

IN RE: **PETITION FOR VARIANCE**
E side of Belair Road, SE corner
of Rossville Blvd. and Belair Road
(7927 Belair Road)
14th Election District
6th Council District

McDonald's Corporation
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2011-0343-A**

* * * * *

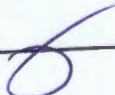
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by the lessee of the subject property, McDonald's Corporation ("McDonald's" or "Petitioner"), through its attorneys, Stanley S. Fine, Esquire, and Caroline L. Hecker, Esquire, for the property located at 7927 Belair Road. The Petitioner requests relief from the following sections of the Baltimore County Zoning Regulations (B.C.Z.R.):

- Section 409.6.A.2 to permit 46 parking spaces in lieu of the required 64 parking spaces;
- Section 409.10(B) to permit the drive-thru lane to block entry to or exit from off-street parking spaces and to cross principal pedestrian access to the restaurant;
- Section 409.11 to permit exclusion of a separate loading area;
- Section 405.4 Attachment 1, 5(a)(VI) to permit 6 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;
- Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 10.7 feet in height in lieu of the permitted 6 feet;
- Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 9.71 feet in height in lieu of the permitted 6 feet;
- 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; and
- 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.

ORDER RECEIVED FOR FILING

Date 7-19-11

By 

The subject property and requested relief are more particularly described on the Plat to Accompany Zoning Petition and the color sign elevation drawings which were accepted into evidence as Petitioner's Exhibits 3 and 4, respectively.

Appearing at the public hearing in support of the request were Caroline L. Hecker, Esquire, attorney for McDonald's; Jerry Rush, owner-operator of the existing McDonald's at the subject location; Lee May, Area Construction Manager for McDonald's Corporation; and Iwona Rostek-Zarska of Baltimore Land Design Group, Inc., the engineer who prepared the site plan for this property. No protestants or other interested persons appeared at the hearing.

Testimony and evidence presented at the hearing discloses that McDonald's is the current lessee of a pad site in the Fullerton Plaza Shopping Center, which is owned by FP SUB, LLC. The existing structure is a modular building which has become operationally inadequate and, as a result, McDonald's proposes to demolish the existing structure and rebuild a new restaurant in its place. The proposed structure will be approximately 736 square feet larger than the existing structure to accommodate an enlarged kitchen, storage area, and restroom facilities. The proposed restaurant will seat approximately 70 patrons, whereas the existing restaurant seats approximately 60 patrons.

Ms. Rostek-Zarska was accepted as an expert in site engineering and testified that the unique size, shape and topographical conditions of the site impose certain constraints on the proposed construction that make the requested variances necessary. The existing McDonald's, shown on the ALTA survey and photographs submitted by Petitioner (Petitioner's Exhibits 1 and 2, respectively), is located in the Fullerton Plaza Shopping Center at the intersection of Belair Road and Rossville Boulevard, and is adjacent to an IHOP restaurant that is also part of the shopping center. Due to a significant grade change along Belair Road, the McDonald's restaurant

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Date 7-19-11

2

By J

is situated lower than the portion of Belair Road that it is adjacent to, and only the red mansard roof of the existing McDonald's is visible to traffic on Belair Road approaching the restaurant from the south. In addition, the proximity of the existing IHOP restaurant adjacent to the McDonald's site further limits the development of the McDonald's site. As a result of these unique conditions, it would be impossible to design the site in a manner that would accommodate the required number of parking spaces, provide a separate loading area for the restaurant, or prevent the drive-thru lane from crossing a principal pedestrian path to the restaurant or from blocking entry to or exit from off-street parking spaces. In addition, these unique features necessitate the requested signage variances.

Section 409.6.A.2 of the B.C.Z.R. would require McDonald's to provide 64 parking spaces on the property to accommodate the fast-food restaurant use. McDonald's currently provides 52 off-street parking spaces at this location. In support of its request for a variance from the off-street parking requirements, McDonald's submitted a parking study conducted by Traffic Concepts, Inc. (Petitioner's Exhibit 5.) This study examined the use of the existing McDonald's parking lot during its peak hours and found that a maximum of 35 cars were parked in the parking lot at any one time. The study therefore concluded that adequate parking exists at this site to accommodate peak demand periods. McDonald's currently does approximately 67% of its business at this location through the drive-thru window, and Jerry Rush, the owner and operator of this McDonald's, testified that he expects the percentage of drive-thru business to remain at this level when the new restaurant is constructed. To the extent that demand ever exceeds the parking capacity of the McDonald's pad site, there is ample additional parking available in the Shopping Center's parking lot to serve that demand. Moreover, several bus lines serve this corridor of Belair Road, and many of McDonald's employees take public transportation to work, lessening the

ORDER RECEIVED FOR FILING

Date 7-19-11 3

By 

demand for off-street parking. As a result, the proposed reduction in off-street parking to 46 spaces is expected to be sufficient to accommodate the demands of the restaurant.

Likewise, Petitioner requested variances from Section 409.10(B) to permit the drive-thru lane to block entry to or exit from off-street parking spaces and to cross principal pedestrian access to the restaurant, and from B.C.Z.R. Section 409.11 to allow exclusion of a separate loading area. These are existing conditions, as the drive-thru lane currently blocks access to off-street parking spaces and crosses a principal pedestrian route to the restaurant, and the restaurant currently does not have a designated loading area. Loading operations will continue to occur along the side of the building during off-peak hours to minimize impact on patrons of the restaurant.

Petitioner also seeks variances from B.C.Z.R. Section 405.4 Attachment 1, 5(a)(VI) to permit six (6) wall-mounted enterprise signs on building facades in lieu of the permitted three (3) signs; from B.C.Z.R. Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 10.7 feet in height in lieu of the permitted 6 feet; B.C.Z.R. Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 9.71 feet in height in lieu of the permitted 6 feet; B.C.Z.R. 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; and B.C.Z.R. 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. The visibility of the site to motorists traveling along Belair Road is obstructed by the grade change along the side of Belair Road as well as by the many other commercial establishments located along this portion of Belair Road. As a result, these variances are necessary in order for the restaurant to be visible to passersby and in order to safely direct traffic in and around the McDonald's pad site. In addition, these signs are McDonald's standard signage plan, and the restaurant at this location would deviate from the standard style of other McDonald's restaurants if the proposed signs were not permitted.

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Date 2-19-11 4

By 

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. § 307. The Property is unique by virtue of its small size, irregular shape, and the topographic conditions along Belair Road. In light of these unique features of the Property, I find that the Petitioner has satisfied its burden at law. The constraints imposed by these features would create a practical difficulty for the Petitioner if strict compliance with the provisions of the B.C.Z.R. were required. I further find that the relief requested meets the spirit and intent of the B.C.Z.R., and I will therefore grant the requested variances.

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

THEREFORE IT IS ORDERED this 19th day of July, 2011 that the Petition for Variance as follows:

- Section 409.6.A.2 to permit 46 parking spaces in lieu of the required 64 parking spaces;
- Section 409.10(B) to permit the drive-thru lane to block entry to or exit from off-street parking spaces and to cross principal pedestrian access to the restaurant;
- Section 409.11 to permit exclusion of a separate loading area;
- Section 405.4 Attachment 1, 5(a)(VI) to permit 6 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;
- Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 10.7 feet in height in lieu of the permitted 6 feet;
- Section 450.4 Attachment 1, 3(VII) to permit a directional sign of 9.71 feet in height in lieu of the permitted 6 feet;
- 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; and
- 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,

ORDER RECEIVED FOR FILING

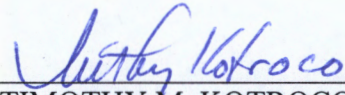
Date 7-19-11 5

By [Signature]

all as shown on Petitioner's Exhibits 4 and 5, be and are hereby GRANTED, subject to the following:

1. Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day Appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

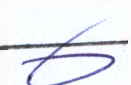
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 7-19-11 6

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

July 20, 2011

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

Re: Petition for Variance
Case No. 2011-0343-A
Property: 7927 Belair Road

Dear 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 the appeals clerk at 410-887-3391.

Sincerely,

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

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 7927 Belair Road

which is presently zoned BR

Deed Reference: 19892 / 329 Tax Account # 1900001407

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)

PLEASE 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.)

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:

McDonald's USA, LLC

Name - Type or Print

Signature 301-651-9998

6903 Rockledge Dr., Suite 1100

Address

Bethesda, MD 20817

City

State

Zip Code

Attorney For Petitioner:

Stanley S. Fine, Esq.

Name - Type or Print

Signature Stanley S. Fine

Rosenberg Martin Greenberg, LLP

Company 410-727-6600

25 S. Charles Street, Suite 2115

Address

Telephone No.

Baltimore, MD 21201

City

State

Zip Code

Legal Owner(s):

FP SUB, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

3333 New Hyde Park Road, Suite 100

Address Telephone No.

New Hyde Park, NY 11042-1205

City

State

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. 2011-0343-A
ORDER RECEIVED FOR FILING

REV 8/20/07

Date 7-19-11

By [Signature]

Office Use Only
Estimated Length of Hearing _____
Unavailable For Hearing _____

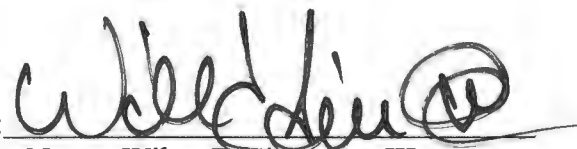
Reviewed by BR

Date 5/23/11

PETITION FOR VARIANCE - BALTIMORE COUNTY

FP SUB, LLC

By: Kimco SEB Business Trust, Managing Member

SNC By: 

Print Name: Wibur E. Simmons, III

Title: President

Date: 5-19-11

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES**

7927 BELAIR ROAD

BALTIMORE COUNTY, MARYLAND

14TH ELECTION DISTRICT; 6TH COUNCILMANIC DISTRICT

May 23, 2011

Beginning at the point located on the east side of Belair Road having the variable width of the right-of-way, said point being located southwesterly 87 feet, more or less, from the intersection of centerlines of Belair Road with Rossville Boulevard, thence running the following courses and distances:

1. North 83° 35' 28" East, 40.62 feet; thence,
2. South 50° 03' 11" East, 58.99 feet; thence,
3. Along the curve to the left having a radius of 250.00 feet, 70.95 feet; thence,
4. Along the curve to the right having a radius of 250.00 feet, 35.87 feet; thence,
5. South 40° 03' 06" West, 195.51 feet; thence,
6. North 49° 56' 54" West, 193.30 feet; thence
6. Along the curve to the right, having a radius of 11,386.16 feet, 148.23 feet, to the point of beginning.

Containing 34,571 square feet or 0.794 acres, more or less.

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



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0343-A

Petitioner: McDONALD'S USA, LLC

Address or Location: 7927 BELAIR ROAD, PARKVILLE, MD, 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROSENBERG MARTIN GREENBERG LLP Attn. Stanley Fine

Address: 25 S. CHARLES STREET, SUITE 2115
BALTIMORE, MD, 21201

Telephone Number: 410-127-6600

Revised 2/17/11 DT

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

No. **69062**

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
				Obj	Sub Obj				

Total: _____

Rec From: _____

For: _____

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

From: "Cosentino, Sharon" <scosentino@rosenbergmartin.com>
To: "dwiley@baltimorecountymd.gov" <dwiley@baltimorecountymd.gov>
Date: 7/11/2011 7:58 AM
Subject: FW: Belair Road posting
Attachments: Certificate of Posting -7927 Belair Road.doc; Certificate of Posting-7927 Belair Road - photo.doc

Debbie:

Per our conversation of Friday, attached is the Certificate of Posting with photo in reference to **Case No. 2011-0343-A**, 7927 Belair Road, which is scheduled for Wednesday, July 13th.

If you have any questions or concerns, please do not hesitate to contact me.

- Sharon

Sharon Cosentino, Legal Assistant
Rosenberg | Martin | Greenberg, LLP
25 South Charles Street, Suite 2115
Baltimore, MD 21201-3305

410-727-6600 phone
410-727-1115 fax

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

From: Dick Hoffman [mailto:dick_e@comcast.net]
Sent: Friday, July 08, 2011 6:54 PM
To: Cosentino, Sharon
Subject: Belair Road posting

Sorry it took so long, just got in.

Certificate of Posting

Hearing 7/13/11

RE: Case NO. 2011-0343-A

Petitioner/Developer _____

McDonald's Corp
c/o Stanley Fine

Date of Hearing/Closing 7/13/11

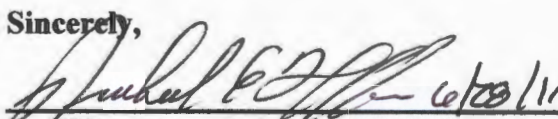
Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

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 _____

7927 Belair Road

The sign(s) were posted on 6/28/11
(Month, Day, Year)

Sincerely,

(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

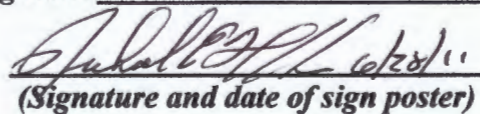
904 Dellwood Drive
(Address)

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

410-879-3122
(Telephone Number)

See Attached
Photograph

Date of Hearing/Closing: 7/13/11



2) 11 3 4 3 7-13

Case: # 2011-0343-A

7927 Belair Road

E/side of Belair Road, S/east corner of Rossville Boulevard
and Belair Road

14th Election District - 6th Councilmanic District

Legal Owner(s): FP Sub, LLC, Wilbur Simmons, III for
Kimco SEB Business Trust

Contract Purchaser: McDonald's USA, LLC

Variance: to permit 46 parking spaces in lieu of the required 64 parking spaces; to permit the drive-thru lane to block entry to or exit from off-street parking spaces and to cross principal pedestrian access to the restaurant; to permit exclusion of a separate loading area; to permit 6 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Signs #4 & 5); to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. (Sign #1); to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. in height.

