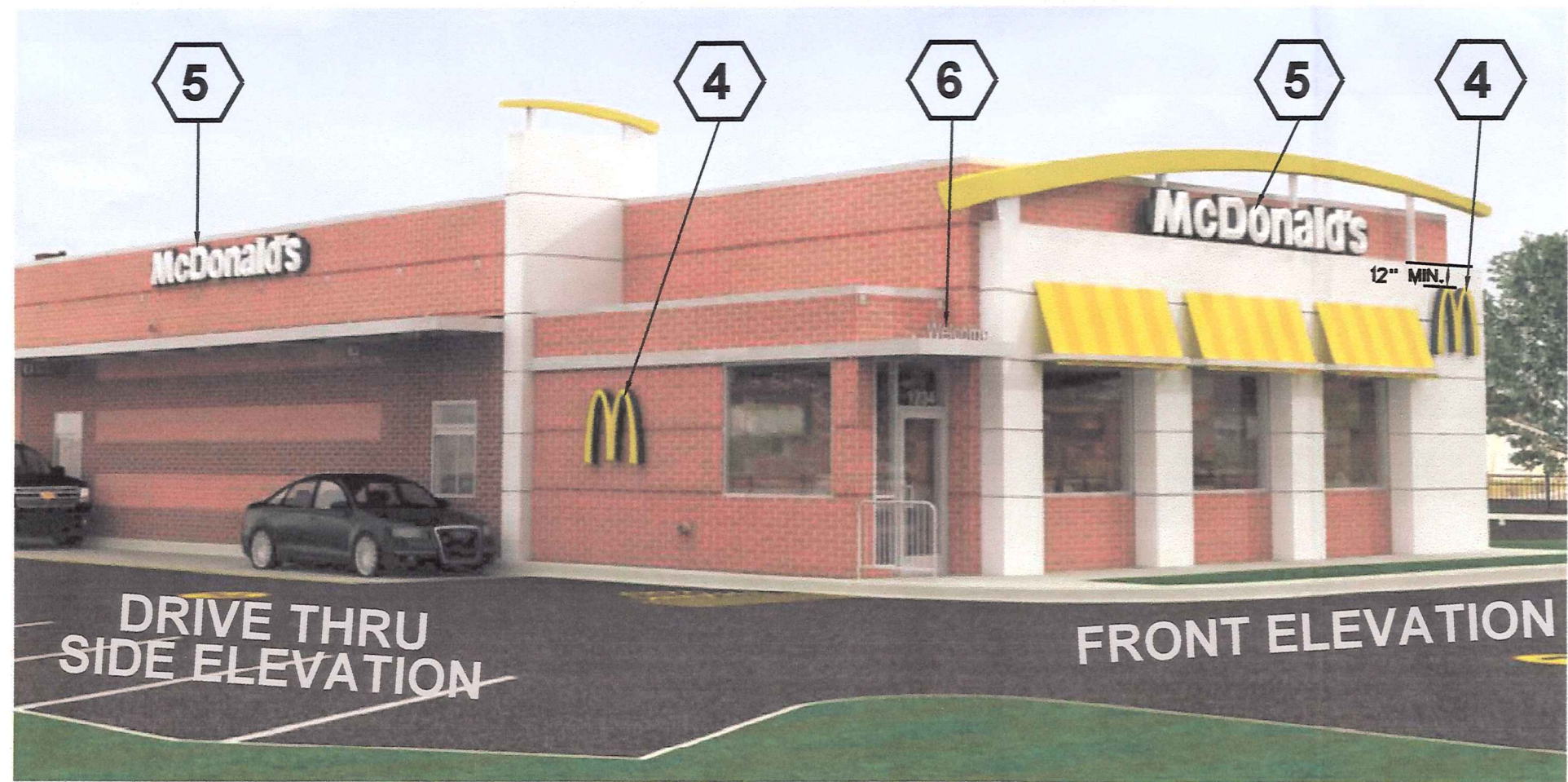
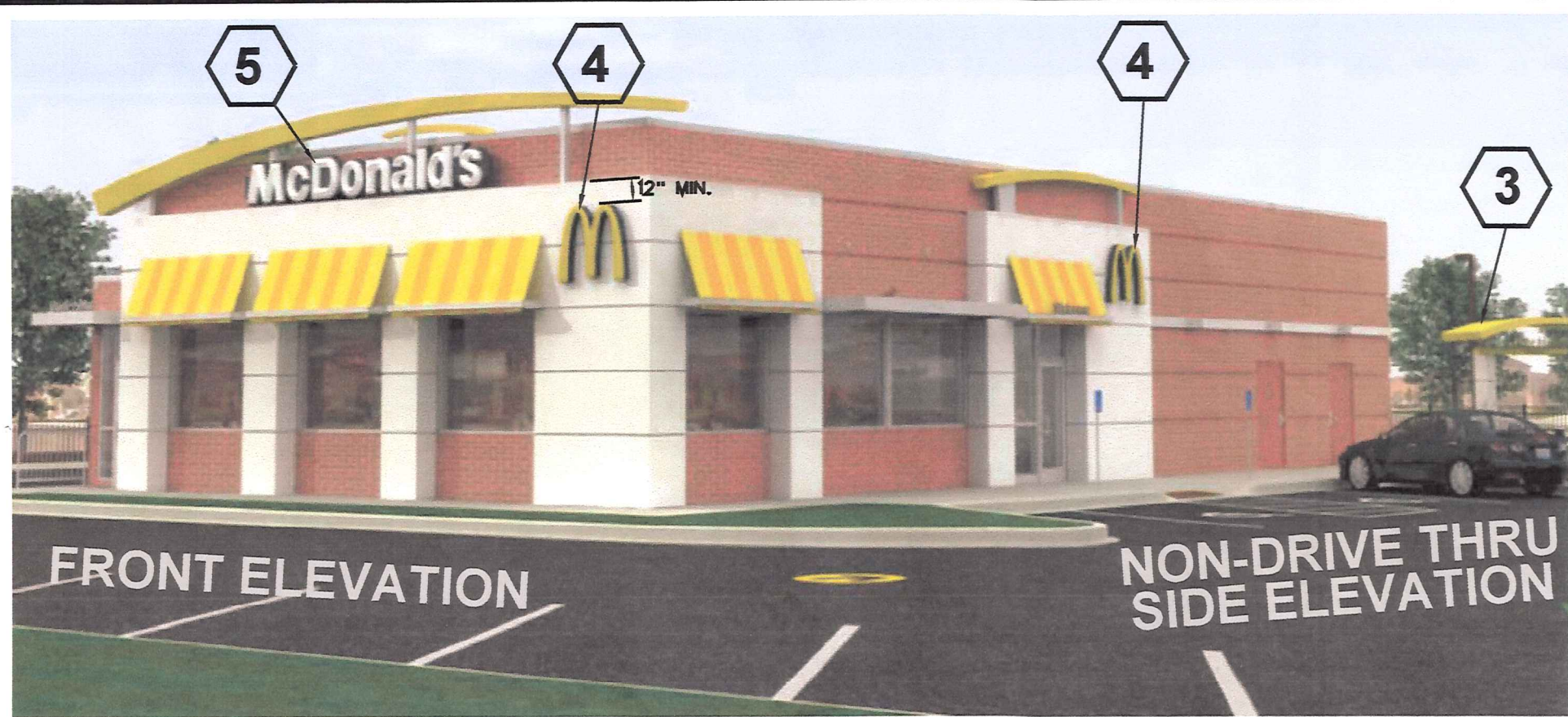
BALTIMORE COUNTY, MARYLAND
SCALE: NOT TO SCALE