8200 Fischer Road, Baltimore County, Maryland
PARCEL A

6/30/2011

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 6/28/, 2011.

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

S. Wilkins

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 28, 2011 Issue - Jeffersonian

Please forward billing to:

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

410-727-6600

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0343-A

7927 Belair Road

E/side of Belair Road, S/east corner of Rossville Boulevard and Belair Road

14th Election District – 6th Councilmanic District

Legal Owners: FP Sub, LLC, by Wilbur Simmons, III for Kimco SEB Business Trust

Contract Purchaser: McDonald's USA, LLC

Variance to permit 46 parking spaces in lieu of the required 64 parking spaces; to permit the drive-thru lane to block entry to or exit from off-street parking spaces and to cross principal pedestrian access to the restaurant; to permit exclusion of a separate loading area; to permit 6 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (signs #4 & 5); to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. (Sign #1); to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. (Sign #2); to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign (Sign #3); to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy (Sign #3).

Hearing: Wednesday, July 13, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0343-A

7927 Belair Road

E/side of Belair Road, S/east corner of Rossville Boulevard and Belair Road

14th Election District – 6th Councilmanic District

Legal Owners: FP Sub, LLC, by Wilbur Simmons, III for Kimco SEB Business Trust

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Hearing: Wednesday, July 13, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Stanley Fine, 25 S. Charles Street, Ste. 2115, Baltimore 21201
Lee May, 6903 Rockledge Dr., Ste. 1100, Bethesda 20817
Wilbur Simmons, Kimco, 3333 New Hyde Park Rd., New Hyde Park, NY 11042-1205

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 28, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

July 6, 2011

Mr. Wilbur Simmons
Kimco
3333 New Hyde Park Road
New Hyde, NY 11042-1205

RE: Case Number 2011-0343-A, 7927 Belair Road

Dear Mr. Simmons,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 23, 2011. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Stanley Fine, 25 S. Charles Street, Ste. 2115, Baltimore, MD 21201
Lee May, 6903 Rockledge Drive, Ste. 1100, Bethesda, MD 20817

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 31, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2011
Item Nos. 2011-336, 337, 338, 341, 342,
And 343.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06132011 -NO COMMENTS.doc



State Highway
Administration

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

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

Maryland Department of Transportation

Date: 5-31-11

Ms. Kristen Matthews,
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

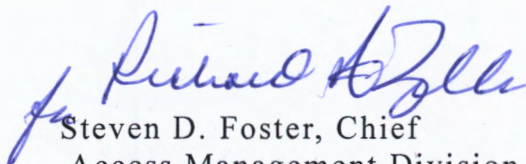
RE: Baltimore County
Item No. 2011-0343-A
Variance
McDonald's Corporation
7427 Belair Road.

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 5-26-11. A field inspection and internal review reveals that an entrance onto US consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2011-0343-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

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

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





KEVIN KAMENETZ.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 26, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 30, 2011**

Item No.:

Special Hearing: 2011-0311-SPHA, 2011-0342-SPHA.

Administrative Variance: 2011-0336A, 2011-0338A.

Variance: 2011-0311-SPHA, 2011-0337A, 2011-0341A, 2011-0342-SPHA, 2011-0343A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

TK 7/13 10AM
205

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 21 2011



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 21, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-343-A
Address 7927 Belair Road
(McDonald's USA, LLC Property)

Zoning Advisory Committee Meeting of May 30, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Law (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. An administrative variance to the Forest Conservation Law may be requested to base the forest conservation worksheet on the proposed limit of disturbance rather than the entire shopping center. – *Glenn Shaffer; Environmental Impact Review*

RE: PETITION FOR VARIANCE * BEFORE THE
7927 Belair Road; E/S Belair Road, SE corner *
of Rossville Boulevard & Belair Road * ADMINISTRATIVE LAW
14th Election & 6th Councilmanic Districts *
Legal Owner(s): McDonald's Corporation * JUDGE FOR
Contract Purchaser(s): McDonald's USA LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2011-343-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAY 26 2011

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of May, 2011, a copy of the foregoing Entry of Appearance was mailed to Lee May, Area Construction Manager, 6903 Rockledge Drive, 1100, Bethesda, MD 20817 and Stanley Fine, Esquire, 25 S. Charles Street, Suite 2115, Baltimore, Maryland 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



To: JCM
Rose sent to McD. + Valck
W. \$
McDonald's USA, L.L.C.
BALTIMORE-WASHINGTON REGION
6903 Rockledge Drive, Suite 1100
Bethesda, Maryland 20817
Direct Dial: (240) 497-3626
Fax: (301) 829-9265

June 6, 2011

11-193

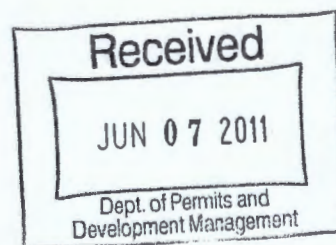
Mr. Arnold Jablon – Director
Baltimore County Government
Department of Permits, Approvals and Inspections
Development Management
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Re: McDonald's Restaurant - Replacement of Existing Facility
7927 Belair Road
Parkville, MD 21236
Election District 14/C6
DRC No. 032211E

Dear Mr. Jablon,

We are proposing to raze the existing McDonald's building and construct a new facility at the above referenced location. Due to the size and configuration of the property, the proposed improvements will require several variances from the Baltimore County Zoning Regulations. We have submitted Petition for Variance Hearing (Case #2011-0343-A) and anticipate being heard in early July 2011. It is my understanding that building plans are typically not accepted for permit review until after variances are granted, via the variance hearing process. This letter serves as our request asking that you consider accepting our building plans for permit review *only*, prior to the variance hearing. The restaurant is scheduled to open October 30, 2011. It is imperative that construction be under way by the end of July 2011. Grading, erosion and sediment control plans, as well as SWM plans have all been approved. This request is made with the full understanding that if you accept said plans for review, it in no way implies or indicates Baltimore County's opinion of the variances. It is further understood that the building permit fee submitted with the building application and plans is non-refundable, should the zoning commissioner deny the variance request. Additionally, we fully understand that a building permit will not be issued until and after the zoning commissioner rules on the variance request.

Although the existing modular building at this location is less than fourteen (14) years old, it is in deteriorating condition and does not reflect well on our brand. Therefore, we are very anxious to replace this building with our new modern design.

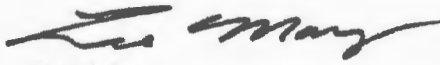


Mr. Arnold Jablon – Director
Baltimore County Government
Department of Permits, Approvals and Inspections
June 2, 2011
Page 2

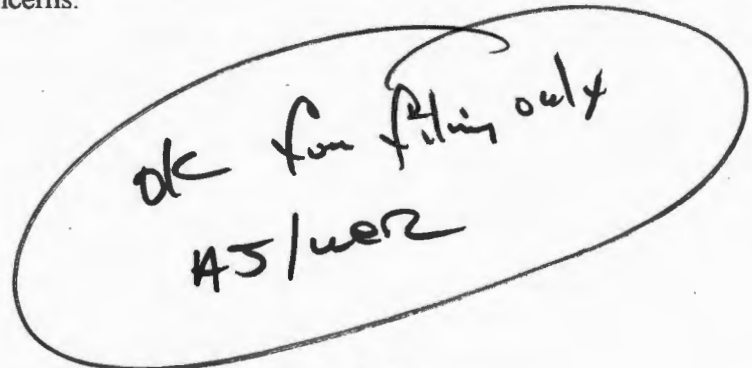
It is our belief that if you grant our request to accept the building plans for review prior to the variance hearing, we will save several weeks of processing time and be able to provide the citizens and customers of the Parkville community a new modern facility by our target date.

Thanking you in advance for your time and consideration. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Lee May
Area Construction Manager
McDonald's USA, LLC
Lee.May@us.mcd.com
301-651-9998 cell



ok for filing only
45/wer

Cc: Carl Richards, Baltimore County, Dept. of Permits, Approvals & Inspection
Valek Zarski, Baltimore Land Design Group, Inc.

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

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 14 Account Number - 1900001407

Owner Information

Owner Name: FP SUB LLC **Use:** COMMERCIAL
Mailing Address: SUITE 100
3333 NEW HYDE PARK RD
NEW HYDE PARK NY 11042-1205
Principal Residence: NO
Deed Reference: 1)/19892/ 00329
2)

Location & Structure Information

Premises Address 7927 BELAIR RD
0-0000
Legal Description 18.371 AC
PUTTY HILL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0081	0011	0639		0000			1	1	Plat Ref: 0044/ 0116

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	150241	18.3600 AC	14

Stories **Basement** **Type** **Exterior**
SHOPPING CENTER / NEIGHBORHOOD

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	6,764,400	6,764,400		
Improvements:	6,202,700	5,538,900		
Total:	12,967,100	12,303,300	12,303,300	12,303,300
Preferential Land:	0			0

Transfer Information

Seller:	Type:	Date:	Deed1:	Price:	Deed2:
FULLERTON PLAZA LLC	ARMS LENGTH IMPROVED	04/14/2004	/19892/ 00329	\$10,799,357	
MORTGAGES GROWTH INVESTORS	ARMS LENGTH IMPROVED	03/03/2000	/14337/ 00680	\$8,196,250	
AETNA LIFE INSUR ANCE COMPANY	ARMS LENGTH IMPROVED	08/05/1987	/07631/ 00596	\$7,600,000	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:
* NONE *

McDonald's
CASE NAME 7927 Belair Rd.
CASE NUMBER 2011-0343-A
DATE 7-13-11

[illegible]







TRAFFIC CONCEPTS, INC.

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

October 28, 2010

Mr. Valek Zarski
Baltimore Land Design Group, Inc.
222 Schilling Circle, Suite 105
Hunt Valley, Maryland 21030

Re: McDonald's 7927 Belair Road
Parking Lot Occupancy Count

Dear Mr. Zarski,

As requested, Traffic Concepts, Inc. conducted parking lot occupancy counts for the McDonald's store located at 7927 Belair Road. The count was conducted over the following time periods:

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

The purpose of the count is to determine peak parking times, which are expressed in 15 minutes intervals. We also observed the adjacent parking lot for shared parking between commercial uses.

The existing McDonald's lot has 52 parking spaces. Therefore, the peak parking utilization rates are based on 52 spaces. The table below shows the peak 15 minute parking utilization for each count day.

Peak Period Parking Demand

COUNT DATE	Peak 15 Minute time Period	Parked Vehicles per Space (Peak 15 Minute Period)	Utilization Percentage (Peak 15 Minute Period)
Thursday 10/21/10	1:00 - 1:15 PM	25/52	48.1%
Friday 10/21/10	11:30 - 11:45 AM	23/52	44.2%
Saturday 10/23/10	8:45 – 9:00 AM	35/52	67.3%



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 7927 BELAIR ROAD

July 13, 2011

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 Office of Administrative Hearings? Yes

What is the location that is the subject of the petition? 7927 Belair Road

What is your interest in the property? McDonald's USA, LLC is the current lessee of the property.

What is at this location currently?

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

How long has that McDonald's been operating at that location?

Since 1998 (approximately 13 years). There was previously a Roy Rogers restaurant at this location.

What is McDonald's proposing to do at this location?

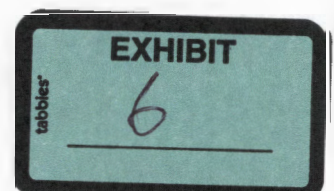
Demolish the existing restaurant and build a new McDonald's restaurant.

Describe existing conditions at the McDonalds.

EXHIBIT 1 – ALTA SURVEY – EXISTING CONDITIONS

Identify photographs of McDonald's at 7927 Belair Road.

EXHIBIT 2 – PHOTOS





Plan Sheet: 081C1

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

071A3	071B3	071C3	072A3	072B3
081A1	081B1	081C1	082A1	082B1
	081B2	081C2	082A2	082B2

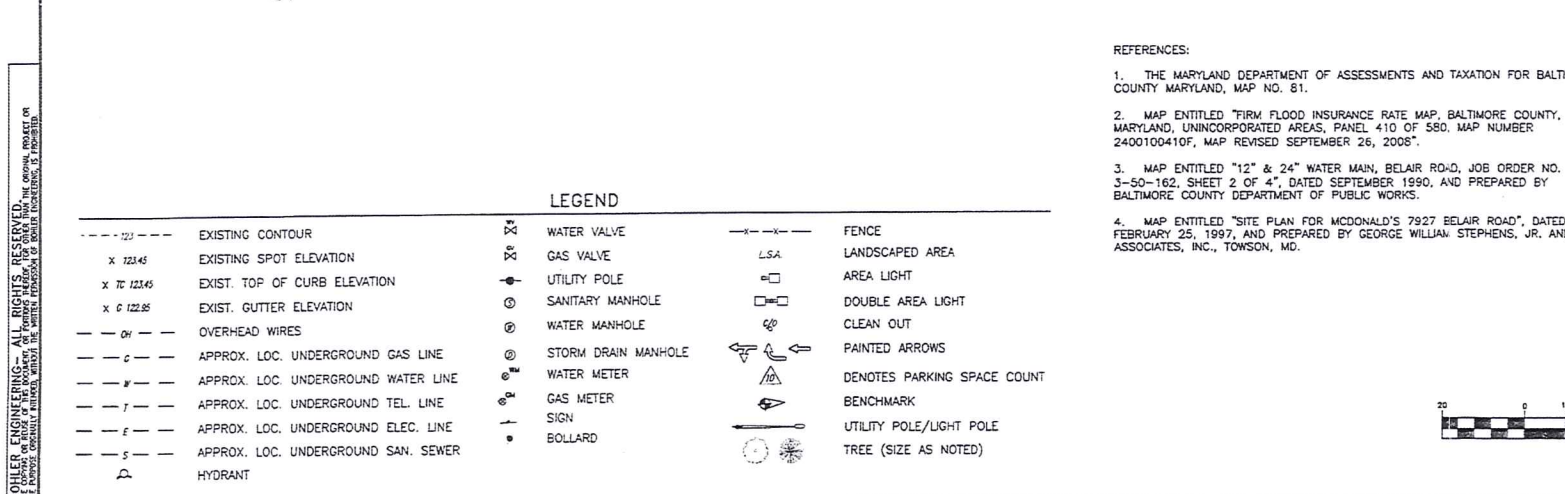
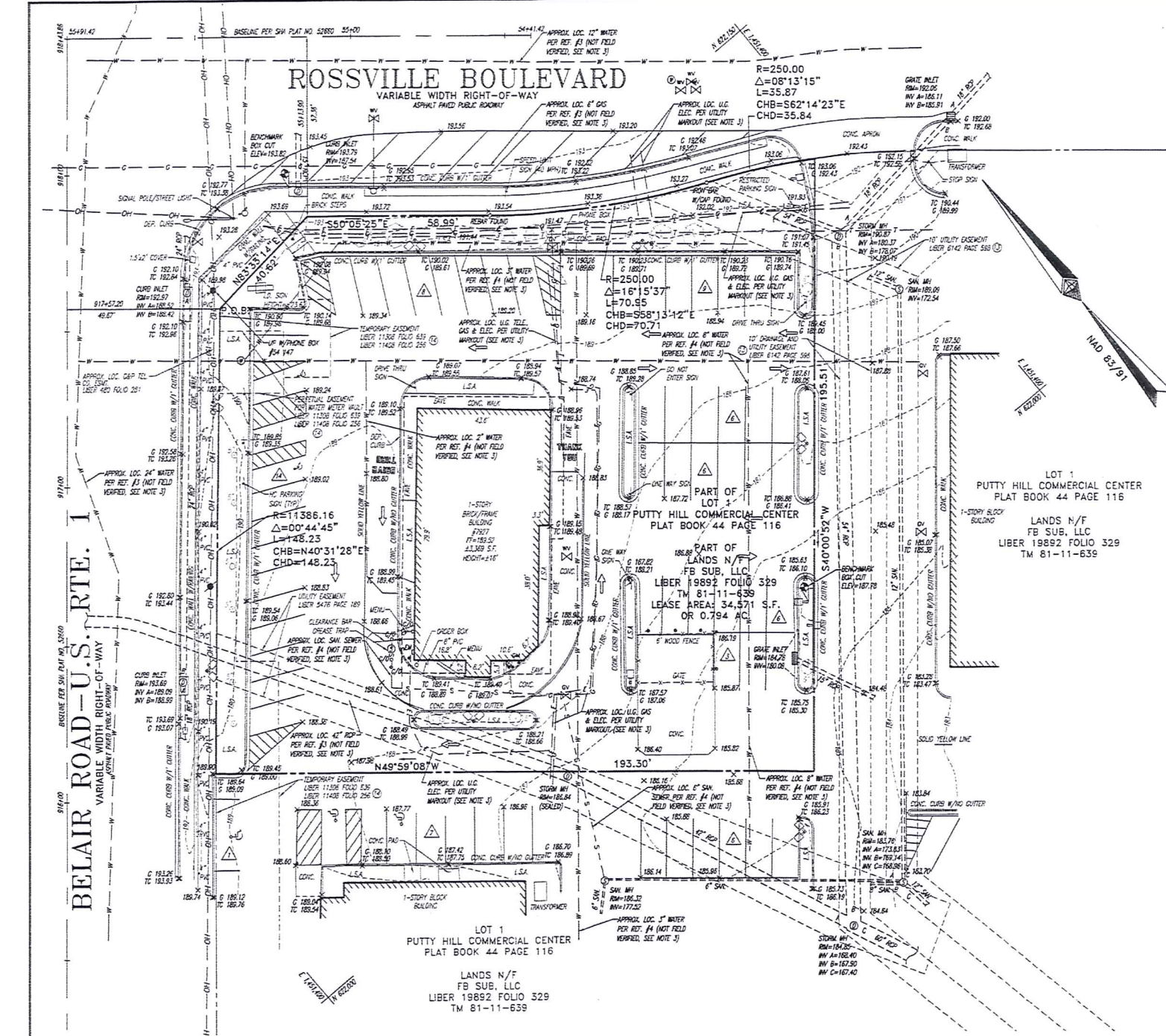
Scale

1" = 200'

0 100 200 400
Feet



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



NOTES:

- THE PROPERTY IS KNOWN AS PART OF LOT 1, PUTTY HILL COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 44 PAGE 116, THE LANDS OF FB SUB, LLC AS RECORDED IN LIBER 19892 AT FOLIO 329 ALL RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND HAVING A TAX MAP REFERENCE NO. OF 81-11-639.
- LEASE AREA: 34,571 SQUARE FEET OR 0.794 ACRES
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 4509-45370, EFFECTIVE DATE JULY 24, 2009. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
 - SUBJECT TO THE TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED DECEMBER 4, 1978 FROM FULLERTON ASSOCIATES, LESSOR TO MARRIOTT CORPORATION, LESSEE, AS AMENDED, AND ASSIGNED BY MRO MID-ATLANTIC CORP. (SUCCESSOR IN INTEREST TO MARRIOTT CORPORATION), ASSIGNOR, TO MCDONALD'S CORPORATION ASSIGNEE, BY ASSIGNMENT TO DELAWARE LIMITED LIABILITY COMPANY TO J. EDWARD BLAKELY, TRUSTEE, FOR THE BENEFIT OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. DATED AS OF JUNE 18, 2007 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M.N. 11308, S. 1, P. 1, 145; AFFECTS THE SUBJECT LEASE PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.
 - SUBJECT TO A JUDGMENT FOR MARYLAND TAX LIEN IN FAVOR OF COMPTROLLER OF TREASURY, ENTERED ON JUNE 26, 2008 IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, IN CASE NO. 08007582; NOT SURVEY RELATED.
- SUBJECT TO THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN LINES OF TELEPHONE AND TELEGRAPH CONTAINED IN RIGHT OF WAY AGREEMENT BY AND BETWEEN MARIE ADELHEIT REINERS, ET AL., AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY, DATED MAY 3, 1917 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER W.P.C. NO. 480, FOLIO 281; MAY AFFECT THE SUBJECT LEASE PARCEL. THERE IS AN OVERHEAD UTILITY LINE WITHIN 3 FEET OF THE EASTERLY RIGHT-OF-WAY LIMITS OF BELAIR. IT IS NOT CLEAR IF THE PROPERTY DESCRIBED IN THE DEED IS THE SUBJECT LEASE PARCEL.
- SUBJECT TO THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN LINES OF TELEPHONE AND TELEGRAPH CONTAINED IN RIGHT OF WAY AGREEMENT BY AND BETWEEN GEORGE A. KLEIN AND ANNE M. KLEIN, AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY, DATED APRIL 10, 1919 AND RECORDED APRIL 10, 1919 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER W.P.C. NO. 507, FOLIO 565; MAY AFFECT THE SUBJECT LEASE PARCEL. THERE IS AN OVERHEAD UTILITY LINE WITHIN 3 FEET OF THE EASTERLY RIGHT-OF-WAY LIMITS OF BELAIR. IT IS NOT CLEAR IF THE PROPERTY DESCRIBED IN THE DEED IS THE SUBJECT LEASE PARCEL.
- SUBJECT TO THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS CONTAINED IN DEED AND AGREEMENT BY BETWEEN BERMAN ENTERPRISES, ET AL. AND BALTIMORE COUNTY, MARYLAND, DATED AUGUST 22, 1974 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER E.H.K. JR. NO. 5476, PAGE 189.
- SUBJECT TO THE CONSTRUCTION AND MAINTENANCE AGREEMENT OF SEWERS CONTAINED IN DEED AND AGREEMENT BY AND BETWEEN S AND S PROPERTIES, ET AL. AND BALTIMORE COUNTY, MARYLAND, DATED NOVEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER E.H.K. JR. NO. 5969, PAGE 197; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, AFFECTS THE REMAINDER PARCEL ALONG FITCH AVENUE.
- SUBJECT TO PURPOSES FOR PUBLIC HIGHWAY CONTAINED IN DEED FROM S AND S PROPERTIES, AND ALBERT S. S. ASSOC. AND INC. DATED NOVEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER E.H.K. JR. NO. 5969, FOLIO 451; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, AFFECTS THE REMAINDER PARCEL ALONG FITCH AVENUE.
- SUBJECT TO PERPETUAL AND EXCLUSIVE EASEMENT CONTAINED IN INDENTURE DEED BY AND BETWEEN FULLERTON ASSOCIATES, DATED NOVEMBER 1, 1979 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER E.H.K. JR. NO. 6091, PAGE 598; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, AFFECTS AND BENEFITS THE REMAINDER PARCEL.
- SUBJECT TO THE CONSTRUCTION AND MAINTENANCE OF SEWERS CONTAINED IN DEED AND ARRANGEMENT BY AND BETWEEN FULLERTON ASSOCIATES, ET AL., AND BALTIMORE COUNTY, MARYLAND, DATED FEBRUARY 20, 1980 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER E.H.K. JR. NO. 6142, PAGE 725; AFFECTS THE SUBJECT LEASE PARCEL, SHOWN.
- SUBJECT TO THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, OPERATE AND MAINTAIN ELECTRIC, GAS AND COMMUNICATION LINES CONTAINED IN RIGHT OF WAY AGREEMENT BY AND BETWEEN FULLERTON PLAZA LLC, AND VERIZON - MARYLAND INC., DATED AUGUST 24, 2001 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M.N. 15637, PAGE 088; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, AFFECTS THE REMAINDER PARCEL NEAR FITCH AVENUE.
- SUBJECT TO TERMS AND CONDITIONS CONTAINED IN AGREED INDENTURE BETWEEN STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND VS. MORTGAGE GROWTH INVESTORS, ET AL., DATED NOVEMBER 6, 1995 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M.N. 11308, PAGE 639; IMPACTED BY CONFIRMATORY AGREED INDENTURE RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER S.M.N. 11408, PAGE 256; AFFECTS THE SUBJECT LEASE PARCEL, SHOWN.
- SUBJECT TO THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, MODIFY, REPLACE AND REMOVE TELECOMMUNICATION AND ELECTRIC SYSTEMS CONTAINED IN RIGHT OF WAY EASEMENT BY AND BETWEEN FULLERTON PLAZA LLC, AND VERIZON - MARYLAND INC., DATED AUGUST 24, 2001 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M.N. 15637, PAGE 088; DOES NOT AFFECT THE SUBJECT LEASE PARCEL, AFFECTS THE REMAINDER PARCEL NEAR FITCH AVENUE.

REFERENCES:

- THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION FOR BALTIMORE COUNTY MARYLAND, MAP NO. 81.
- MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 410 OF 580, MAP NUMBER 24000100410F, MAP REVISED SEPTEMBER 26, 2008".
- MAP ENTITLED "12" & 24" WATER MAIN, BELAIR ROAD, JOB ORDER NO. 3-50-162, SHEET 2 OF 4", DATED SEPTEMBER 1990, AND PREPARED BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.
- MAP ENTITLED "SITE PLAN FOR MCDONALD'S 7927 BELAIR ROAD", DATED FEBRUARY 25, 1997, AND PREPARED BY GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC., TOWSON, MD.

GRAPHIC SCALE

1 inch = 20 ft.

UTILITY COMPANY

UTILITY COMPANY	PHONE NUMBER
VERIZON - OCCLS	(410) 712-0202
COMCAST - UTILITYQUEST	(410) 536-0070
BCTY DFW - OCCLS	(410) 712-0202
BGE ELECTRIC-UTILITYQUEST	(410) 536-0070
BGE GAS-UTILITYQUEST	(410) 536-0070
COLONIAL PIPELINE	(678) 762-2403

ALTA/ACSM LAND TITLE SURVEY
MCDONALD'S USA, LLC
7927 BELAIR ROAD
LOT 1, PUTTY HILL COMMERCIAL CENTER
PLAT BOOK 44 PAGE 116
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

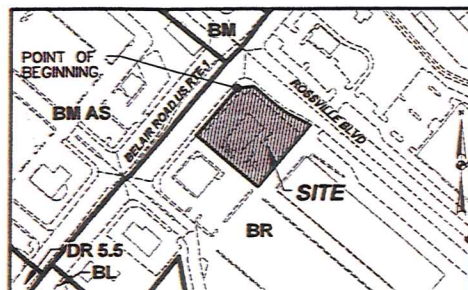
BOHLER ENGINEER
ALL-STATE LEGAL

EXHIBIT

KEVIN F. STEINHEIMER
REGISTERED PROFESSIONAL SURVEYOR NO. 88
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELIBERATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

DATE: 09/16/09
DATE: 09/16/09

APPROVED: DATE 9-16-09 SCALE 1"=20' FILE NO. S095545



ZONING MAP

SCALE: 1" = 200'
(MAP: 81-01)