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

SH-2

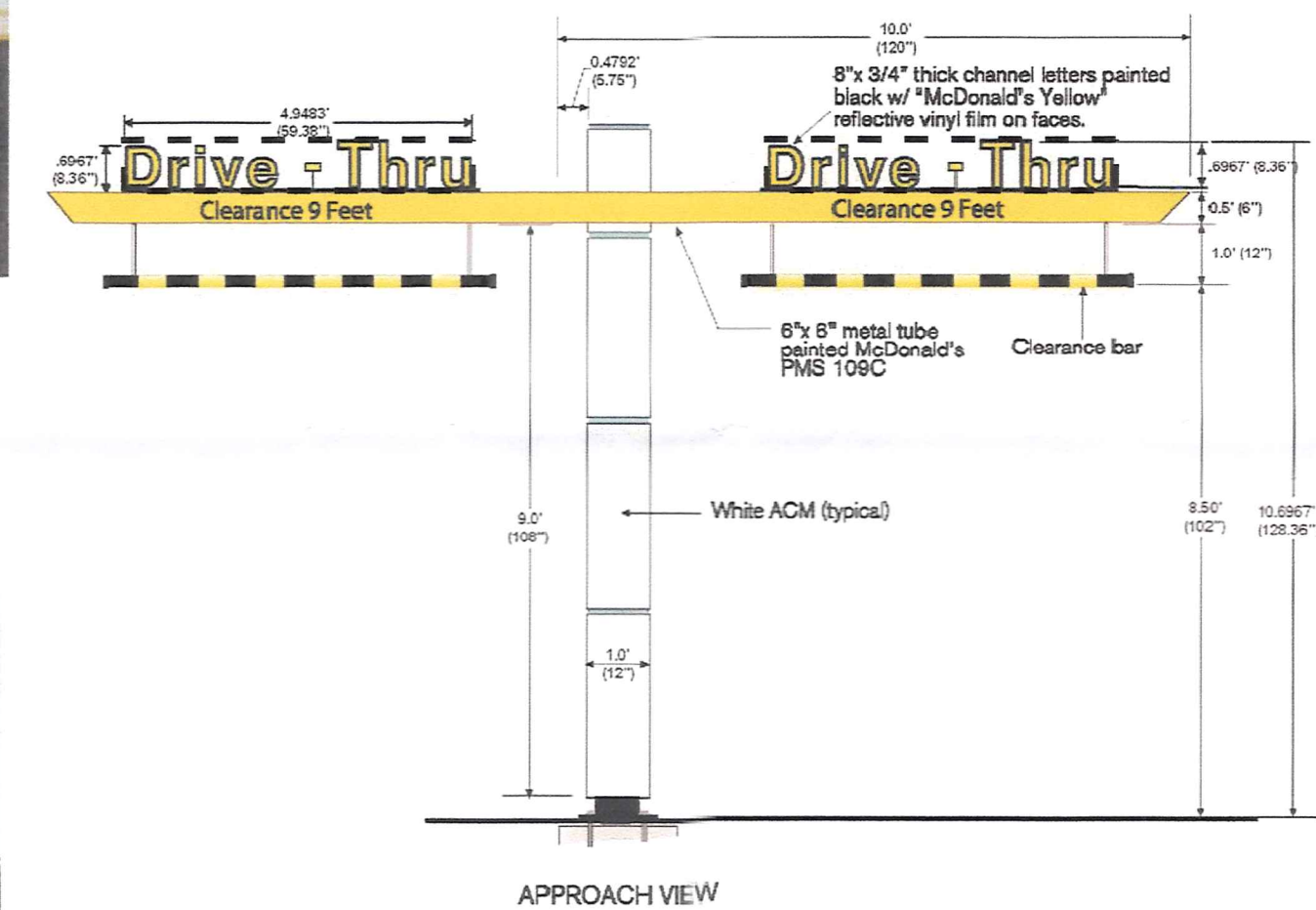
SHEET 2 OF 2



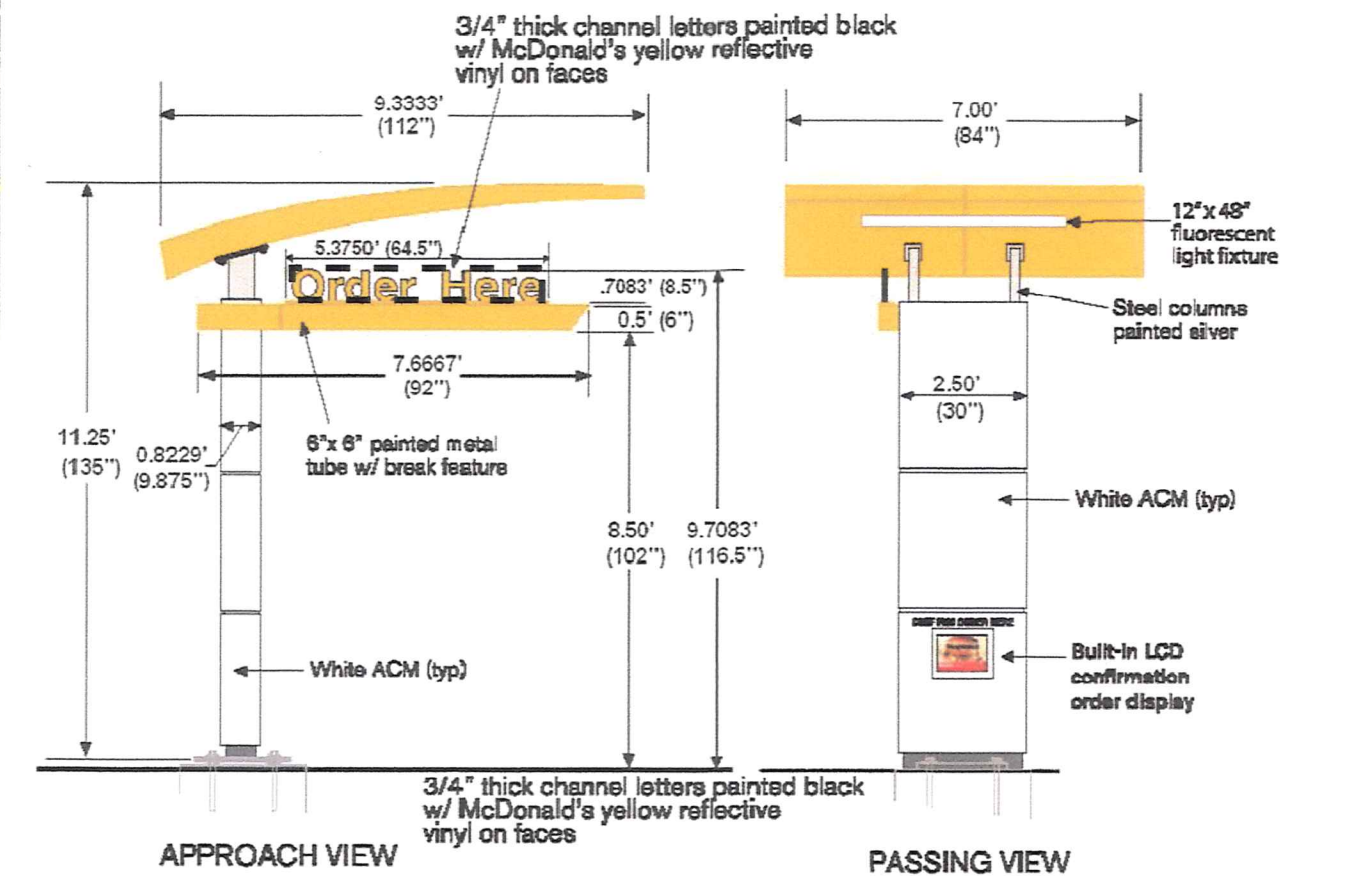
1	90'-40' PYLON ROAD SIGN
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	10.8333' x 8.6667' = 93.8890 SF
QUANTITY:	1
HEIGHT:	25 FT.
ILLUMINATION:	YES



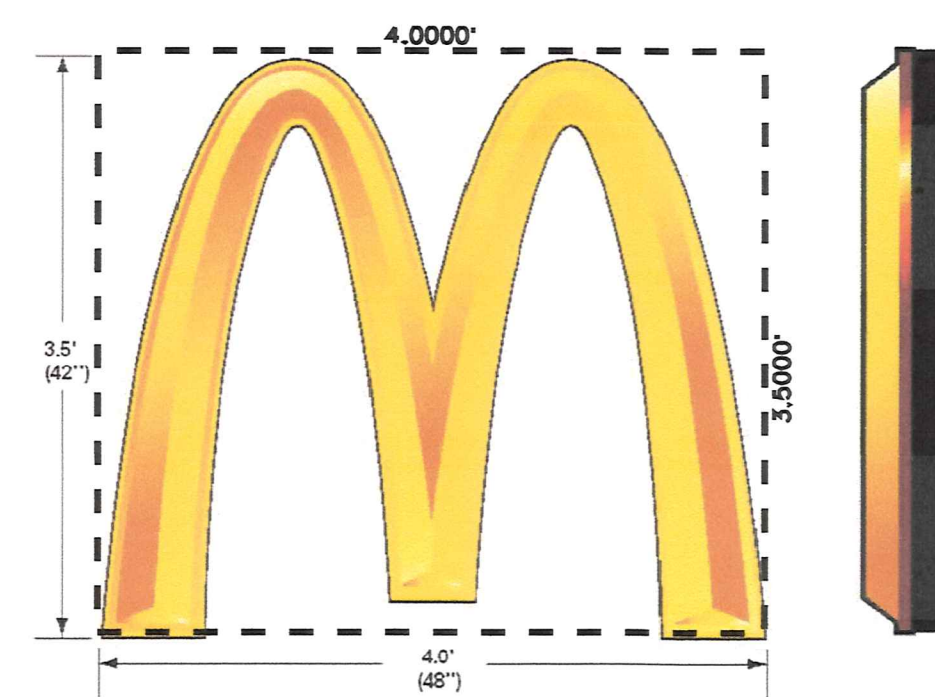
2	DOUBLE WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	2 x 0.6967' x 4.9483' = 6.89505 SF
QUANTITY:	1
HEIGHT:	10.6967 FT.
ILLUMINATION:	NO



3	DRIVE-THRU TWIN POLE CANOPY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	5.3750' x 0.7083' = 3.8000 SF
QUANTITY:	2
HEIGHT:	9.7083 FT.
ILLUMINATION:	NO



4	42" ILLUMINATED ARCH LOGO
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	4.0000' x 3.5000' = 14.0000 SF
QUANTITY:	3
HEIGHT:	N/A
ILLUMINATION:	YES



5	UNIBODY ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.0000' x 2.2917' = 41.2908 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES



6	WELCOME LETTERS
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	CANOPY
FACE AREA:	3.7292' x 0.6979' = 2.6026 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



SIGNAGE DATA

I. ENTERPRISE SIGN ON THE BUILDING FACADES

- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 45.0')
MAXIMUM AREA / FACE ALLOWED: 2 x 45.0' = 90 SF
AREA / FACE PROPOSED:
SIGN #5 = 41.2508 SF
SIGN #4 = 14.0000 SF
TOTAL = 55.2508 SF < 90.0 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 98.0')
MAXIMUM AREA / FACE ALLOWED: 2 x 98.0' = 196.0 SF
AREA / FACE PROPOSED:
SIGN #4 = 14.0000 SF
TOTAL = 14.0000 SF < 196.0 SF
 - DRIVE-THRU FACADE (LENGTH = 98.00')
MAXIMUM AREA / FACE ALLOWED: 2 x 98.00' = 196.00 SF
AREA / FACE PROPOSED:
SIGN #5 = 41.2508 SF
SIGN #4 = 14.0000 SF
TOTAL = 55.2508 SF < 196.00 SF
- NUMBER OF ENTERPRISE SIGNS:
 - NUMBER OF SIGNS PERMITTED:
THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - NUMBER OF ENTERPRISE SIGNS PROPOSED:
SIGNS ON FRONT FACADE: 2 (SIGNS #4 & #5)
SIGN ON NON-DRIVE-THRU FACADE: 1 (SIGN #4)
SIGNS ON DRIVE-THRU FACADE: 2 (SIGNS #4 & #5)
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 5

II. ENTERPRISE FREESTANDING SIGN (SIGN #1)

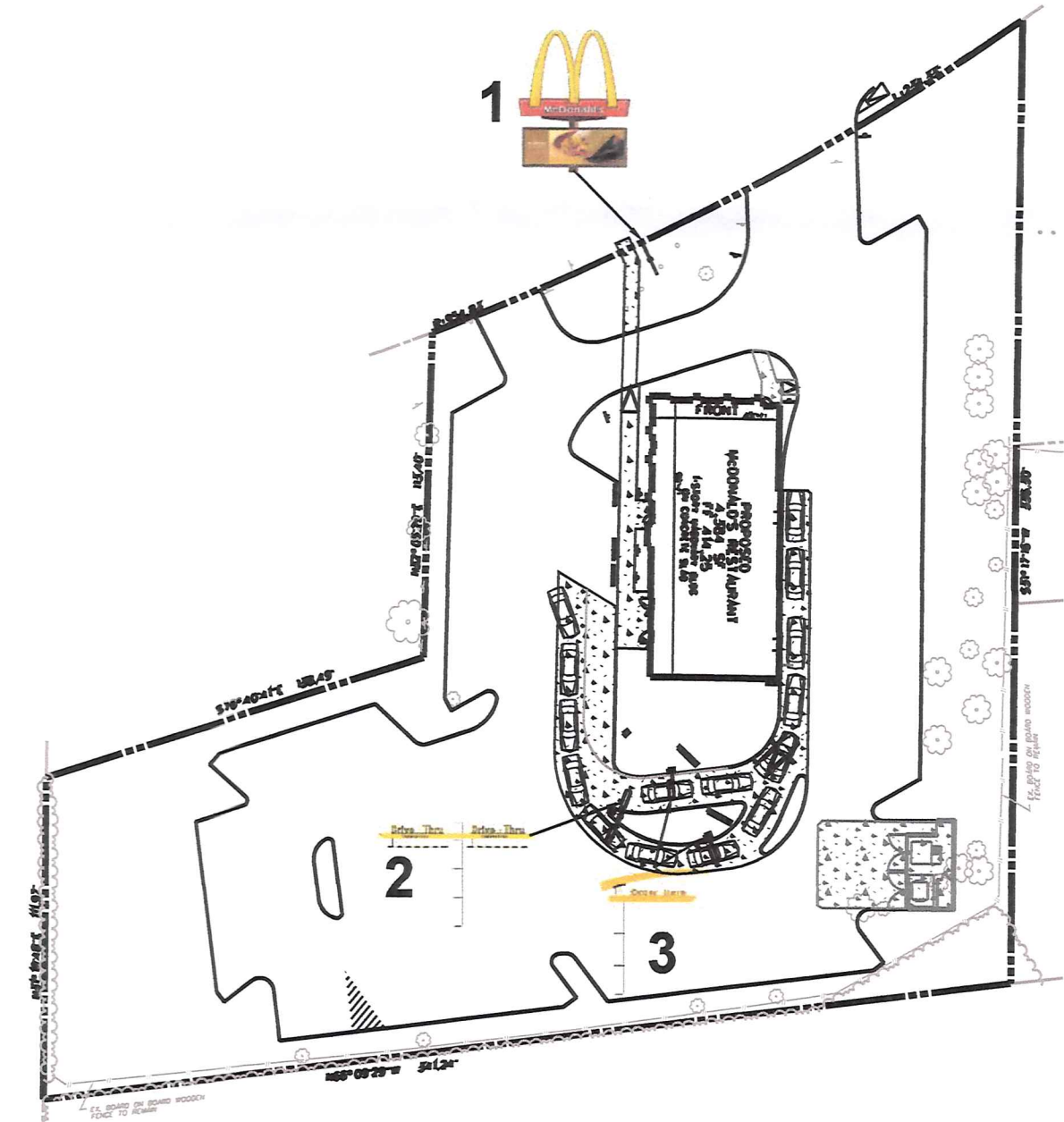
- MAX. AREA / FACE ALLOWED: 75 SF
- MAX. AREA / FACE PROPOSED: 93.8890 SF
- AREA / FACE OF EXISTING SIGN TO BE REMOVED: 140 SF +/-
- MAX. HEIGHT ALLOWED: 25 SF
- MAX. HEIGHT PROPOSED: 25 SF
- MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
- NUMBER OF PROPOSED SIGNS: 1 PER PREMISE

III. DIRECTIONAL SIGNS ON THE BUILDING FACADES

- MAX. AREA / FACE ALLOWED = 8 SF / SIGN
- AREA / FACE PROPOSED:
SIGN #6 = 2.60 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
STRUCTURAL TYPE PROPOSED:
SIGN #6 = CANOPY

IV. DIRECTIONAL FREESTANDING SIGNS

- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED:
SIGN #2 = 6.8950 SF < 8 SF ALLOWED
SIGN #3 = 3.8000 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #2, 3)
- MAX. HEIGHT ALLOWED: 6 FT
MAX. HEIGHT PROPOSED:
SIGN #2 = 10.70 FT
SIGN #3 = 9.71 FT



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DATE: SEPTEMBER, 2010

DRAWING NO.