LEGEND

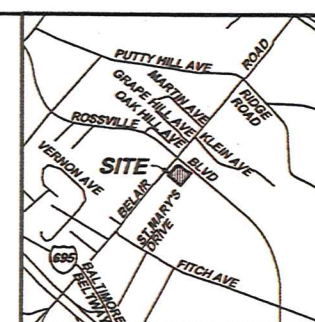
RIGHT-OF-WAY LINE	-----
PROPERTY LINE	-----
ZONING LINE	-----
EX. CONCRETE CURB AND GUTTER	-----
EX. CURB AND GUTTER TO BE REMOVED	-----
EX. CONCRETE	-----
TO BE REMOVED DESIGNATION	-----
EX. BUILDING	-----
EX. SIGN	-----
EX. STORM DRAIN, MANHOLE & INLET	-----
EX. SANITARY SEWER, MANHOLE & CLEANOUT	-----
EX. WATER MAIN, VALVE & FIRE HYDRANT	-----
EX. ELECTRIC LINE	-----
EX. GAS LINE	-----
EX. TELEPHONE LINE, POLE & BOX	-----
EX. POLE WITH LIGHT	-----
EX. UTILITY POLE & GUY WIRE	-----
EX. OVERHEAD LINE	-----
EX. INDEX COUNTS	-----
EX. INTERMEDIATE COUNTS	-----
EX. TREE	-----
"EXISTING" DESIGNATION	-----
BUILDING RESTRICTION LINE	-----
LANDSCAPE RESTRICTION LINE	-----
PR. CONCRETE CURB & GUTTER	-----
PR. MAC. PAVING	-----
PR. CONCRETE	-----
PR. STORM DRAIN, MANHOLE & INLET	-----
PR. SANITARY SEWER & CLEANOUT	-----
PR. WATER MAIN, VALVE & FIRE HYDRANT	-----
PR. INDEX COUNTS	-----
PR. INTERMEDIATE COUNTS	-----
PR. LIGHTS	-----
PR. SIGN	-----
PR. PARKING COUNT	-----
"PROPOSED" DESIGNATION	-----

ZONING VARIANCE REQUESTS

THE FOLLOWING REQUESTS ARE FOR VARIANCES FROM BALTIMORE COUNTY ZONING REGULATIONS (DCZR):

- VARIANCES FOR OFF-STREET PARKING AND LOADING:
 - SECTION 408.6.A.2 TO ALLOW 46 SPACES IN LIEU OF THE REQUIRED 64 SPACES.
 - SECTION 408.6.D.1 TO PERMIT DRIVE-THRU LINE TO BLOCK ENTRY TO OR EXIT FROM OFF-STREET PARKING SPACES AND TO CROSS PRINCIPAL PEDESTRIAN ACCESS TO THE RESTAURANT.
 - SECTION 409.11 TO ALLOW FOR EXCLUSION OF A SEPARATE LOADING AREA.
- VARIANCES FOR SIGNAGE:
 - SECTION 450.4 ATTACHMENT 1.3(a) (1) TO PERMIT 6 WALL-MOUNTED INTERMEDIATE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS (SIGN #4.5).
 - SECTION 450.4 ATTACHMENT 1.3(b) TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #1).
 - SECTION 450.4 ATTACHMENT 1.3(c) TO PERMIT A DIRECTIONAL SIGN OF 9.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #2).
 - SECTION 450.4 ATTACHMENT 1.3(d) TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN (SIGN #3).
 - SECTION 450.5.B.3.3 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.



VICINITY MAP

SCALE: 1" = 1,000'

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:

CONTROL POINT 659: N 624,205.36; E 1,452,848.78; EL 221.66
DESCRIPTION: SPIKE IN CONC. WALK ON EAST SIDE OF BELAIR RD,
42 FT +/- SOUTH FROM WHOLESALE CLUB DR.

CONTROL POINT 440A: N 630,925.52; E 1,454,324.40; EL 244.19
DESCRIPTION: SPIKE IN PAVING ON WEST SIDE OF PERRY ROAD,
10 FT +/- SOUTH FROM FITCH AVE.

SITE DATA

- AREA OF TRACT (LOT 1) PUTTY HILL COMMERCIAL CENTER: 800,246 SF OR 18.371 AC.
- LEASE AREA OF McDONALD'S RESTAURANT: 34,571 SF OR 0.794 AC.
- OWNER:
FP SUB, LLC
3333 NEW HYDE PARK RD, SUITE 100
NEW HYDE PARK, NY 11042-1205
- TAX MAP REFERENCES:
T.M. 81 G. 15 P. 638 TAX ID: 1000001407
- DEED REFERENCES: L 19892; F 329
- PLAT REFERENCE: LOT 1, PUTTY HILL COMMERCIAL CENTER
L 441; F 195
- ELECTION DISTRICT: 14; COUNCILMANIC DISTRICT: 6
- EXISTING ZONING: BR, MAP #081 C1
- EXISTING USE: EX. SHOPPING CENTER W/ EX. McDONALD'S TO BE RAZED
PROPOSED USE: EX. SHOPPING CENTER W/ NEW McDONALD'S
- MINIMUM SETBACK REQUIREMENT:
FRONT: 25 FEET PER SECTION 238 OF DCZR
SIDE & REAR: 30 FEET PER SECTION 238 OF DCZR
- F.A.R. ALLOWED: 2.0 MAX.
PROPOSED F.A.R. FOR LEASE AREA 3,982 / 34,571 = 0.115
- BUILDING HEIGHT:
PERMITTED: 40 FEET
PROPOSED: 23.3 FEET
- ADT:
1550 X 3,982 SF / 1,000 = 2,190 DAILY TRIPS
- CENSUS TRACT: 440800
WATER SERVICE AREA: EASTERN THIRD ZONE
SEWER: SHED 3
TRANSPORTATION ZONE: D658
ZIP CODE: 21236
WATERSHED: BACK RIVER
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
- STORM WATER MANAGEMENT (SWM):
THIS SITE IS A RE-DEVELOPMENT. SWM SHALL BE ADDRESSED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- REDUCTION OF EX. IMPERVIOUS AREAS WITHIN LIMIT OF DISTURBANCE (LOD) BY 50%
- IMPLEMENTATION OF ESD PRACTICES TO MEET TO PROVIDE WATER QUALITY TREATMENT FOR AT LEAST 50% OF EX. IMPERVIOUS AREA WITHIN LOD OR
- USE A COMBINATION OF IMPERVIOUS AREA REDUCTION AND ESD IMPLEMENTATION FOR AT LEAST 50% OF EX. IMPERVIOUS AREAS
- USE OF ALTERNATIVE SWM MEASURES
SINCE THE FULL REDUCTION OF EXISTING IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, THEREFORE ESD PRACTICE, MICRO BIORETENTION FACILITY OR EQUIVALENT, WILL BE PROVIDED TO MEET SWM REQUIREMENTS.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- THE DEVELOPER IS REQUESTING A VARIANCE TO SECTION 33-4-109 (IN PART) OF THE BALTIMORE COUNTY CODE TO RESTRICT APPLICATION OF THE FOREST CONSERVATION REGULATIONS TO THE PROPOSED LIMIT OF DISTURBANCE. THE RESULTING 0.2 ACRE AFFORESTATION OBLIGATION WILL BE MET BY PURCHASE OF CREDIT IN A COUNTY APPROVED FOREST RETENTION BANK.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICES. ZONING VARIANCES ARE BEING REQUESTED.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PRELIMINARY FLOOD MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP" BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 410 OF 580 COMMUNITY PANEL NUMBER 2400000410 F. MAP REVISED SEPTEMBER 26, 2008* AND IS LOCATED IN ZONE 1 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING MD, DATED SEPTEMBER 16, 2009.

DEVELOPMENT APPROVALS

- JSPC PRELIMINARY PLAN FOR "PUTTY HILL COMMERCIAL CENTER" WAS APPROVED ON 1/20/1978
- SITE PLAN FOR CONSTRUCTION OF 2,600 S.F. ROY ROGERS RESTAURANT WAS APPROVED IN 1980
- REQUEST FOR REFINEMENT TO JSPC PLAN UNDER SECTION 26-211 TO ALLOW CONSTRUCTION OF 3,369 S.F. McDONALD'S RESTAURANT WAS GRANTED ON JULY 29, 1997, DRC #07287E.
- REQUEST FOR LIMITED EXEMPTION UNDER SECTION 33-4-109 (IN PART) TO ALLOW MINOR REVISIONS TO McDONALD'S RESTAURANT WAS GRANTED BY DRC ON APRIL 25, 2005, DRC #042505M.

ZONING HISTORY

NONE KNOWN

PARKING REQUIREMENTS

EXISTING PARKING SPACES: 52 PS
PARKING SPACES REQUIRED: 3,982 SF @ 16 PS / 1000 SF = 64
PARKING SPACES PROVIDED: 46 PS (ONCL. 2 HDOP)
SEE "ZONING VARIANCE REQUESTS" ON THIS SHEET

THE COORDINATE SYS
BASED ON THE NORTH
THE ELEVATION SYS
BASED ON THE NORTH
DATUM OF 1988.
HORIZ: NAD 83/95; VE

ALL-STATE LEGAL®
EXHIBIT
3

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21109
PHONE: 410.229.9651 • FAX: 410.229.9665 • BLDG@BLDGINC.COM



PROFESSIONAL CERTIFICATION

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

OWNER
FP SUB, LLC

3333 NEW HYDE PARK RD, SUITE 100
NEW HYDE PARK, NY 11042-1205

DEVELOPER / APPLICANT

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

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAT TO ACCOMPANY ZONING PETITION
PLAN, MAPS, NOTES AND DETAILS
MCDONALD'S RESTAURANT

PUTTY HILL COMMERCIAL CENTER
7927 BELAIR ROAD
PARKVILLE, MARYLAND 21236

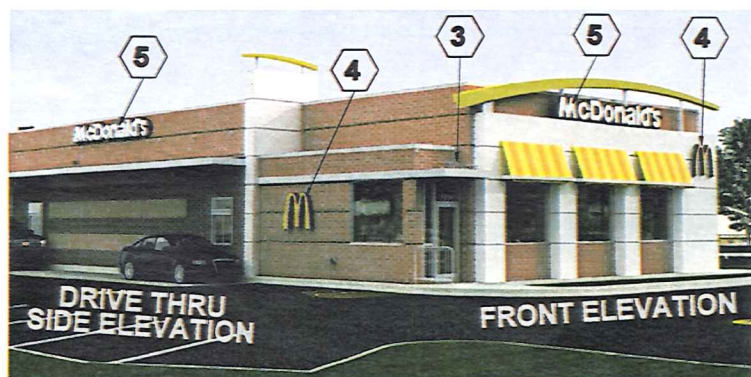
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 14, 06
DATE: MAY, 2011

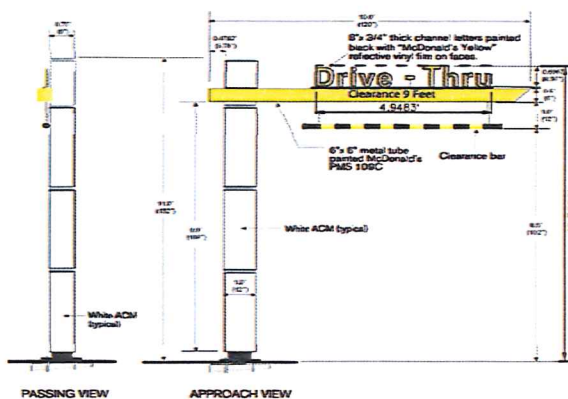
DRAWING NO.

V-1

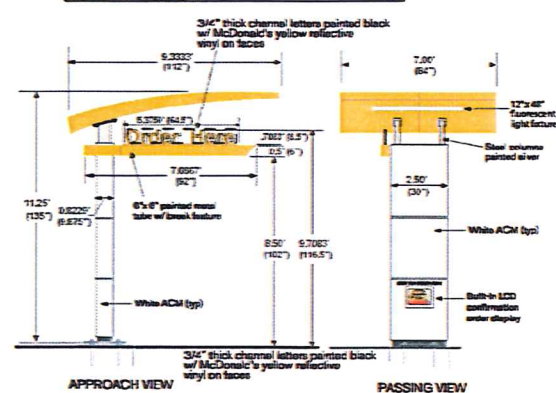
SHEET 1 OF 2



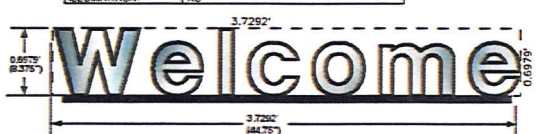
1	WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	0.6967' x 4.9482' = 3.447' SF
QUANTITY:	1
HEIGHT:	10.6967 FT.
ILLUMINATION:	NO



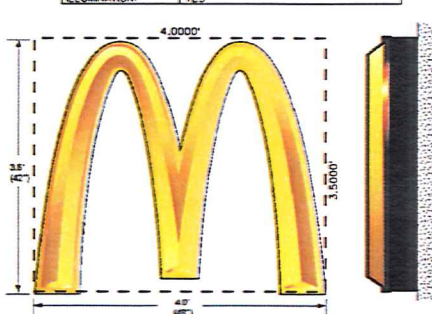
2	DRIVE-THRU SINGLE POLE CANOPY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	5.3750' x 0.7063' = 3.8000 SF
QUANTITY:	1
HEIGHT:	9.7063 FT.
ILLUMINATION:	NO



3	WELCOME LETTERS
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	CANOPY
FACE AREA:	3.7252' x 0.6979' = 2.6026 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



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



5	UNIBODY ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.0000' x 2.2917' = 41.2506 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES



SIGNAGE DATA

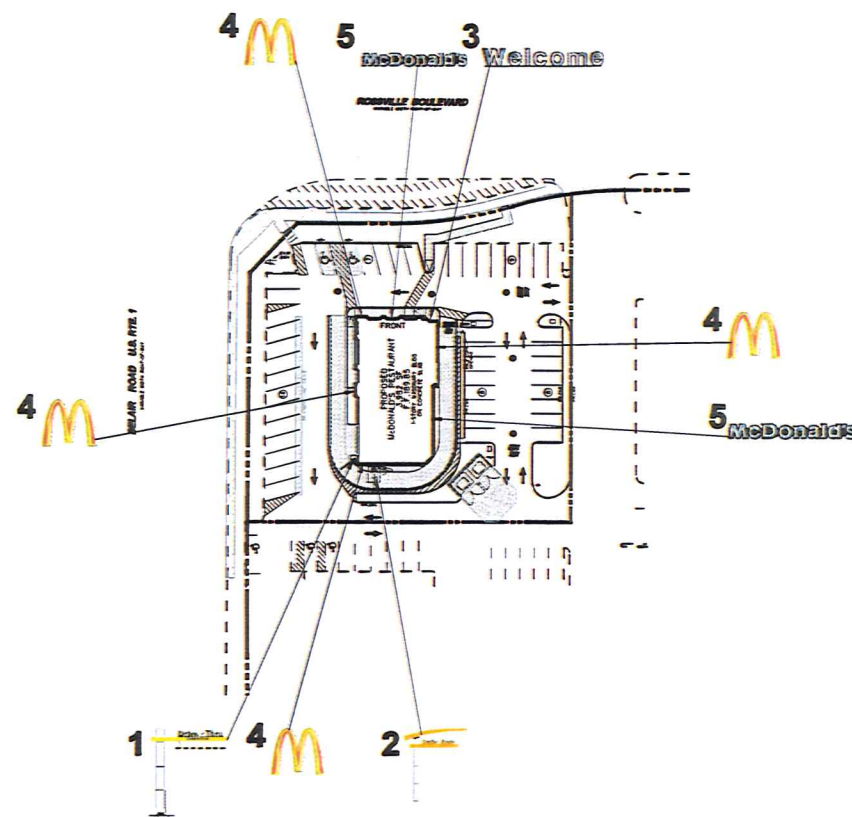
- ENTERPRISE SIGN ON THE BUILDING FACADES
 - AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 47.70')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 47.70 = 95.40 SF
 - AREA / FACE PROPOSED:
 - SIGN #5 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 95.40 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 86.30')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 86.30 = 172.60 SF
 - AREA / FACE PROPOSED:
 - SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 SF < 172.60 SF
 - DRIVE-THRU FACADE (LENGTH = 86.30')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 86.30 = 172.60 SF
 - AREA / FACE PROPOSED:
 - SIGN #3 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 172.60 SF
 - REAR FACADE (LENGTH = 45.00')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 45.00 = 90.00 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 SF < 90 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)
 - SIGN ON REAR FACADE: 1 (SIGN #4)
 - TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 6

II. DIRECTIONAL SIGNS ON THE BUILDING FACADES

- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED:
 - SIGN #3 = 2.60 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED
- STRUCTURAL TYPE PROPOSED: SIGN #3 - CANOPY

III. DIRECTIONAL FREESTANDING SIGNS

- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED:
 - SIGN #1 = 3.4470 SF < 8 SF ALLOWED
 - SIGN #2 = 3.6000 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: FREESTANDING
- STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
- MAX. HEIGHT ALLOWED: 6 FT
- MAX. HEIGHT PROPOSED:
 - SIGN #1 = 10.70 FT
 - SIGN #2 = 9.71 FT



THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZ: NAD 83/91; VERT: NAVD 88

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

222 SCHILLING CIRCLE SUITE 305 • HUNT VALLEY, MARYLAND 21039
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGC.COM

PROFESSIONAL CERTIFICATION

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OWNER
FP SUB, LLC

3333 NEW HYDE PARK RD, SUITE 100
NEW HYDE PARK, NY 11042-1205

DEVELOPER / APPLICANT

McDONALD'S USA, LLC

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

DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY ZONING PETITION

SIGNAGE DETAILS AND DATA

MCDONALD'S RESTAURANT

PUTTY HILL COMMERCIAL CENTER
7927 BELAIR ROAD
PARKVILLE, MARYLAND 21226

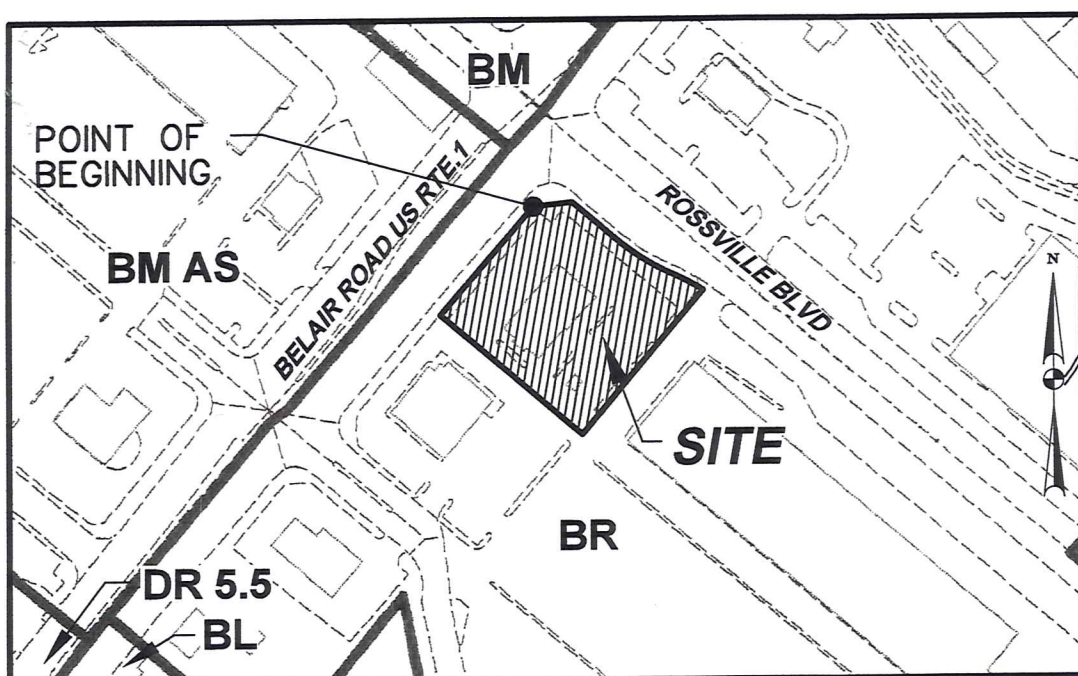
BALTIMORE COUNTY, MARYLAND
SCALE: NOT TO SCALE

ELECTION DISTRICT 14, C6
DATE: MAY, 2011

DRAWING NO.

V-2

SHEET 2 OF 2



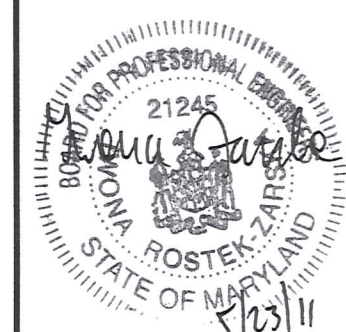
ZONING MAP
SCALE: 1" = 200'
(MAP: 81 CD)

- LEGEND**
- RIGHT-OF-WAY LINE
PROPERTY LINE
ZONING LINE
EX. CONCRETE CURB AND GUTTER
EX. CURB AND GUTTER TO BE REMOVED
EX. CONCRETE
TO BE REMOVED DESIGNATION
EX. BUILDING
EX. SIGN
EX. STORM DRAIN, MANHOLE & INLET
EX. SANITARY SEWER, MANHOLE & CLEANOUT
EX. WATER MAIN, VALVE & FIRE HYDRANT
EX. ELECTRIC LINE
EX. GAS LINE
EX. TELEPHONE LINE, POLE & BOX
EX. POLE WITH LIGHT
EX. UTILITY POLE & GUY WIRE
EX. OVERHEAD LINE
EX. INDEX COUNTOURS
EX. INTERMEDIATE COUNTOURS
EX. TREE
"EXISTING" DESIGNATION
BUILDING RESTRICTION LINE
LANDSCAPE RESTRICTION LINE
PR. CONCRETE CURB & GUTTER
PR. MAC. PAVING
PR. CONCRETE
PR. STORM DRAIN, MANHOLE & INLET
PR. SANITARY SEWER & CLEANOUT
PR. WATER MAIN, VALVE & FIRE HYDRANT
PR. INDEX COUNTOURS
PR. INTERMEDIATE COUNTOURS
PR. LIGHTS
PR. SIGN
PR. PARKING COUNT
"PROPOSED" DESIGNATION

ZONING VARIANCE REQUESTS

- THE FOLLOWING REQUESTS ARE FOR VARIANCES FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR):
- VARIANCES FOR OFF-STREET PARKING AND LOADING:
 - SECTION 409.6.A.2 TO ALLOW 46 SPACES IN LIEU OF THE REQUIRED 64 SPACES.
 - SECTION 409.10(B) TO PERMIT DRIVE-THRU LANE TO BLOCK ENTRY TO OR EXIT FROM OFF-STREET PARKING SPACES AND TO CROSS PRINCIPAL PEDESTRIAN ACCESS TO THE RESTAURANT.
 - SECTION 409.11 TO ALLOW FOR EXCLUSION OF A SEPARATE LOADING AREA.
 - VARIANCES FOR SIGNAGE:
 - SECTION 450.4 ATTACHMENT 1.5(a) (vi) TO PERMIT 6 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGN #4.5)
 - SECTION 450.4 ATTACHMENT 1.3(vii) TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #1)
 - SECTION 450.4 ATTACHMENT 1.3(vii) TO PERMIT A DIRECTIONAL SIGN OF 9.71 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #2)
 - SECTION 450.4 ATTACHMENT 1.3(iii) TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (SIGN #3)
 - 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. (SIGN #3)

BLDG
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Consulting Engineers
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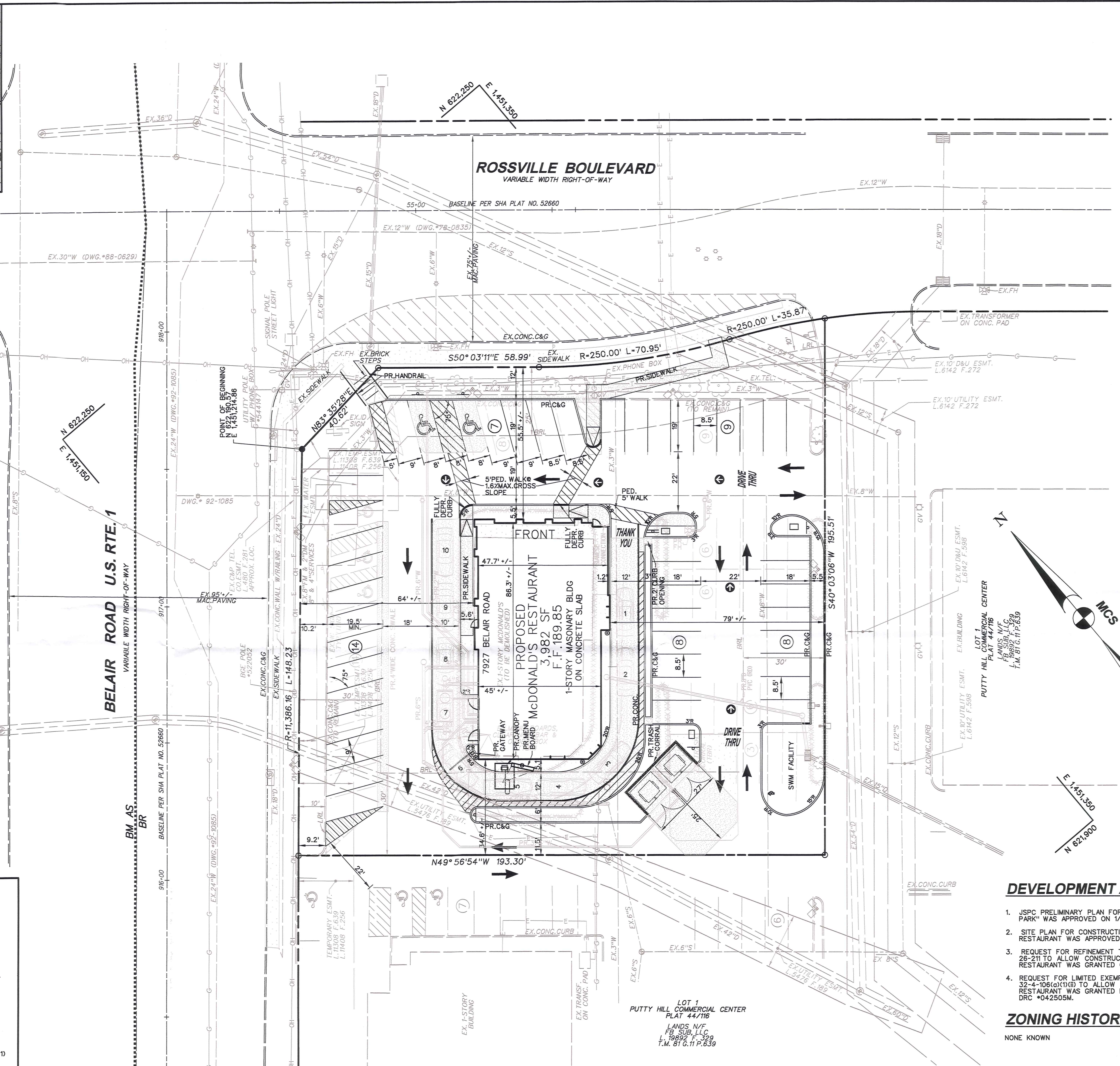
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DEVELOPER / APPLICANT
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BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAT TO ACCOMPANY ZONING PETITION
PLAN, MAPS, NOTES AND DETAILS
MCDONALD'S RESTAURANT
PUTTY HILL COMMERCIAL CENTER
7927 BELAIR ROAD
PARKVILLE, MARYLAND 21238
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION DISTRICT 14, C6
DATE: MAY, 2011

DRAWING NO.
V-1
SHEET 1 OF 2



BENCH MARK
ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:
CONTROL POINT 659: N 624,205.36; E 1,452,848.78; EL: 221.66
DESCRIPTION: SPIKE IN CONC. WALK ON EAST SIDE OF BELAIR RD,
42 FT +/- SOUTH FROM WHOLESALE CLUB DR.
CONTROL POINT 440A: N 619,925.52; E 1,454,324.40; EL: 244.19
DESCRIPTION: SPIKE IN PAVING ON WEST SIDE OF PERRY ROAD,
10 FT +/- SOUTH FROM FITCH AVE.