V-2

SHEET 2 OF 2



Plan Sheet: 071A2

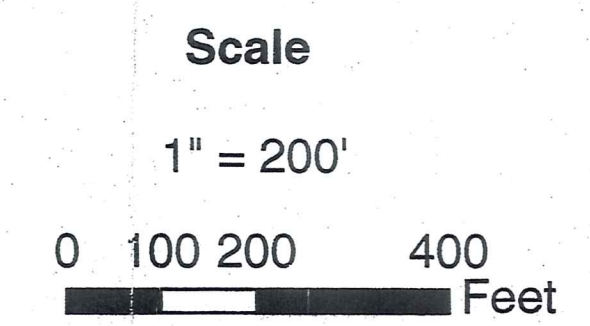
Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

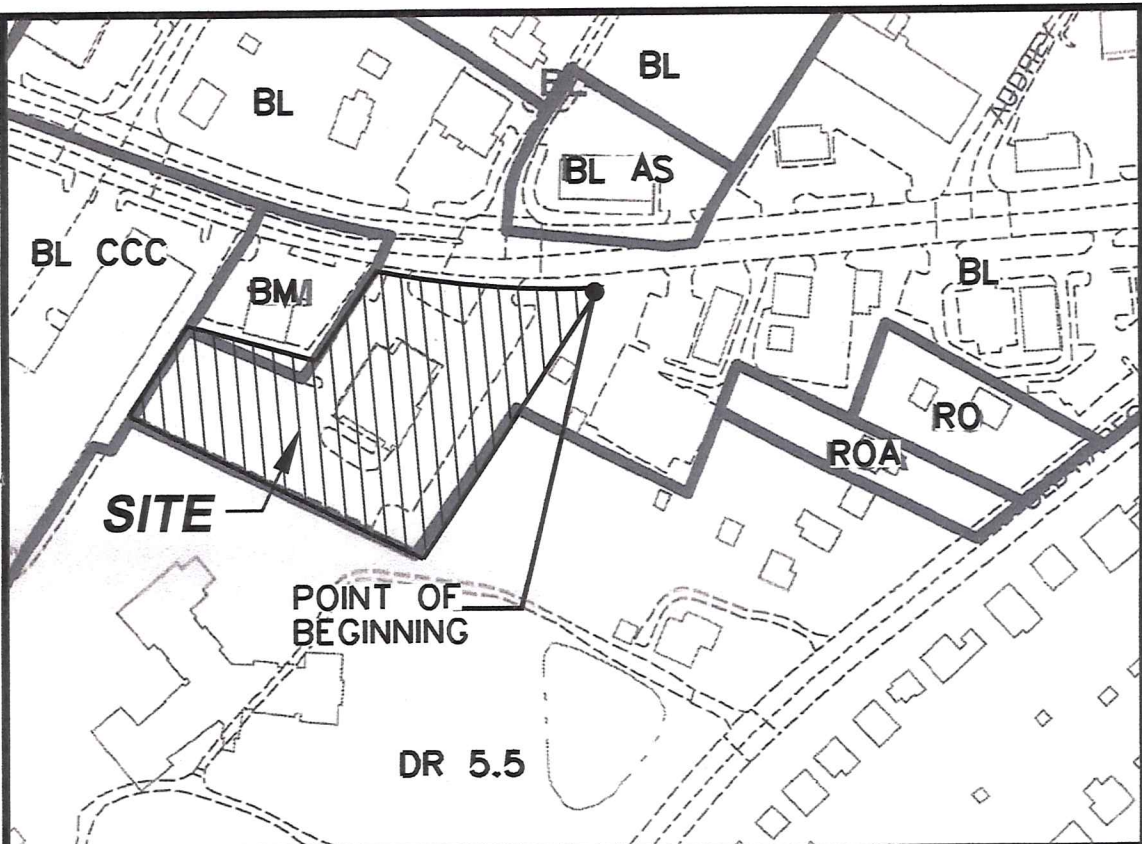
- | | | |
|-----------|---------|------------|
| Buildings | Streams | Vegetation |
| Zoning | Roads | Rail Lines |

Baltimore County
Office of Planning and Zoning
Official Zoning Map

070B1	070C1	071A1	071B1	071C1
070B2	070C2	071A2	071B2	071C2
070B3	070C3	071A3	071B3	071C3



Data Sources:
Planimetric 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: 071 A2)
SCALE: 1" = 200'



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

BALTIMORE LAND DESIGN GROUP, INC.
222 Schilling Circle
Suite 105
Hunt Valley, Maryland 21039
Attention: Válek Zárski, Project Manager

RE: Zoning Verification for 2107 Joppa Road
Maryland State Tax Account # 0923154700
9th Election District

Dear Mr. Zárski:

Your letter to the Director of Permits and Development Management has been referred to me for reply. Based on the information contained in the BCZR (Baltimore County Zoning Regulations) and research of the available records the following has been determined.

The property known as 2107 Joppa Road currently zoned B.L. (Business, Local) as per the official Baltimore County Zoning Map 071A2 (copy of map enclosed). The uses permitted in a B.L. zone can be found online at our website www.baltimorecountymd.gov in Section 230 of the BCZR.

The number of the required stacking spaces for a fast food restaurant with a drive-through is based upon the number of "service stations" not on the number of menu boards. Therefore, per "BCZR", Section 409.10, there must be a total of seven (7) stacking spaces provided. (5) spaces must be provided behind the prime menu board. However, please note: only two (2) menu/pre-order boards are permitted on site as a matter of right; any additional menu/pre-order boards would require a variance.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Should you have any additional questions, please feel free to call our office at 410-887-3391.

Sincerely,

Leonard Wasilewski
Leonard Wasilewski, Planner II
Zoning Review

(09-179)1.W

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

ZONING VARIANCE REQUESTS

- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(v) OF THE BCZR TO PERMIT A FREE-STANDING ENTERPRISE SIGN HAVING A FACE OF 94 SF IN LIEU OF THE PERMITTED 75 SF. (SIGN #1)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.3(vii) OF THE BCZR TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #2)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.3(vii) OF THE BCZR TO PERMIT A DIRECTIONAL SIGN OF 9.71 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #3)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(vi) OF THE BCZR TO PERMIT 4 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGN #4, 7, & 8)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.3(ii) OF THE BCZR TO PERMIT 4 CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (SIGN #5)
- VARIANCE FROM SECTION 450.5.B.3.b OF THE BCZR TO PERMIT ERECTION OF THE SIGN ABOVE THE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF THE CANOPY. (SIGN #5)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(vi) OF THE BCZR TO PERMIT 3 FREE-STANDING ENTERPRISE SIGNS IN LIEU OF THE PERMITTED FREE-STANDING ENTERPRISE SIGN (SIGNS #1 AND TWO #6)
- VARIANCE FROM SECTION 450.5B.9 (b) OF THE BCZR TO PERMIT A WALL-MOUNTED SIGN TO EXTEND ABOVE THE EAVES OR PARAPET AT THE TOP OF THE WALL TO WHICH IT IS ATTACHED. (SIGN #7)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(vi) OF THE BCZR TO PERMIT WALL-MOUNTED ENTERPRISE SIGN OF 218.4 SF IN LIEU OF THE PERMITTED 90 SF. (SIGN #7)
- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(b)(ix) OF THE BCZR TO PERMIT WALL-MOUNTED ENTERPRISE SIGN OF 218.4 SF IN LIEU OF THE PERMITTED 150 SF (SIGN #7)

NOTE:
THIS PLAN 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 21039
PHONE: 410.229.9851 • FAX: 410.229.9865 • 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, 2012.

OWNER

McDONALD'S CORPORATION

PO BOX 182571
COLUMBUS OHIO 43218

DEVELOPER / APPLICANT

McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-5626

DATE

ITEM

PLAT TO ACCOMPANY ZONING PETITION

McDONALD'S RESTAURANT

SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

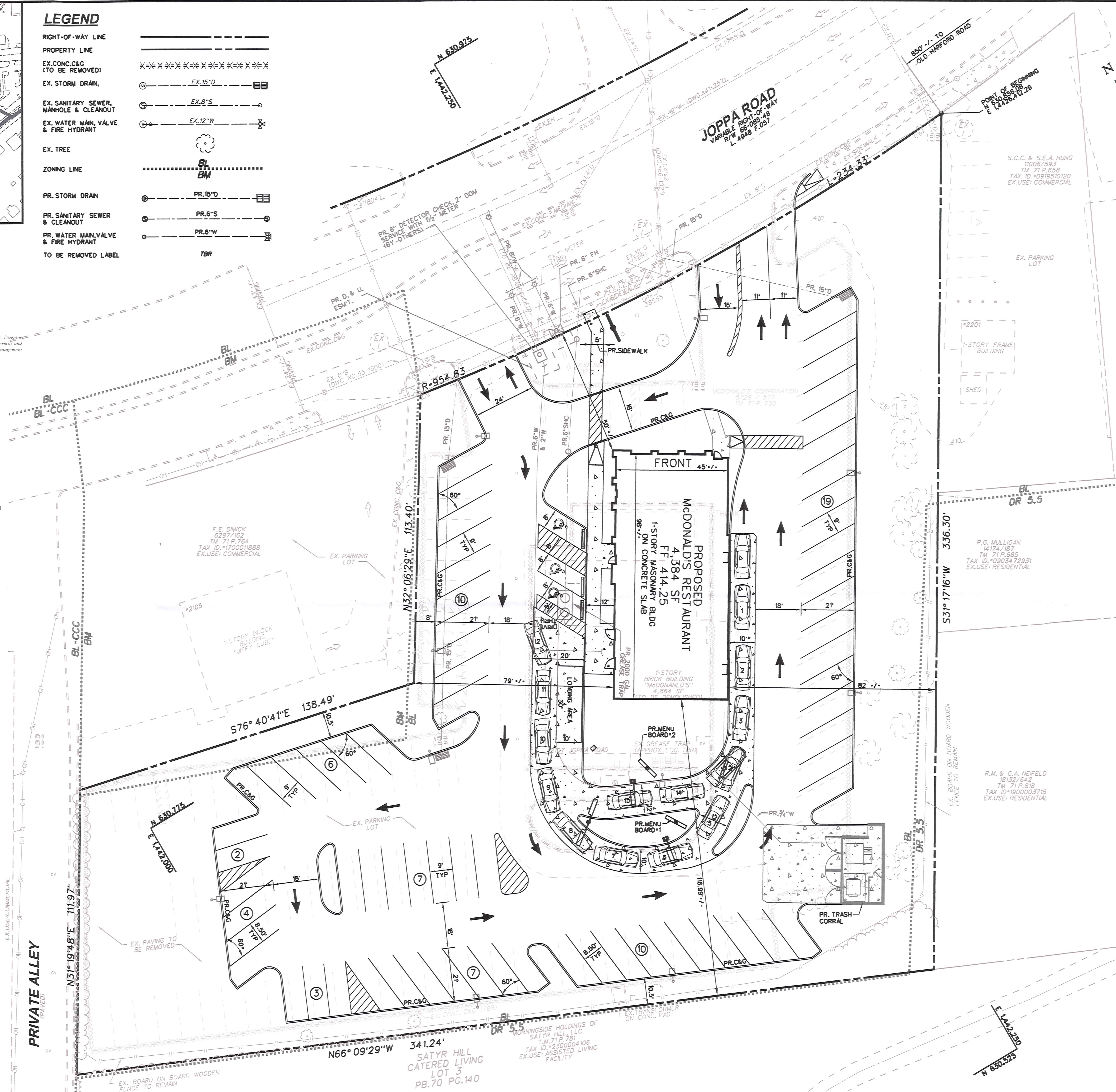
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