- SITE DATA**
- AREA OF TRACT (LOT 1: PUTTY HILL COMMERCIAL CENTER): 800,246 SF OR 18.371 AC.
 - LEASE AREA OF McDONALD'S RESTAURANT: 34,571 SF OR 0.794 AC.
 - OWNER: FP SUB, LLC
1333 NEW HYDE PARK RD, SUITE 100
NEW HYDE PARK, NY 11042-1205
 - TAX MAP REFERENCES:
T.M. 81: G. 11: P. 639; TAX ID: #1900001407
 - DEED REFERENCES: L. 1989: F. 329
 - PLAT REFERENCE: LOT 1, PUTTY HILL COMMERCIAL CENTER
L. 44: F. 116
 - ELECTION DISTRICT: 14; COUNCILMANIC DISTRICT: 6
 - EXISTING ZONING: BR, MAP #081 C1
 - EXISTING USE: EX. SHOPPING CENTER W/ EX. McDONALD'S TO BE RAZED
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PROPOSED F.A.R. FOR LEASE AREA 3,982 / 34,571 = 0.115
 - BUILDING HEIGHT:
PERMITTED: 40 FEET
PROPOSED: 23.3 FEET
 - ADT: (550 X 3,982 SF) / 1,000 = 2,190 DAILY TRIPS
 - CENSUS TRACT: 440800
WATER SERVICE AREA: EASTERN THIRD ZONE
SEWER SHED: 3
TRANSPORTATION ZONE: 0858
ZIP CODE: 21238
WATERSHED: BACK RIVER
 - LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
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- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 410 OF 580 COMMUNITY PANEL NUMBER 2400100410, F. MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
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- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
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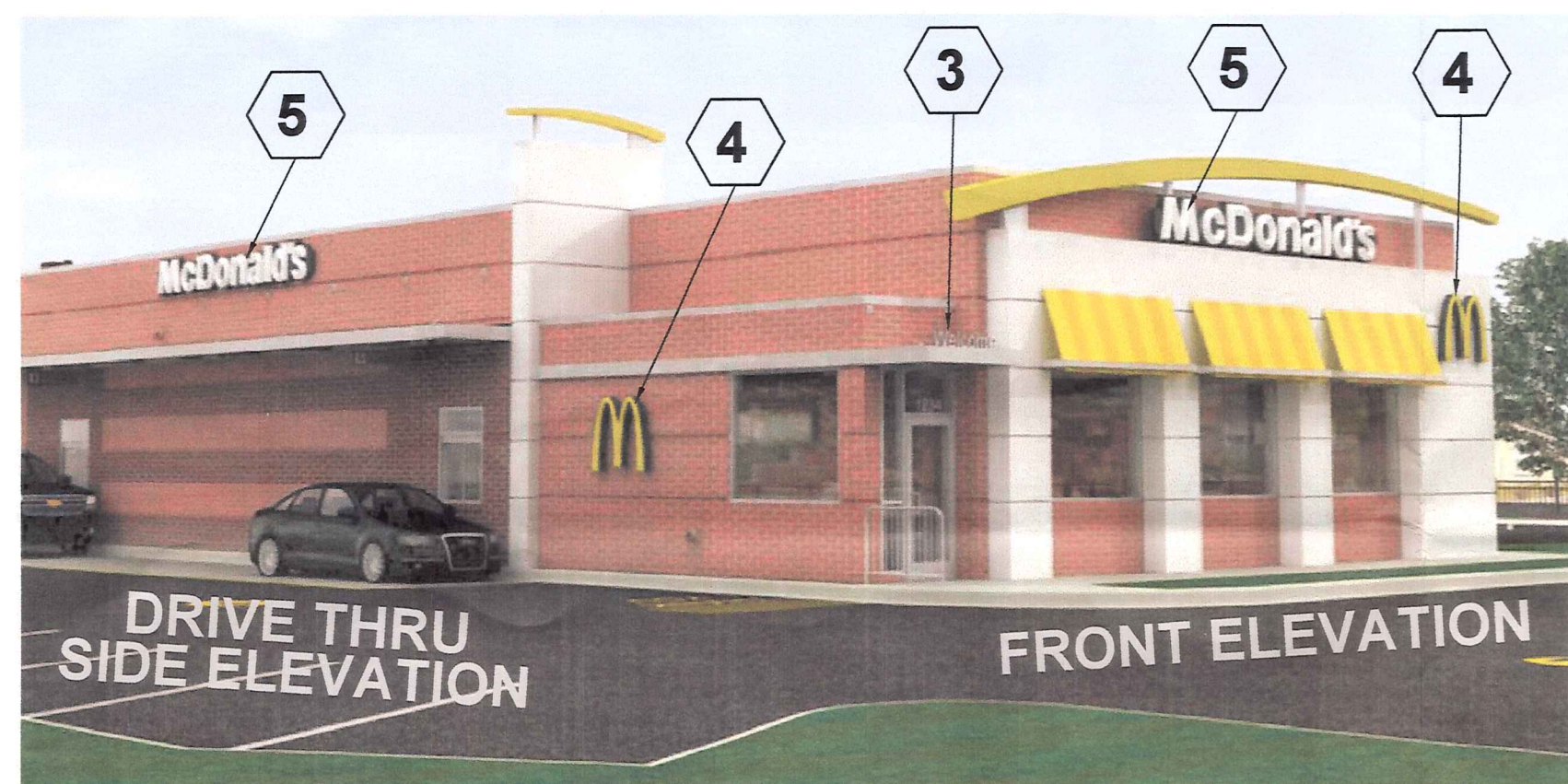
ZONING HISTORY

NOE KNOWN

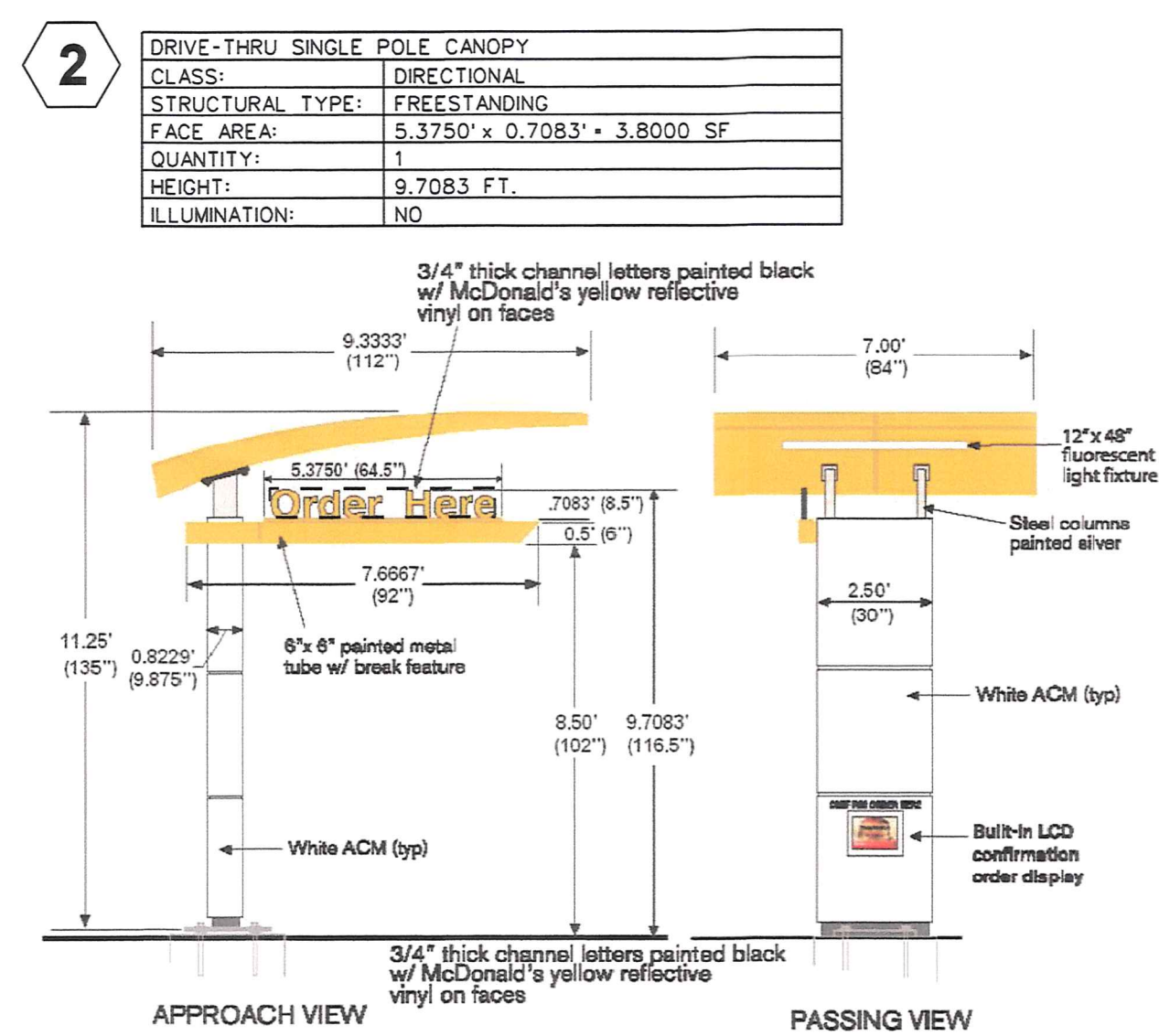
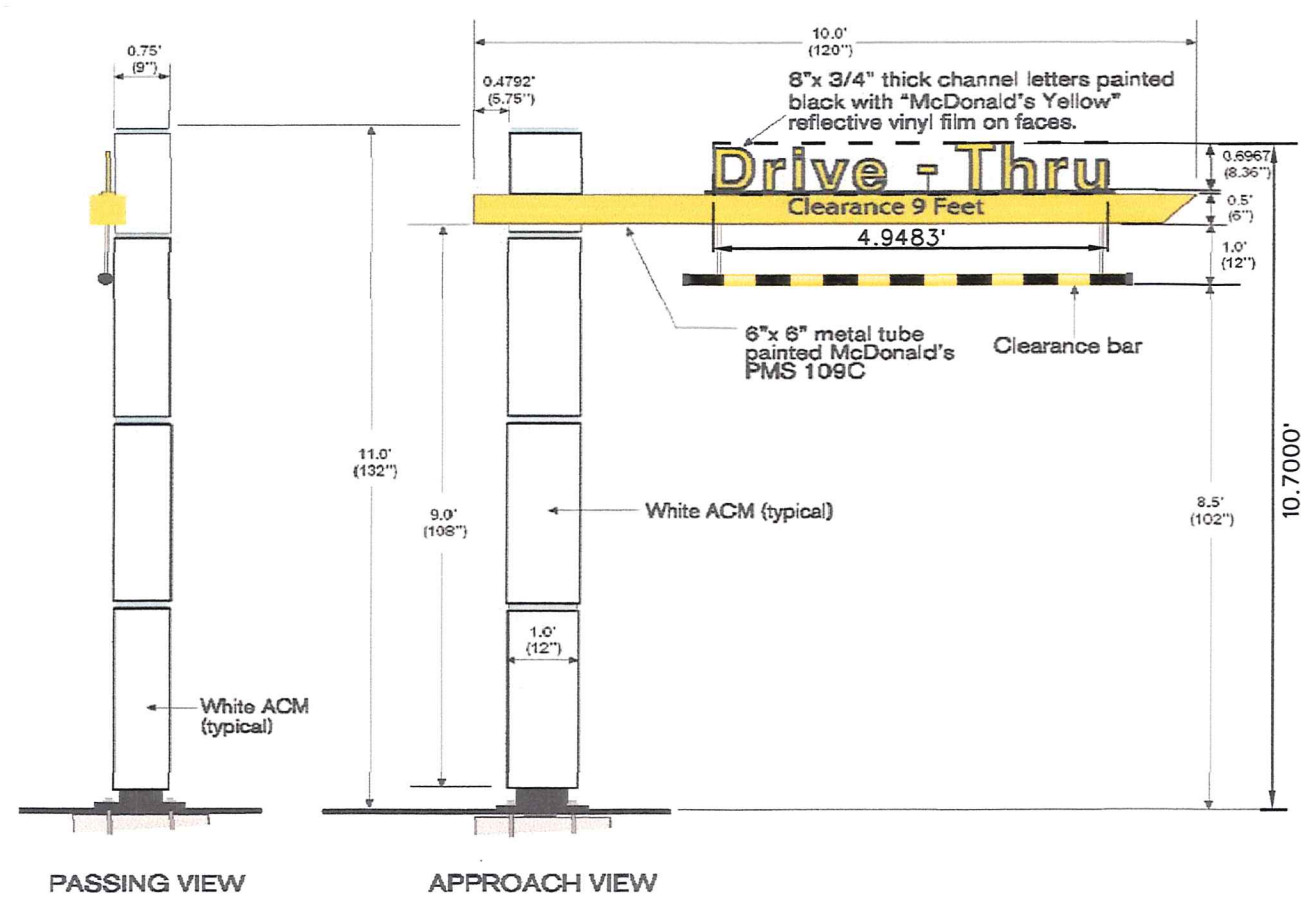
PARKING REQUIREMENTS

EXISTING PARKING SPACES: 52 PS
PARKING SPACES REQUIRED: 3,982 SF @ 16 PS / 1000 SF = 64 PS
PARKING SPACES PROVIDED: 46 PS (INCL. 2 HDOP)
SEE "ZONING VARIANCE REQUESTS" ON THIS SHEET