V-1A

SHEET 1 OF 2



SITE DATA

- SITE AREA = 75,794 SF OR 1.74 AC
- OWNER: McDONALD'S CORPORATION
P.O. BOX 182571
COLUMBUS, OHIO 43218-2571
- TAX MAP REFERENCES:
TAX ACCT: 0923154700
MAP: 7th GRID: 14th PARCEL: 730
- DEED REFERENCES: 5729 / 577
- ELECTION DISTRICT: 9th COUNCILMANIC DISTRICT: 5
- EXISTING ZONING: BL, BM & DR5.5 (MAP-071A2)
- EXISTING USE: McDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: McDONALD'S RESTAURANT
- CENSUS TRACK: 491701, 491900
WATER SERVICE AREA: TOWSON FOURTH ZONE
SEWER SHED: 18
TRANSPORTATION ZONE: 0590, 0594
ZP CODE: 21234
WATER SHED: BIRD RIVER
- MINIMUM SETBACK REQUIREMENTS (BL ZONE):
FRONT: 10 FT OR AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES.
SIDE: 10 FT AND AS OUTLINED IN BCZR 232.2
REAR: 20 FT AND AS OUTLINED IN BCZR 232.3
- BUILDING HEIGHT:
PROPOSED: 20 FT
- FLOOR AREA RATIO:
MAX. PERMITTED: 3.0
GROSS SITE AREA:
PROPOSED: 4,384 SF / 82,825 SF = 0.05
- ADJ: 550 x 1,000 SF GROSS LEASABLE AREA - (550 x 4,384 SF) = 2,412 DAILY TRIPS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
- STORM WATER MANAGEMENT:
THIS SITE IS A RE-DEVELOPMENT. THE STORM WATER MANAGEMENT REQUIREMENTS STIPULATE THAT THE SITE IMPERVIOUS AREA NEEDS TO BE REDUCED BY A MINIMUM OF 20%. THE COMPUTATIONS BASED ON OUR LIMIT OF DISTURBANCE (63,869 SF) REFLECT A 14.1% REDUCTION IN IMPERVIOUS AREAS. REQUEST TO PAY FEE-IN-LIEU FOR THE DIFFERENCE IN TREATABLE IMPERVIOUS AREA WAS GRANTED BY BALTIMORE COUNTY ON MAY 6, 2010.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- SIMPLIFIED FOREST STAND DELINEATION (FSD), FOREST CONSERVATION PLAN (FCP) AND REQUEST TO PURCHASE 0.3 ACRES OF CREDIT IN A DEPRIM-APPROVED OFFSITE FOREST CONSERVATION FOREST RETENTION BANK IN-LIEU OF PLANTING WAS APPROVED BY ENVIRONMENTAL IMPACT REVIEW (EIR) ON JUNE 28, 2010.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES, UNLESS APPROVED OTHERWISE BY BALTIMORE COUNTY.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN AS ZONE X1 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND COMMUNITY PANEL NO. 270 OF 530, MAP NO. 2400100270F, MAP REVISED 9/26/08.
- 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 BOHLER ENGINEERING, DATED NOVEMBER 02, 2009.

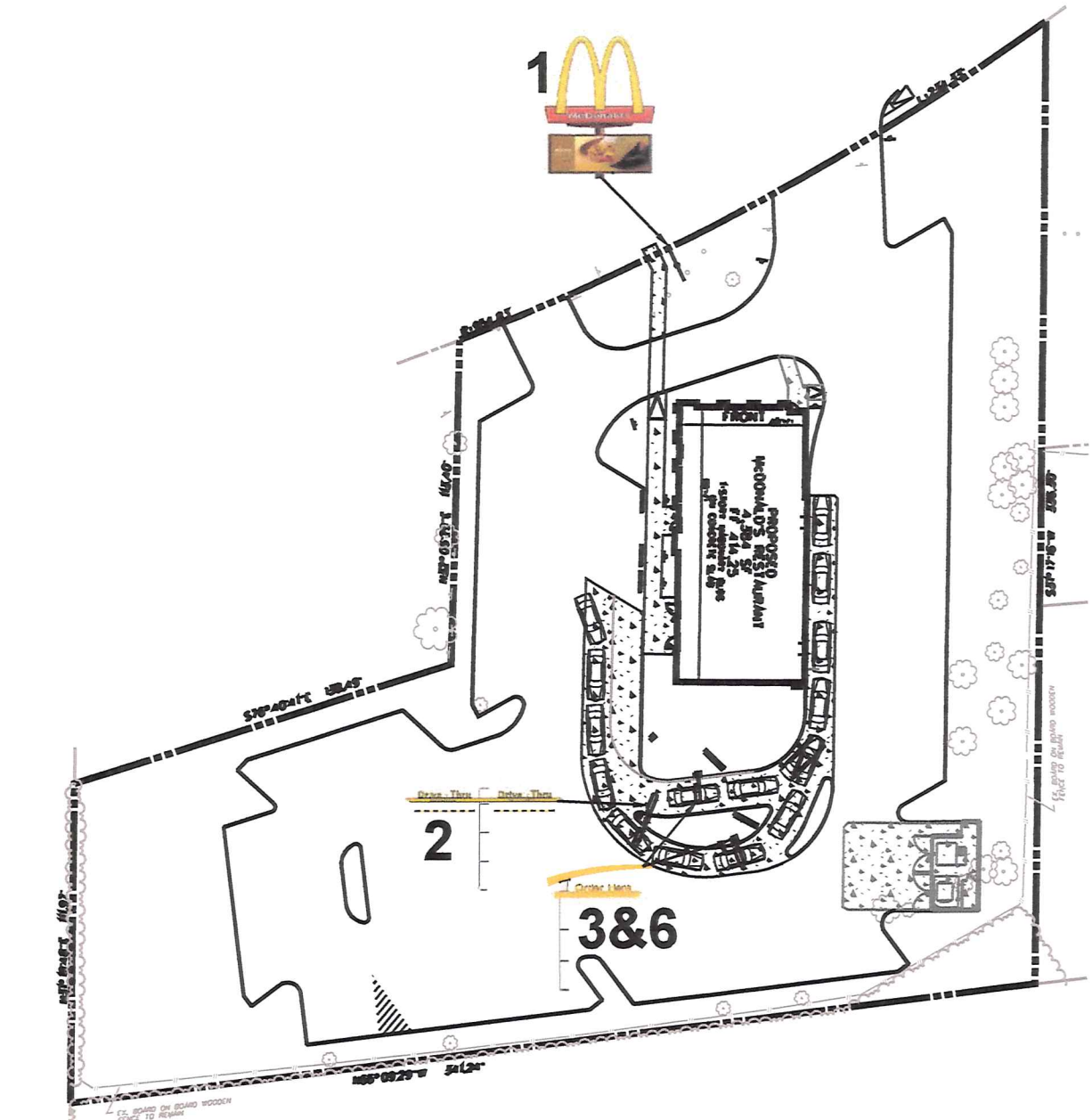
PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
4,384 SF @ 16 PS / 1,000 SF = 71 P.S.
PARKING SPACES PROVIDED: 71 PS (INCL.3 HDPC)

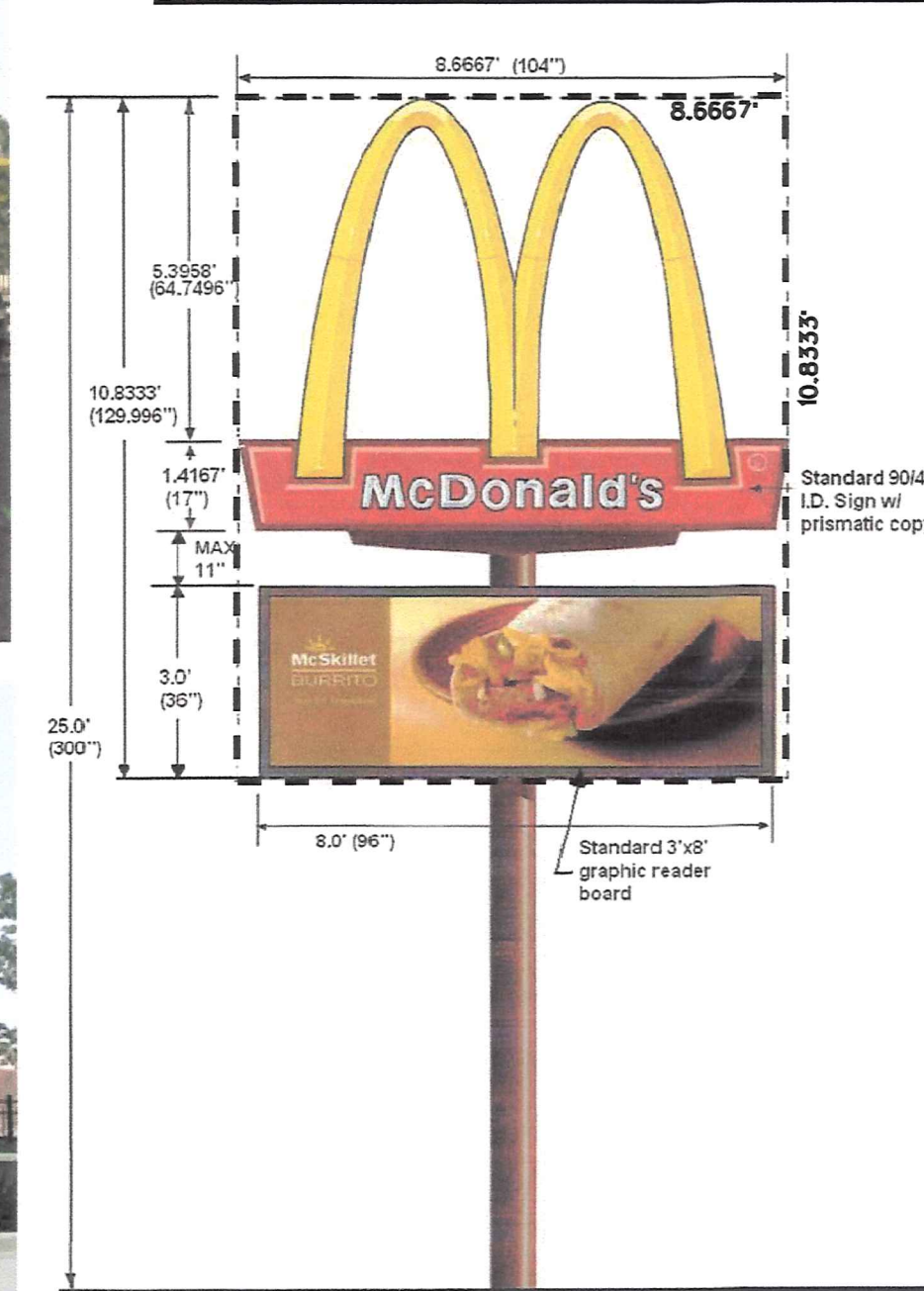
DEVELOPMENT APPROVALS

1) LIMITED EXEMPTION UNDER SECTION 32-4-105(b)(8) WAS APPROVED BY DRC ON MARCH 15, 2010, DRC #021610A.