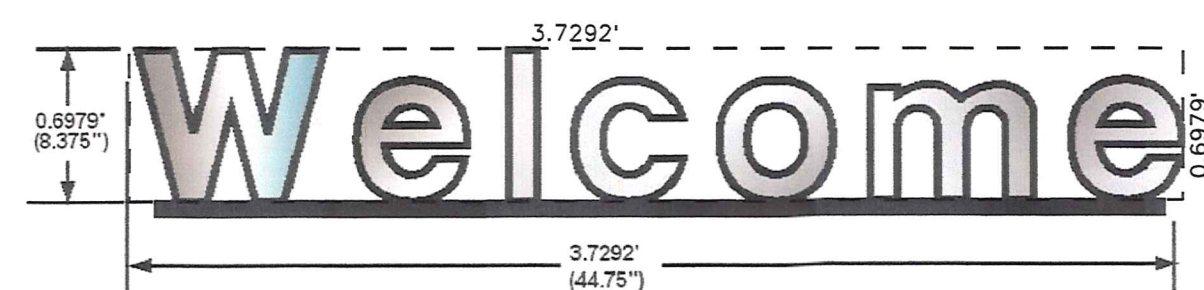
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HORZ: NAD 83/91; VERT: NAVD 88



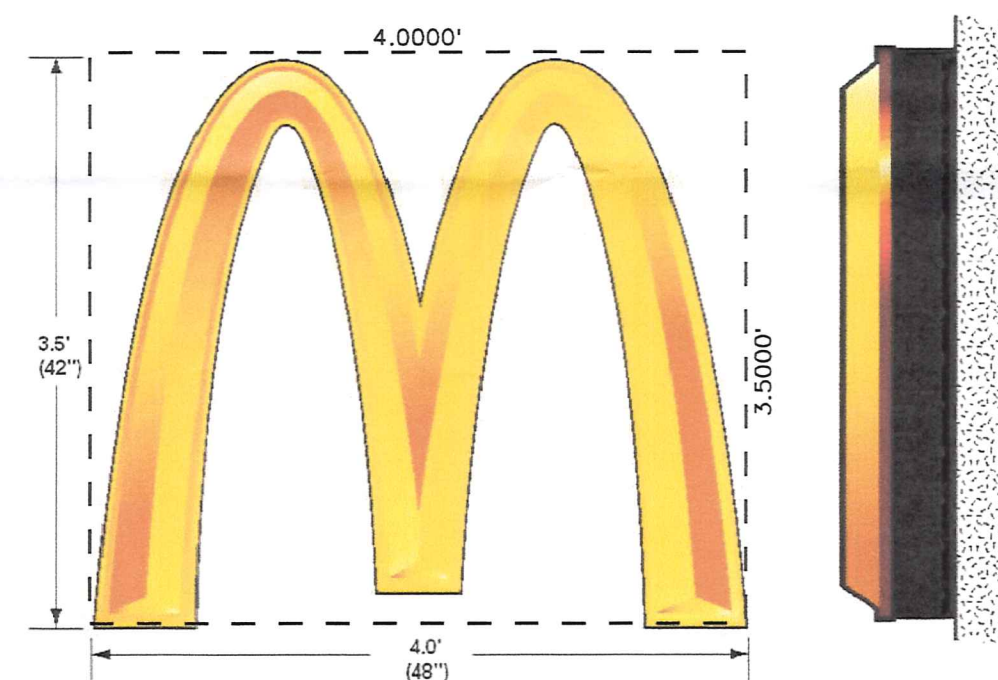
1	WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	0.6967' x 4.9483' = 3.447 SF
QUANTITY:	1
HEIGHT:	10.6967 FT.
ILLUMINATION:	NO



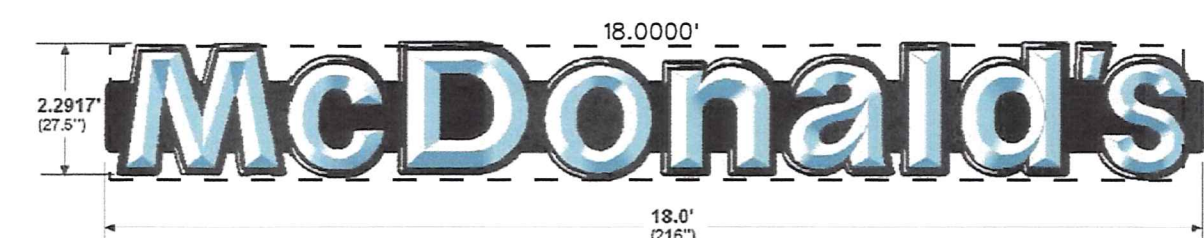
3	WELCOME LETTERS
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	CANOPY
FACE AREA:	3.7292' x 0.6979' = 2.6026 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



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



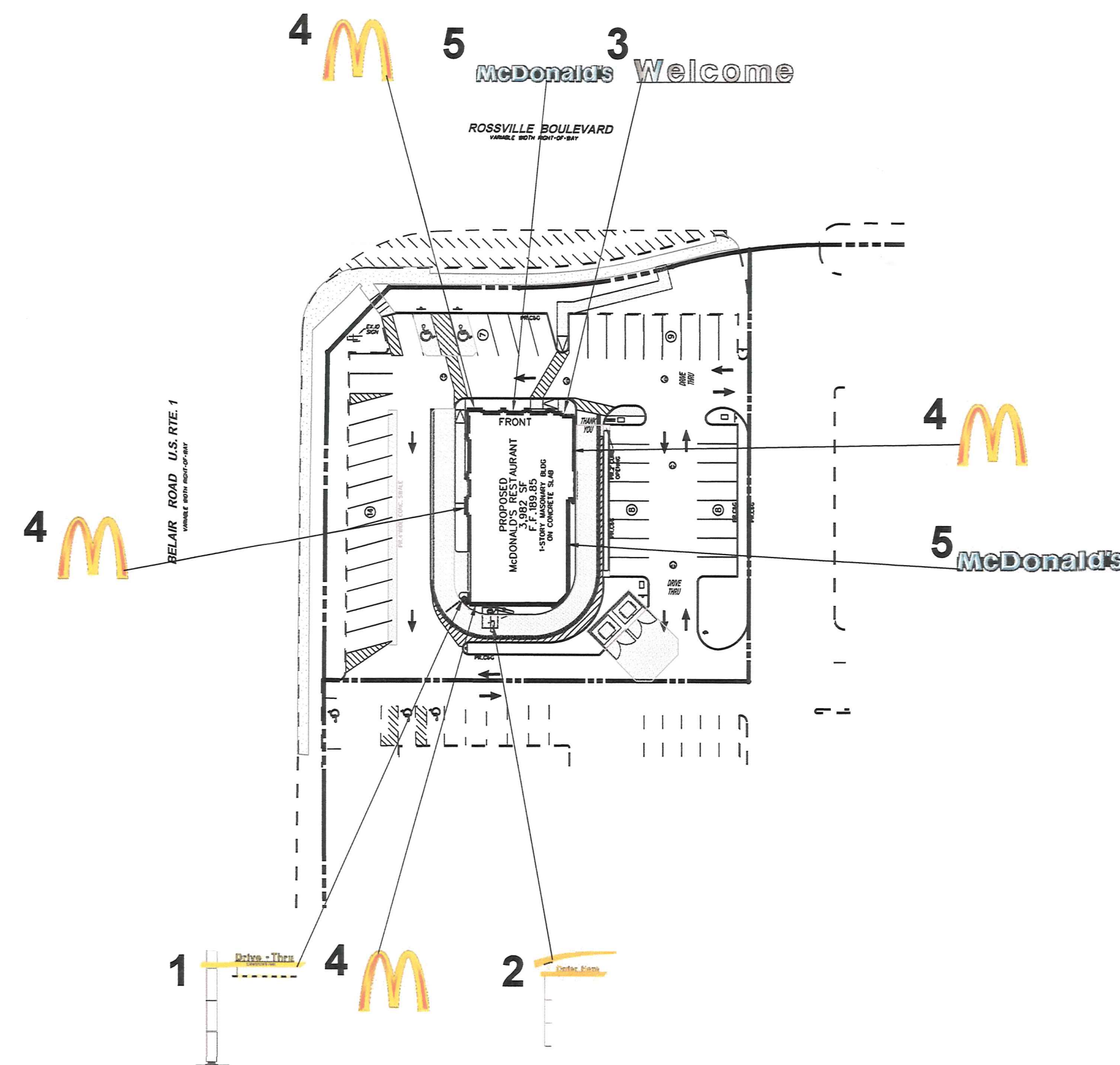
5	UNIBODY ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.0000' x 2.2917' = 41.2506 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES



SIGNAGE DATA

- ENTERPRISE SIGN ON THE BUILDING FACADES
 - AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 47.70')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 47.70 = 95.40 SF
 - AREA / FACE PROPOSED:
 - SIGN #5 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 95.40 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 86.30')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 86.30 = 172.60 SF
 - AREA / FACE PROPOSED:
 - SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 SF < 172.60 SF
 - DRIVE-THRU FACADE (LENGTH = 86.30')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 86.30 = 172.60 SF
 - AREA / FACE PROPOSED:
 - SIGN #5 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 172.60 SF
 - REAR FACADE (LENGTH = 45.00')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 45.00 = 90.00 SF
 - AREA / FACE PROPOSED:
 - SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 < 90 SF
 - NUMBER OF ENTERPRISE SIGNS:
 - 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)
 - SIGN ON REAR FACADE: 1 (SIGN #4)
 - TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 6

- DIRECTIONAL SIGNS ON THE BUILDING FACADES
 - MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED:
 - SIGN #3 = 2.60 SF < 8 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: WALL-MOUNTED
 - STRUCTURAL TYPE PROPOSED:
 - SIGN #3 = CANOPY
- DIRECTIONAL FREESTANDING SIGNS
 - MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED:
 - SIGN #1 = 3.4470 SF < 8 SF ALLOWED
 - SIGN #2 = 3.8000 SF < 8 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: FREESTANDING
 - STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
 - MAX. HEIGHT ALLOWED: 6 FT
 - SIGN #1 = 10.70 FT
 - SIGN #2 = 9.71 FT



THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORZ: NAD 83/91; VERT: NAVD 88

BLDG

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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 A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2012.

OWNER

FP SUB, LLC

3333 NEW HYDE PARK RD, SUITE 100
NEW HYDE PARK, NY 11042-1205

DEVELOPER / APPLICANT

McDONALD'S USA, LLC

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

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY ZONING PETITION

SIGNAGE DETAILS AND DATA

MCDONALD'S RESTAURANT

PUTTY HILL COMMERCIAL CENTER
7927 BELAIR ROAD
PARKVILLE, MARYLAND 21236

BALTIMORE COUNTY, MARYLAND
SCALE: NOT TO SCALE

ELECTION DISTRICT 14, C6
DATE: MAY, 2011

DRAWING NO.

V-2

SHEET 2 OF 2



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 7927 Belair Road

which is presently zoned BR

Deed Reference: 19892 / 329 Tax Account # 1900001407

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)

PLEASE 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.)

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:

McDonald's USA, LLC
Name - Type or Print

Signature 301-651-9998
6903 Rockledge Dr., Suite 1100
Address Telephone No.
Bethesda, MD 20817
City State Zip Code

Attorney For Petitioner:

Stanley S. Fine, Esq.
Name - Type or Print

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

Legal Owner(s):

FP SUB, LLC
Name - Type or Print

Signature
Name - Type or Print

3333 New Hyde Park Road, Suite 100
Address Telephone No.
New Hyde Park, NY 11042-1205
City State 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. 2011-0343-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by BR Date 5/23/11

McDonald's Corporation
7927 Belair Road
Zoned B.R.
Deed Reference: 19892/329
Tax Acct. # 1900001407

Variances are requested from the following Sections:

- 409.6.A.2 to permit 46 parking spaces in lieu of the required 64 parking spaces;
- 409.10(B) to permit the drive-thru lane to block entry to or exit from off-street parking spaces and to cross principal pedestrian access to the restaurant;
- 409.11 to permit exclusion of a separate loading area;
- 405.4 Attachment 1, 5(a)(VI) to permit 6 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign #4 and #5 on Plat to Accompany Zoning Petition);
- 450.4 Attachment 1, 3(VII) to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. (Sign #1 on Plat to Accompany Zoning Petition);
- 450.4 Attachment 1, 3(VII) to permit a directional sign of 9.71 ft. in height in lieu of the permitted 6 ft. (Sign #2 on Plat to Accompany Zoning Petition);
- 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 #3 on Plat to Accompany Zoning Petition);
- 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 #3 on Plat to Accompany Zoning Petition); and

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:

The small size and irregular shape of this lot are unique and create practical difficulties in the layout of the site that make it impossible to provide the 65 parking spaces that would be required, provide a separate loading area, or configure the site in a manner that does not require the drive-thru lane to cross the principal pedestrian access to the restaurant. In addition, the large number of other commercial establishments along this portion of Belair Road and the proximity of those buildings to Belair Road obstruct the view of this McDonald's restaurant to motorists. As a result, the requested signage variances are necessary in order to make the restaurant visible to passing motorists. In addition, this McDonald's would differ from McDonald's standard signage plan that has been implemented on other restaurants in Baltimore County if the requested variances were not permitted.