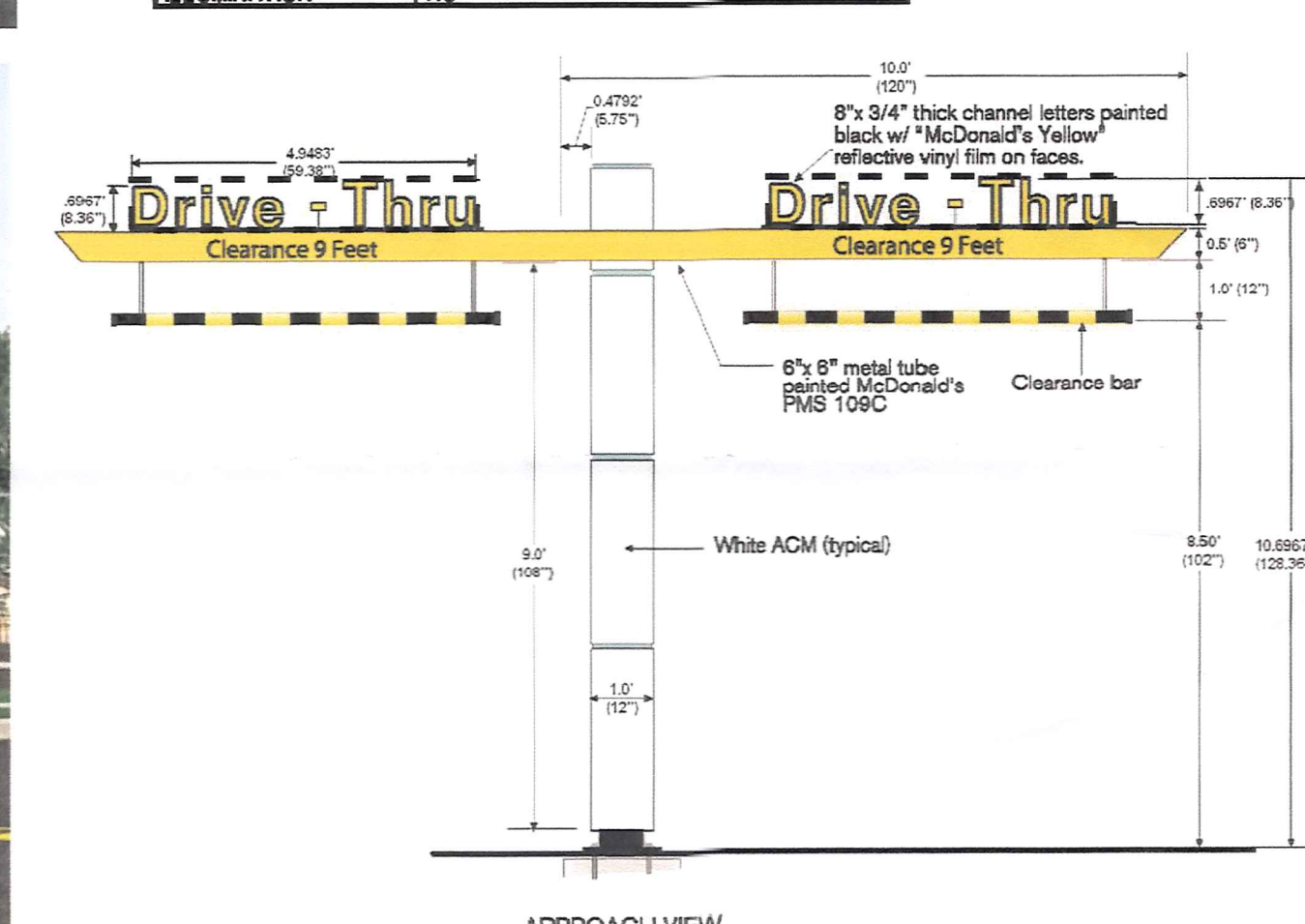
DESIGN & DRAWINGS ARE
BASED ON MCS GRID & DATUM
HORIZ: NAD 83/91
VERT: NAVD 83



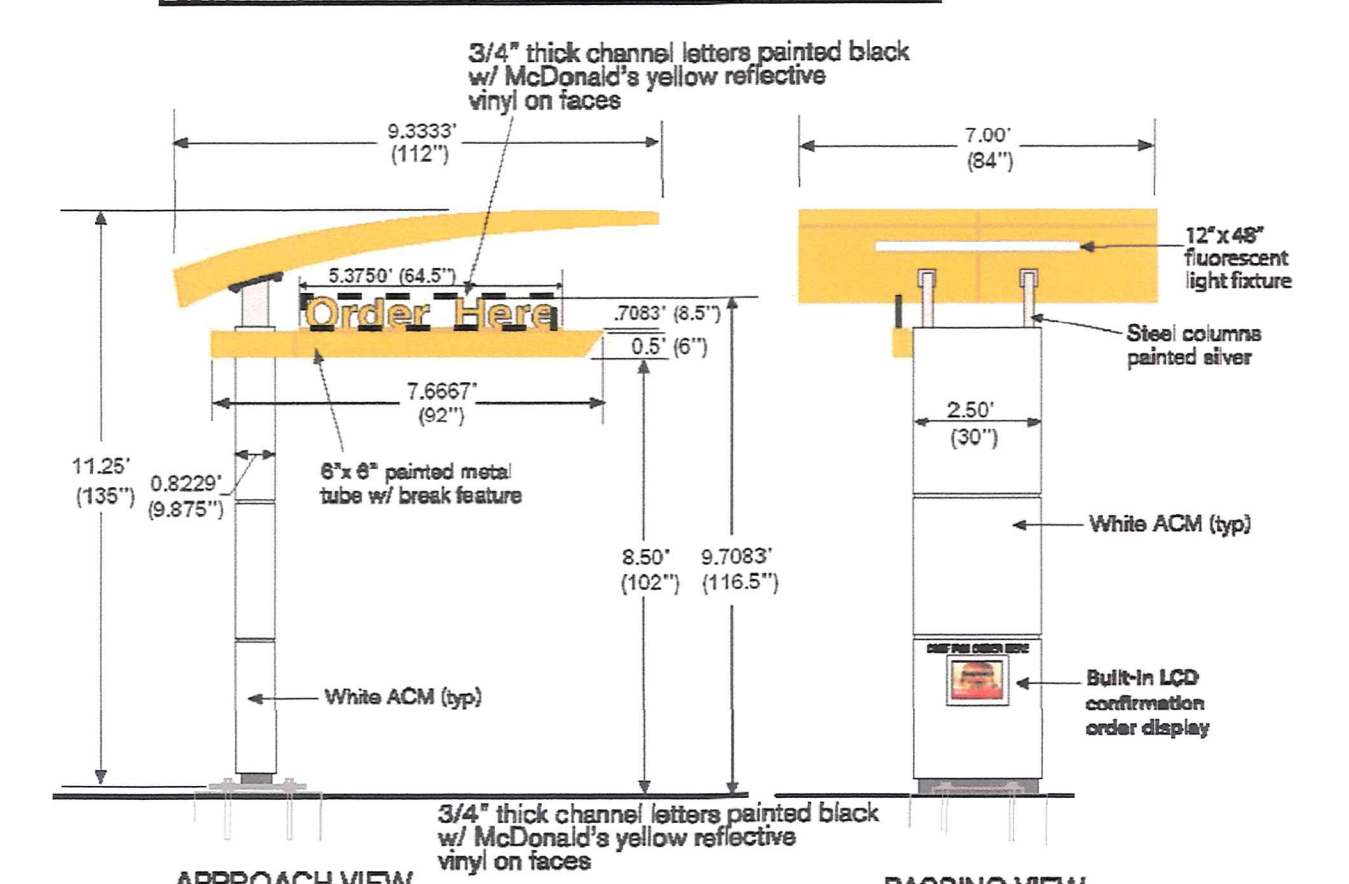
1	90'-40' PYLON ROAD SIGN
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	10.8533' x 8.6667' = 93.8890 SF
QUANTITY:	1
HEIGHT:	25 FT.
ILLUMINATION:	YES



2	DOUBLE WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	2 x 0.6967' x 4.9483' = 6.89505 SF
QUANTITY:	1
HEIGHT:	10.6967 FT.
ILLUMINATION:	NO

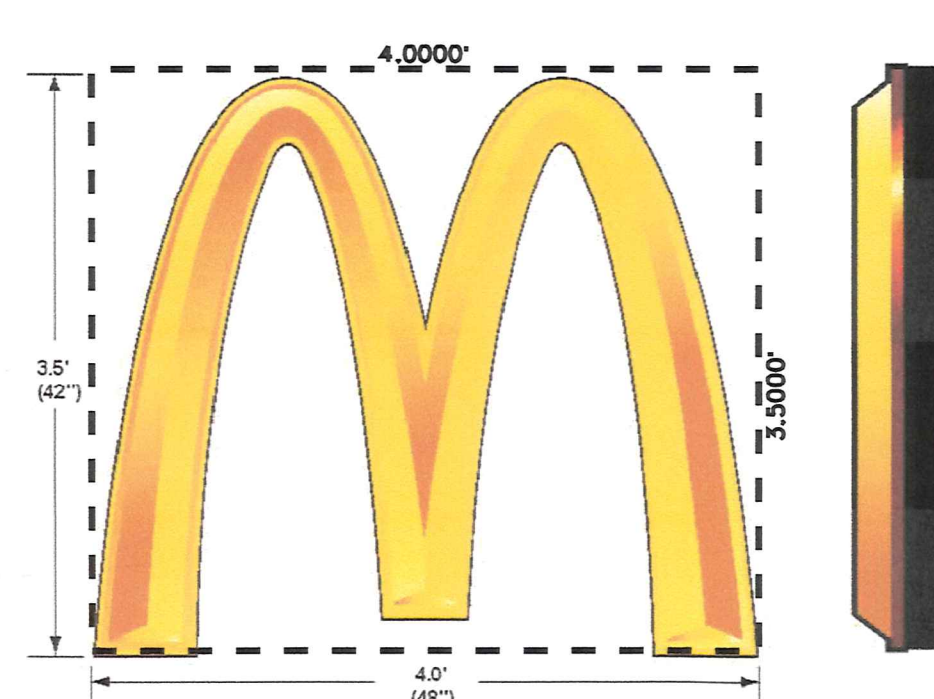


3	DRIVE-THRU TWIN POLE CANOPY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	5.3750' x 0.7083' = 3.8000 SF
QUANTITY:	2
HEIGHT:	9.7083 FT.
ILLUMINATION:	NO

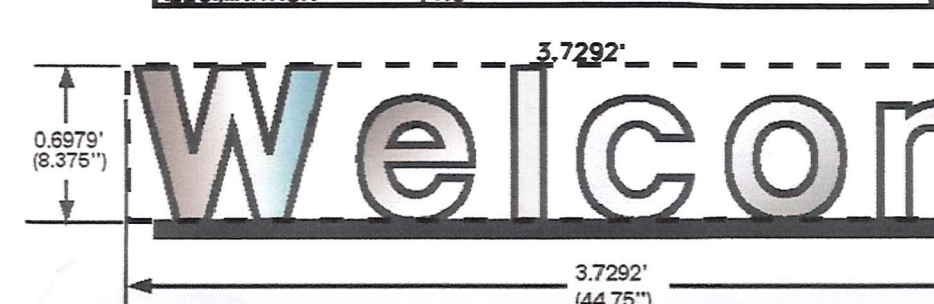


APPROACH VIEW PASSING VIEW

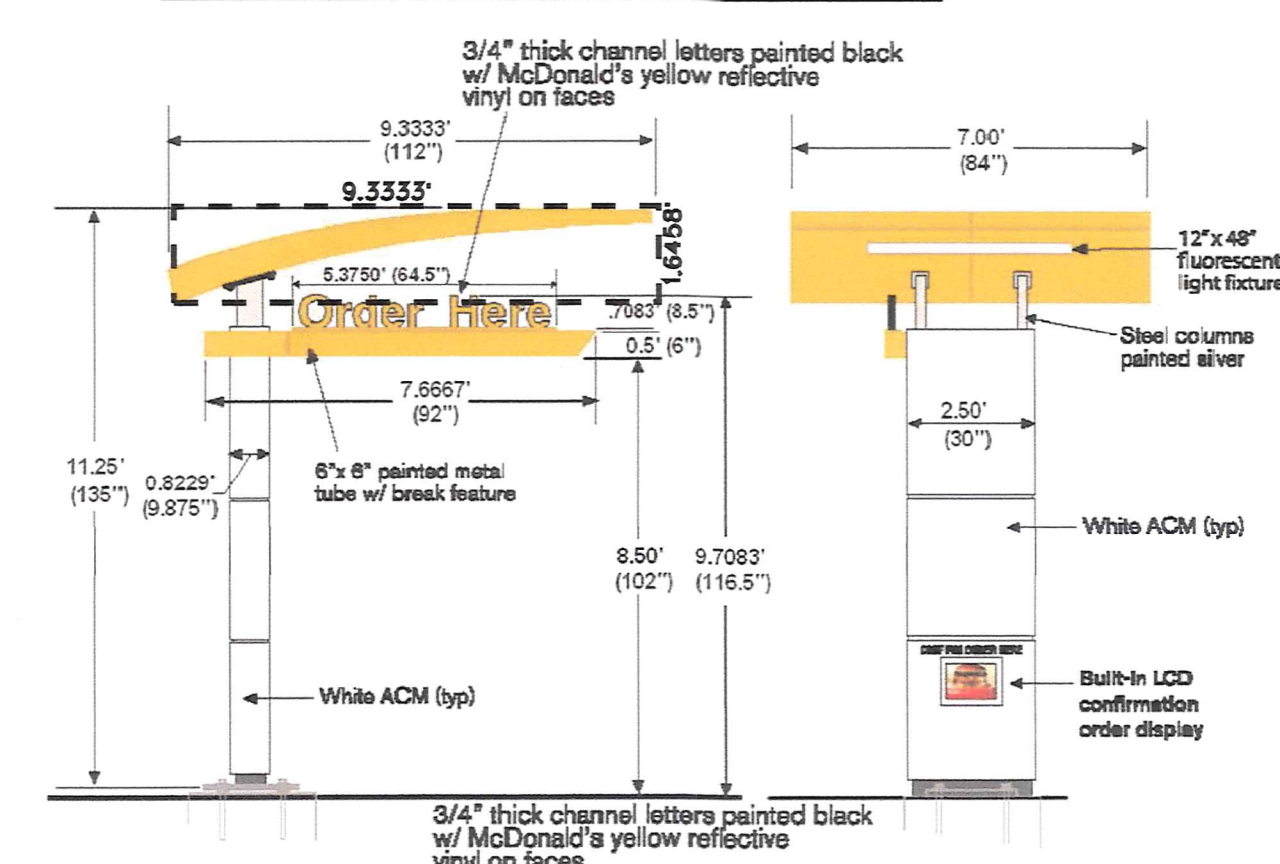
4	42" ILLUMINATED ARCH LOGO
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	4.0000' x 3.5000' = 14.0000 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES



5	WELCOME LETTERS
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	CANOPY
FACE AREA:	3.7292' x 0.6979' = 2.6026 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO

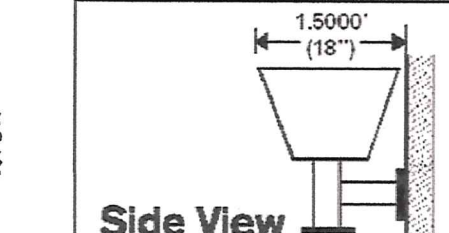
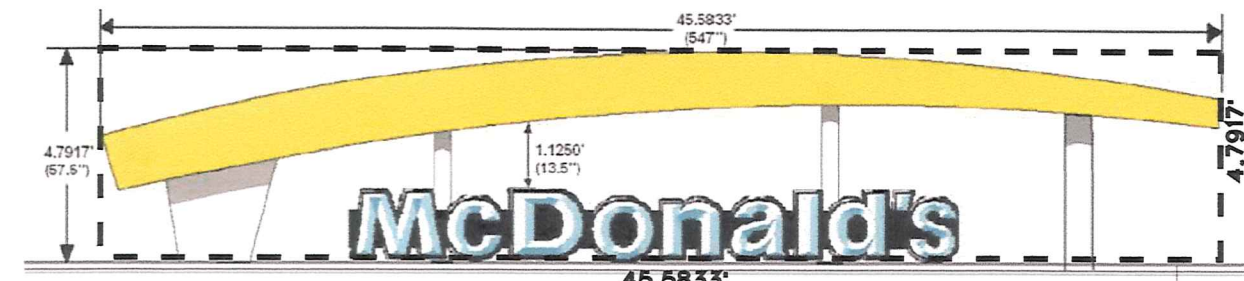


6	DRIVE-THRU TWIN POLE CANOPY
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	9.3333' x 1.6458' = 15.3607 SF
QUANTITY:	2
HEIGHT:	11.25 FT.
ILLUMINATION:	NO

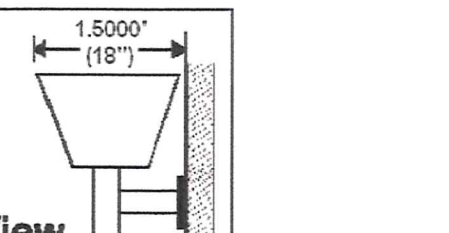
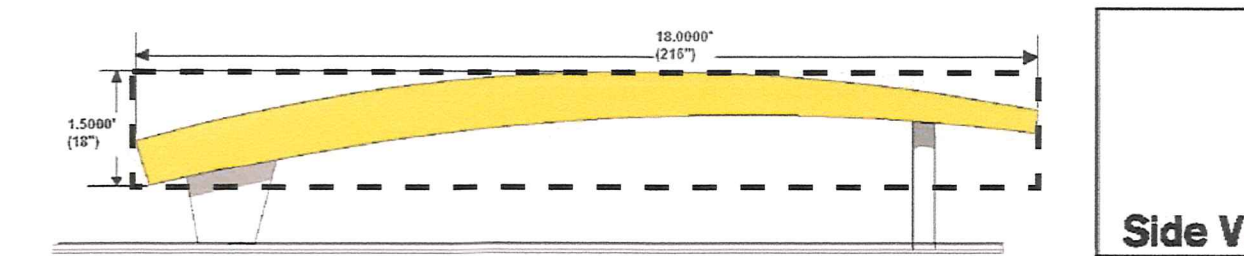


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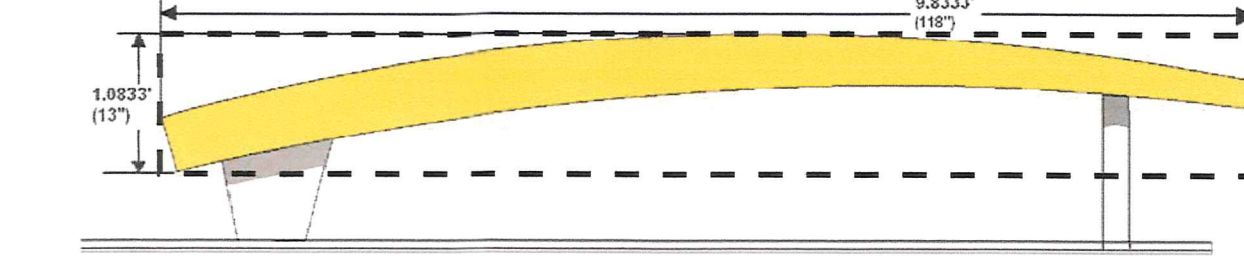
7	ROOF CAP ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	45.5833' x 4.7917' = 218.4216 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



8i	ROOF CAP ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.0000' x 1.5000' = 27.0000 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



8ii	ROOF CAP ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	9.8333' x 1.0833' = 10.6524 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



SIGNAGE DATA

- ENTERPRISE SIGN ON THE BUILDING FACADES
 - AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 45.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 45.0' x 90 SF
 - AREA / FACE PROPOSED: SIGN #7 = 218.4216 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 232.4216 SF > 90.0 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 98.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 98.0' x 196.0 SF
 - AREA / FACE PROPOSED: SIGN #4 = 14.0000 SF
 - SIGN #8i = 27.0000 SF
 - SIGN #8ii = 10.6524 SF
 - TOTAL = 41.6524 SF < 196.0 SF
 - NUMBER OF ENTERPRISE SIGNS:
 - NUMBER OF SIGNS PERMITTED: THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - NUMBER OF ENTERPRISE SIGNS PROPOSED:
 - SIGNS ON FRONT FACADE: 2 (SIGNS #7 & #4)
 - SIGNS ON NON-DRIVE-THRU FACADE: 2 (SIGN #4 & 8i)
 - SIGNS ON DRIVE-THRU FACADE: 0
 - TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 4
- ENTERPRISE FREESTANDING SIGN:
 - MAX. AREA / FACE ALLOWED: 75 SF
 - MAX. AREA / FACE PROPOSED: SIGN #1 = 93.8890 SF
 - MAX. HEIGHT ALLOWED: 25 FT
 - MAX. HEIGHT PROPOSED: SIGN #1 = 25 FT
 - MAX. HEIGHT PROPOSED: SIGN #6 = 11.25 FT
 - MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
 - NUMBER OF PROPOSED SIGNS: 3 (SIGN #1 AND 2 OF #6)
- ENTERPRISE ROOF SIGN (SIGN #8i)
 - ALLOWED PER ZONING REGULATIONS: NO
 - ALLOWED IF GRANTED BY SPECIAL HEARING: YES
- DIRECTIONAL SIGNS ON THE BUILDING FACADES
 - MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED: SIGN #5 = 2.60 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
 - STRUCTURAL TYPE PROPOSED: SIGN #5 = CANOPY
- DIRECTIONAL FREESTANDING SIGNS
 - MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED: SIGN #2 = 6.8950 SF < 8 SF ALLOWED
 - SIGN #3 = 3.8000 SF < 8 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: WALL-MOUNTED AND FREESTANDING
 - STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #2, 3)
 - MAX. HEIGHT ALLOWED: 6 FT
 - MAX. HEIGHT PROPOSED: SIGN #2 = 10.70 FT
 - SIGN #3 = 9.71 FT

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



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, 2012.

OWNER
McDONALD'S CORPORATION
PO BOX 182571
COLUMBUS OHIO 43218

DEVELOPER / APPLICANT
McDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-5626

DATE	ITEM

PLAT TO ACCOMPANY ZONING PETITION
McDONALD'S RESTAURANT
SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

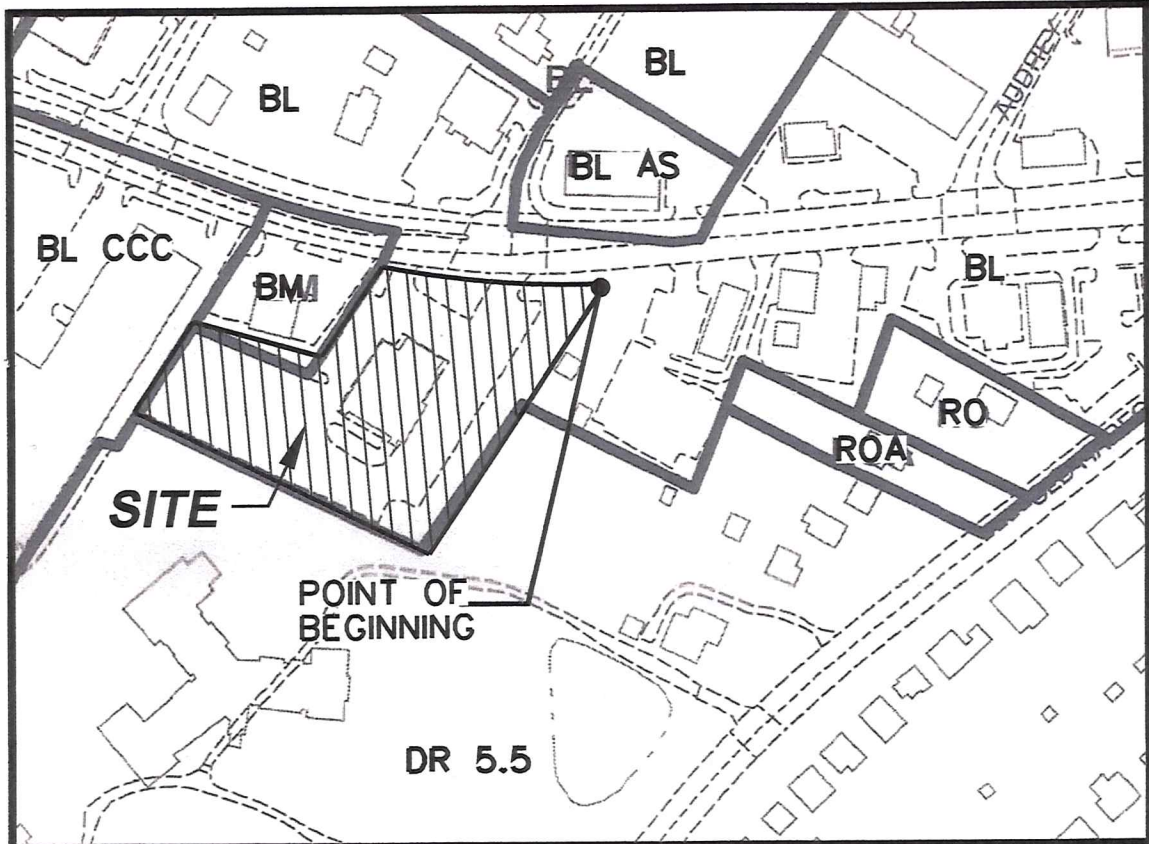
BALTIMORE COUNTY, MARYLAND
SCALE: NOT TO SCALE

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

V-2A

SHEET 2 OF 2



ZONING MAP (MAP: 071 A2)
SCALE: 1" = 200'



JAMES T. SMITH, JR.
County Executive
Baltimore County
March 1, 2010
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

BALTIMORE LAND DESIGN GROUP, INC.
222 Schilling Circle
Suite 105
Hunt Valley, Maryland 21030
Attention: Valik Zariski, Project Manager

RE: Zoning Verification for 2107 Joppa Road
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The number of the required stacking spaces for a fast food restaurant with a drive-through is based upon the number of "service stations" not on the number of menu boards. Therefore, per "BCZR", Section 409.10, there must be a total of seven (7) stacking spaces provided. (5) spaces must be provided behind the prime menu board. However, please note: only two (2) menu-pre-order boards are permitted on site as a matter of right; any additional menu-pre-order boards would require a variance.

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Should you have any additional questions, please feel free to call our office at 410-887-3391.

Sincerely,
Leonard Wasilewski
Leonard Wasilewski, Planner II
Zoning Review

09-1791.W

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

SPECIAL HEARING REQUEST

1. TO DETERMINE WHETHER THE THREE (3) ROOF CAP ELEMENTS (RCEs) AND THE CANOPY OVER THE DRIVE-THRU LANE SHOWN ON THE PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING (THE "DRIVE-THRU CANOPY") CONSTITUTE ARCHITECTURAL FEATURES OF THE PROPOSED McDONALD'S RESTAURANT OR "SIGNS" UNDER THE BALTIMORE COUNTY ZONING REGULATIONS.
2. IF THE ZONING COMMISSIONER DETERMINES THAT THE THREE (3) RCEs CONSTITUTE SIGNS UNDER THE BALTIMORE COUNTY ZONING REGULATIONS, AN ADDITIONAL SPECIAL HEARING IS REQUESTED TO APPROVE A ROOF SIGN (RCE #28)

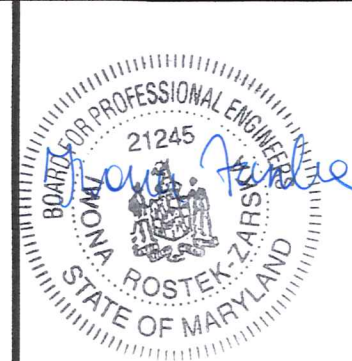
- 1 DENOTES LOCATION OF ROOF CAP ELEMENTS (RCE) AND DRIVE-THRU CANOPY

NOTE:
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BLDG

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Consulting Engineers

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PHONE (240) 497-3626

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FOR SPECIAL HEARING
McDONALD'S RESTAURANT
SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

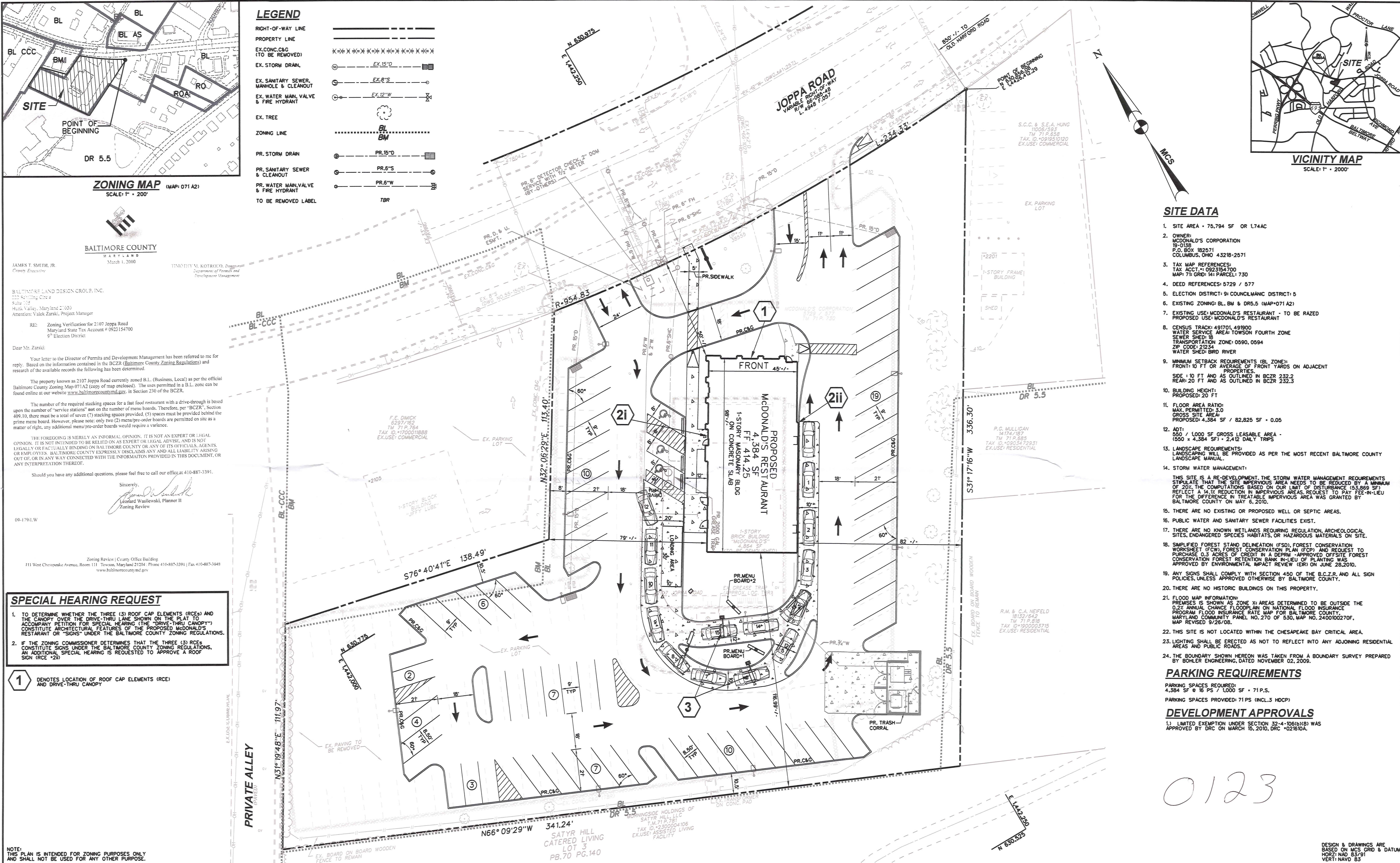
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

SH-1

SHEET 1 OF 2



SITE DATA

1. SITE AREA = 75,794 SF OR 1.74AC
2. OWNER:
McDONALD'S CORPORATION
19-0138
P.O. BOX 182571
COLUMBUS, OHIO 43218-2571
3. TAX MAP REFERENCES:
TAX ACCT #: 0923154700
MAP 71 GRID: 141 PARCEL: 730
4. DEED REFERENCES: 5729 / 577
5. ELECTION DISTRICT: 9; COUNCILMANIC DISTRICT: 5
6. EXISTING ZONING: BL, BM & DR5.5 (MAP=071A2)
7. EXISTING USE: McDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: McDONALD'S RESTAURANT
8. CENSUS TRACK: 491701, 491900
WATER SERVICE AREA: TOWSON FOURTH ZONE
SEWER SHED: 18
TRANSPORTATION ZONE: 0590, 0594
ZIP CODE: 21234
WATER SHED: BIRD RIVER
9. MINIMUM SETBACK REQUIREMENTS (BL ZONE):
FRONT: 10 FT OR AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES.
SIDE: 10 FT AND AS OUTLINED IN BCZR 232.2
REAR: 20 FT AND AS OUTLINED IN BCZR 232.3
10. BUILDING HEIGHT:
PROPOSED: 20 FT
11. FLOOR AREA RATIO:
MAX. PERMITTED: 3.0
GROSS SITE AREA:
PROPOSED: 4,384 SF / 82,825 SF = 0.05
12. ADT:
650 / 1,000 SF GROSS LEASABLE AREA =
(550 x 4,384 SF) / 2,412 DAILY TRIPS
13. LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
14. STORM WATER MANAGEMENT:
THIS SITE IS A RE-DEVELOPMENT. THE STORM WATER MANAGEMENT REQUIREMENTS STIPULATE THAT THE SITE IMPERVIOUS AREA NEEDS TO BE REDUCED BY A MINIMUM OF 20%. THE COMPUTATIONS BASED ON OUR LIMIT OF DISTURBANCE (53,889 SF) REFLECT A 14.1% REDUCTION IN IMPERVIOUS AREAS. REQUEST TO PAY FEE-IN-LIEU FOR THE DIFFERENCE IN TREATABLE IMPERVIOUS AREA WAS GRANTED BY BALTIMORE COUNTY ON MAY 6, 2010.
15. THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
16. PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
17. THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
18. SIMPLIFIED FOREST STAND DELINEATION (FSD), FOREST CONSERVATION WORKSHEET (FCW), FOREST CONSERVATION PLAN (FCP), AND REQUEST TO PURCHASE 0.3 ACRES OF CREDIT IN A DEPRM-APPROVED OFFSITE FOREST CONSERVATION FOREST RETENTION BANK IN-LIEU OF PLANTING WAS APPROVED BY ENVIRONMENTAL IMPACT REVIEW (EIR) ON JUNE 28, 2010.
19. ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES, UNLESS APPROVED OTHERWISE BY BALTIMORE COUNTY.
20. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
21. FLOOD MAP INFORMATION:
PREMISES IS SHOWN AS ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND COMMUNITY PANEL NO. 270 OF 550, MAP NO. 2400100270F, MAP REVISED 9/26/08.
22. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
23. LIGHTING SHALL BE ERCTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
24. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY BOHLER ENGINEERING, DATED NOVEMBER 02, 2009.

PARKING REQUIREMENTS

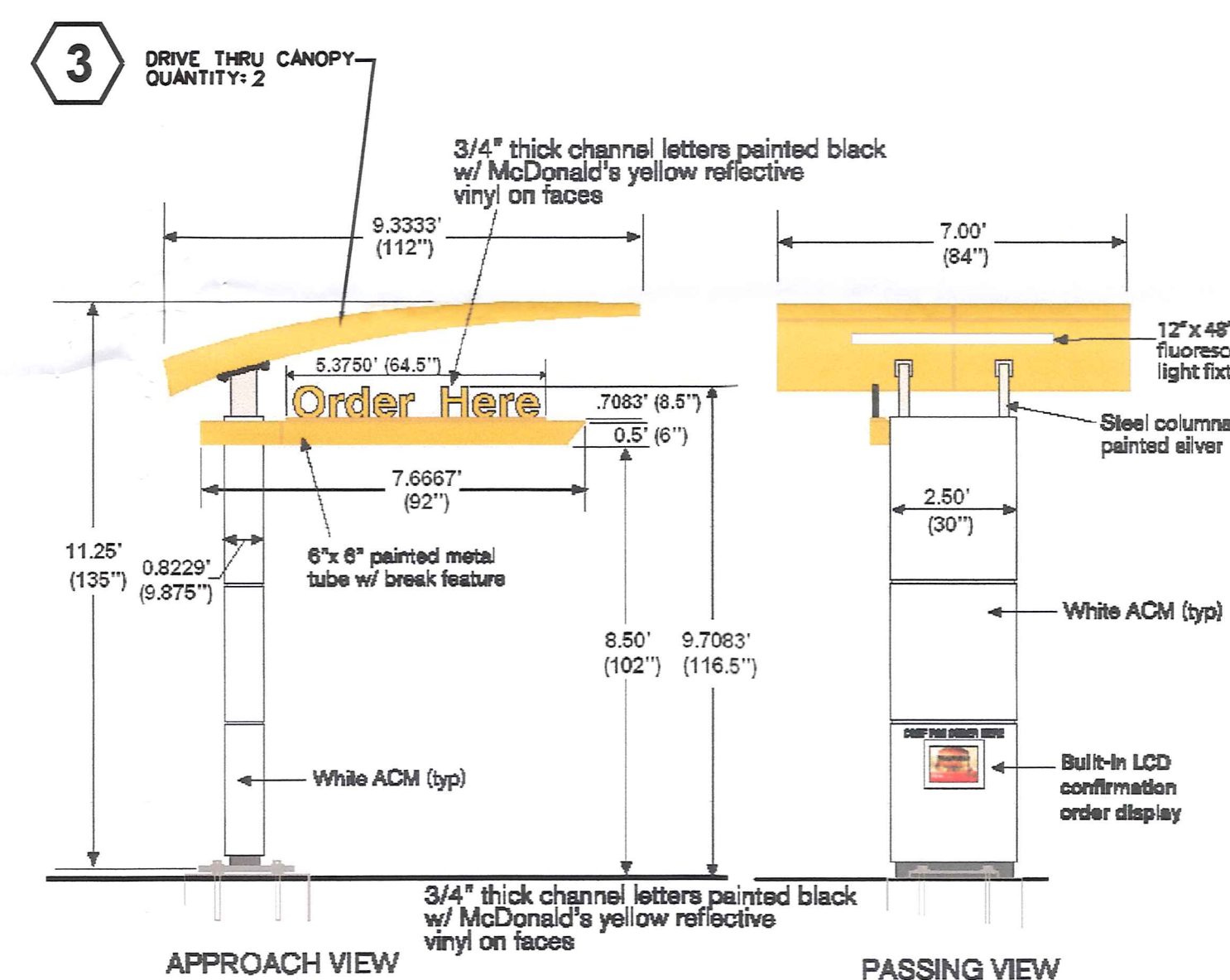
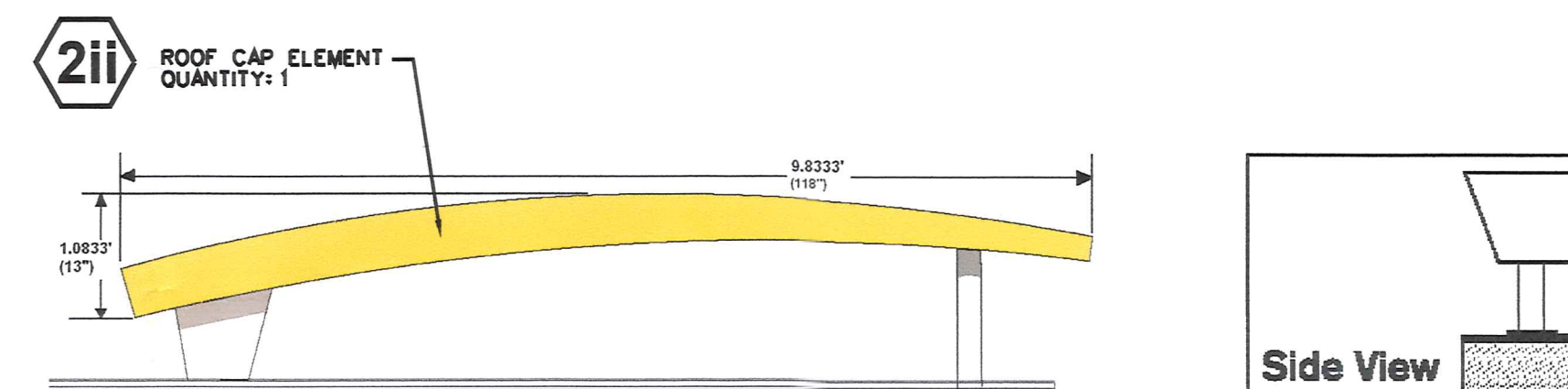
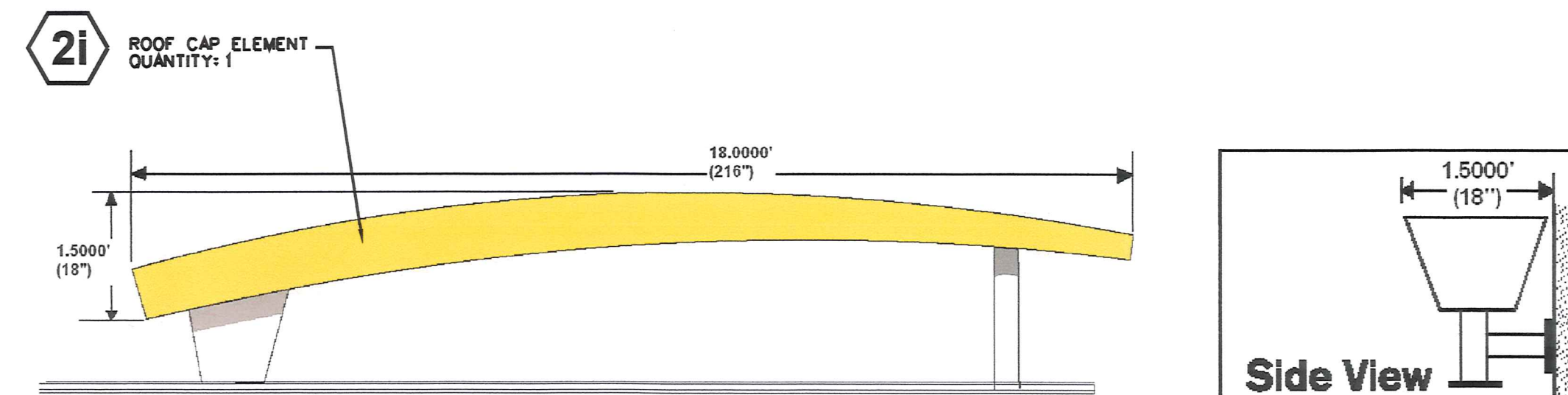
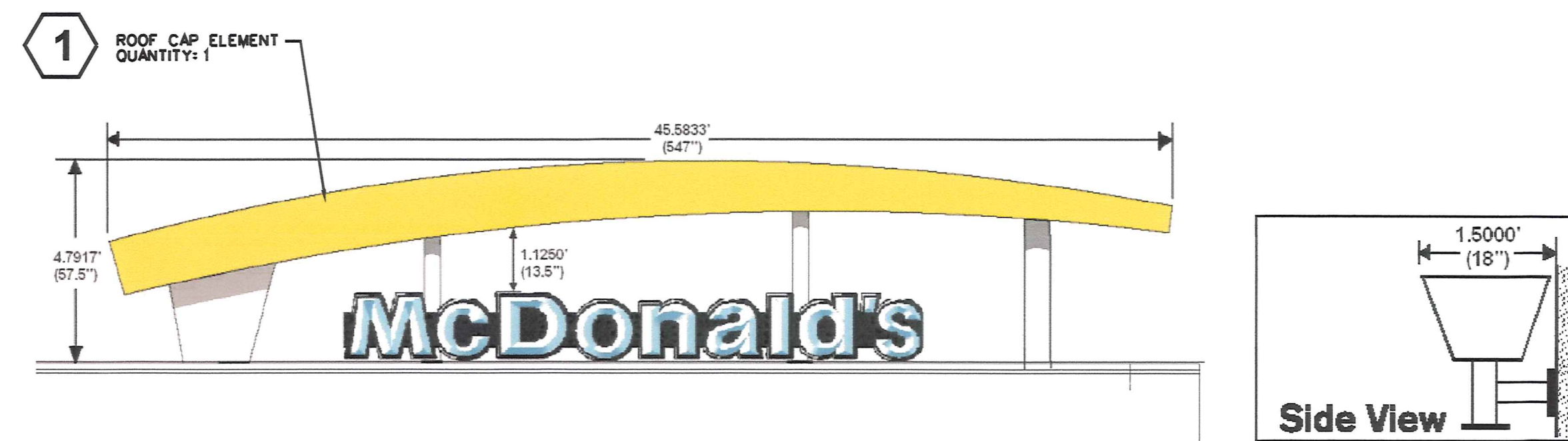
PARKING SPACES REQUIRED:
4,384 SF @ 16 PS / 1,000 SF = 71 PS.
PARKING SPACES PROVIDED: 71 PS (INCL. 3 HDPC)

DEVELOPMENT APPROVALS

1) LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8) WAS APPROVED BY DRC ON MARCH 16, 2010, DRC #021610A.

0123

DESIGN & DRAWINGS ARE
BASED ON MCS GRID & DATUM
HORIZ: NAD 83/91
VERT: NAVD 83



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



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, 2012.

OWNER

McDONALD'S CORPORATION

PO BOX 182571
COLUMBUS OHIO 43218

DEVELOPER / APPLICANT

McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

DATE	ITEM

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING
McDONALD'S RESTAURANT

SATYR HILL
#2107 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234

BALTIMORE COUNTY, MARYLAND
SCALE: NOT TO SCALE

ELECTION DISTRICT 9, C5
DATE: SEPTEMBER, 2010

DRAWING NO.

SH-2

SHEET 2 OF 2