PETITION FOR VARIANCE - BALTIMORE COUNTY

FP SUB, LLC

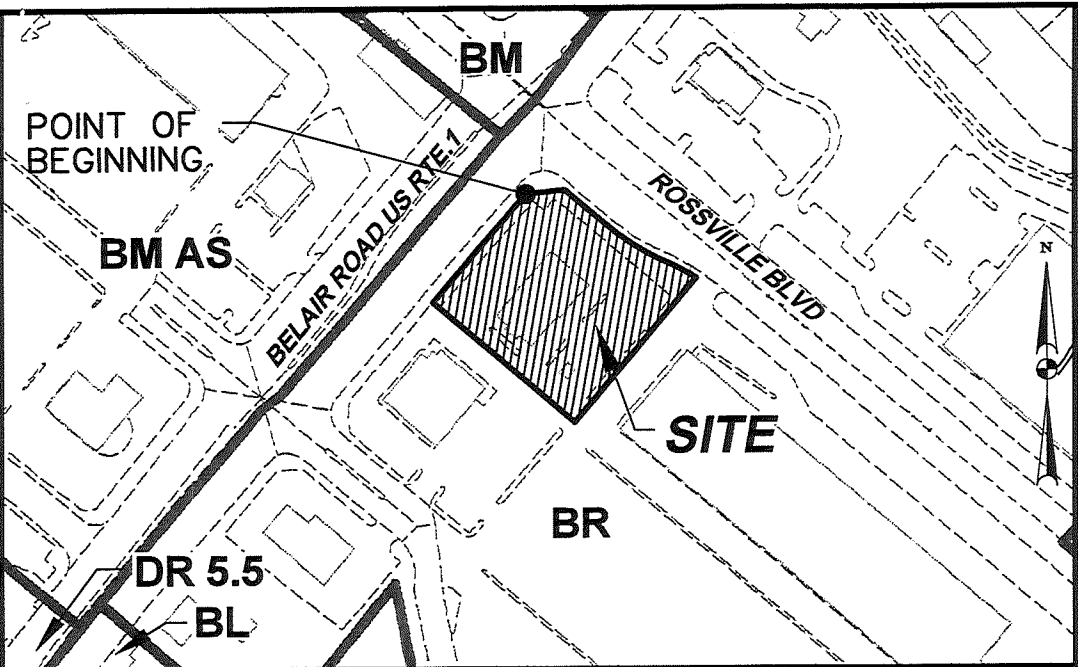
By: Kimco SEB Business Trust, Managing Member

By: 

Print Name: Wibur E. Simmons, III

Title: President

Date: 5-19-11



ZONING MAP

SCALE: 1" = 200'
(MAP: 81 C1)

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
ZONING LINE	---
EX. CONCRETE CURB AND GUTTER	---
EX. CURB AND GUTTER TO BE REMOVED	XXXXXX
EX. CONCRETE	---
TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	---
EX. SIGN	---
EX. STORM DRAIN, MANHOLE & INLET	---
EX. SANITARY, SEWER, MANHOLE & CLEANOUT	---
EX. WATER MAIN, VALVE & FIRE HYDRANT	---
EX. ELECTRIC LINE	---
EX. GAS LINE	---
EX. TELEPHONE LINE, POLE & BOX	---
EX. POLE WITH LIGHT	---
EX. UTILITY POLE & GUY WIRE	---
EX. OVERHEAD LINE	---
EX. INDEX CONTOURS	---
EX. INTERMEDIATE CONTOURS	---
EX. TREE	---
"EXISTING" DESIGNATION	EX.
BUILDING RESTRICTION LINE	---
LANDSCAPE RESTRICTION LINE	---
PR. CONCRETE CURB & GUTTER	---
PR. MAC. PAVING	---
PR. CONCRETE	---
PR. STORM DRAIN, MANHOLE & INLET	---
PR. SANITARY SEWER & CLEANOUT	---
PR. WATER MAIN, VALVE & FIRE HYDRANT	---
PR. INDEX CONTOURS	---
PR. INTERMEDIATE CONTOURS	---
PR. LIGHTS	---
PR. SIGN	---
PR. PARKING COUNT	---
"PROPOSED" DESIGNATION	PR.

ZONING VARIANCE REQUESTS

THE FOLLOWING REQUESTS ARE FOR VARIANCES FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR).

I. VARIANCES FOR OFF-STREET PARKING AND LOADING:

- SECTION 409.8.A.2 TO ALLOW 46 SPACES IN LIEU OF THE REQUIRED 64 SPACES.
- SECTION 409.10(B) TO PERMIT DRIVE-THRU LANE TO BLOCK ENTRY TO OR EXIT FROM OFF-STREET PARKING SPACES AND TO CROSS PRINCIPAL PEDESTRIAN ACCESS TO THE RESTAURANT.
- SECTION 409.11 TO ALLOW FOR EXCLUSION OF A SEPARATE LOADING AREA.

II. VARIANCES FOR SIGNAGE

- SECTION 450.4 ATTACHMENT 1.5(a) (VI) TO PERMIT 6 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGN *4.5)
- SECTION 450.4 ATTACHMENT 1.3(VI) TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN *1)
- SECTION 450.4 ATTACHMENT 1.3(VI) TO PERMIT A DIRECTIONAL SIGN OF 9.71 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN *2)
- 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. (SIGN *3)
- 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. (SIGN *3)

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

PROFESSIONAL CERTIFICATION

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. 21245, EXPIRATION DATE: JUNE 9, 2012.

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DEVELOPER / APPLICANT

McDONALD'S USA, LLC

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

REVISIONS

DATE	NO.	DESCRIPTION	BY

PLAT TO ACCOMPANY ZONING PETITION

PLAN, MAPS, NOTES AND DETAILS

MCDONALD'S RESTAURANT

PUTTY HILL COMMERCIAL CENTER
7927 BELAIR ROAD
PARKVILLE, MARYLAND 21236

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 14, C6
DATE: MAY, 2011

DRAWING NO.

V-1

SHEET 1 OF 2

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZ: NAD 83/91; VERT: NAVD 88

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:

CONTROL POINT 659: N 624,205.36; E 1,452,848.78; EL.221.66
DESCRIPTION: SPIKE IN CONC. WALK ON EAST SIDE OF BELAIR RD,
42 FT +/- SOUTH FROM WHOLESALE CLUB DR.

CONTROL POINT 440A: N 619,925.52; E 1,454,324.40; EL.244.19
DESCRIPTION: SPIKE IN PAVING ON WEST SIDE OF PERRY ROAD,
10 FT +/- SOUTH FROM FITCH AVE.

SITE DATA

- AREA OF TRACT (LOT 1: PUTTY HILL COMMERCIAL CENTER): 800,246 SF OR 18,371 AC.
- LEASE AREA OF McDONALD'S RESTAURANT: 34,571 SF OR 0.794 AC.
- OWNER:
FP SUB, LLC
3333 NEW HYDE PARK RD, SUITE 100
NEW HYDE PARK, NY 11042-1205
- TAX MAP REFERENCES:
T.M. 81: G. 11: P. 639; TAX ID: * 1900001407
- DEED REFERENCES: L. 19892: F. 329
- PLAT REFERENCE: LOT 1, PUTTY HILL COMMERCIAL CENTER
L. 44: F. 116
- ELECTION DISTRICT: 14; COUNCILMANIC DISTRICT: 6
- EXISTING ZONING: BR, MAP *081 C1
- EXISTING USE: EX. SHOPPING CENTER W/ EX. McDONALD'S TO BE RAZED
PROPOSED USE: EX. SHOPPING CENTER W/ NEW McDONALD'S
- MINIMUM SETBACK REQUIREMENT:
FRONT: 25 FEET PER SECTION 238 OF BCZR
SIDE & REAR: 30 FEET PER SECTION 238 OF BCZR
- F.A.R. ALLOWED: 2.0 MAX.
PROPOSED F.A.R. FOR LEASE AREA 3,982 / 34,571 = 0.115
- BUILDING HEIGHT:
PERMITTED: 40 FEET
PROPOSED: 23.3 FEET
- ADT:
(550 X 3,982 SF) / 1,000 = 2,190 DAILY TRIPS
- CENSUS TRACK: 440800
WATER SERVICE AREA: EASTERN THIRD ZONE
SEWER SHED: 3
TRANSPORTATION ZONE: 0658
ZIP CODE: 21236
WATERSHED: BACK RIVER
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
- STORM WATER MANAGEMENT (SWM):
THIS SITE IS A RE-DEVELOPMENT. SWM SHALL BE ADDRESSED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- REDUCTION OF EX. IMPERVIOUS AREAS WITHIN LIMIT OF DISTURBANCE (LOD) BY 50%
- IMPLEMENTATION OF ESD PRACTICES TO MEET TO PROVIDE WATER QUALITY TREATMENT FOR AT LEAST 50% OF EX. IMPERVIOUS AREA WITHIN LOD OR
- USE A COMBINATION OF PERVIOUS AREA REDUCTION AND ESD IMPLEMENTATION FOR AT LEAST 50% OF EX. IMPERVIOUS AREAS
- USE OF ALTERNATIVE SWM MEASURES
SINCE THE FULL REDUCTION OF EXISTING IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, THEREFORE ESD PRACTICE, MICRO BORENTENTION FACILITY OR EQUIVALENT, WILL BE PROVIDED TO MEET SWM REQUIREMENTS.

- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- THE DEVELOPER IS REQUESTING A VARIANCE TO SECTION 33-6-109 (IN PART) OF THE BALTIMORE COUNTY CODE TO RESTRICT APPLICABILITY OF THE FOREST CONSERVATION REGULATIONS TO THE PROPOSED LIMIT OF DISTURBANCE. THE RESULTING 0.2 ACRE AFFORESTATION OBLIGATION WILL BE MET BY PURCHASE OF CREDIT IN A COUNTY APPROVED FOREST RETENTION BANK.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES. ZONING VARIANCES ARE BEING REQUESTED.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 410 OF 580 COMMUNITY PANEL NUMBER 2400104 OF F. MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING MD, DATED SEPTEMBER 16, 2009.

PARKING REQUIREMENTS

EXISTING PARKING SPACES: 52 PS

PARKING SPACES REQUIRED: 3,982 SF @ 16 PS / 1000 SF = 64 PS

PARKING SPACES PROVIDED: 46 PS (INCL. 2 HDOP)

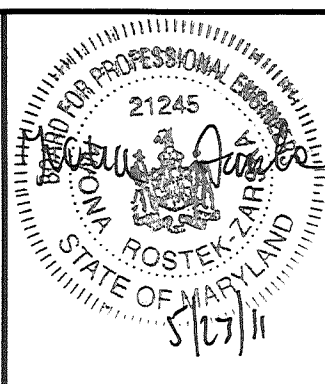
SEE "ZONING VARIANCE REQUESTS" ON THIS SHEET

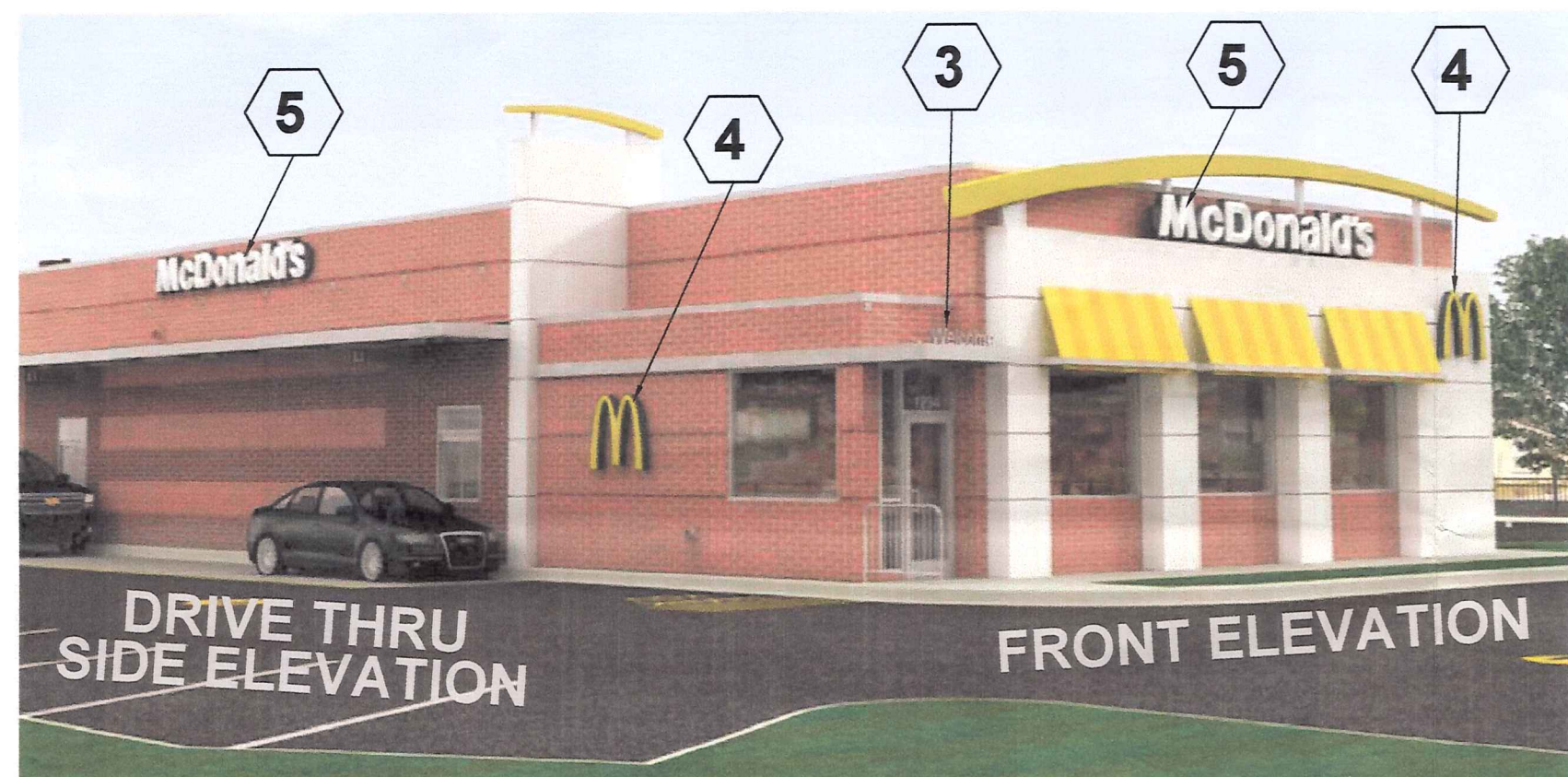
BLDG

Baltimore Land Design Group Inc.

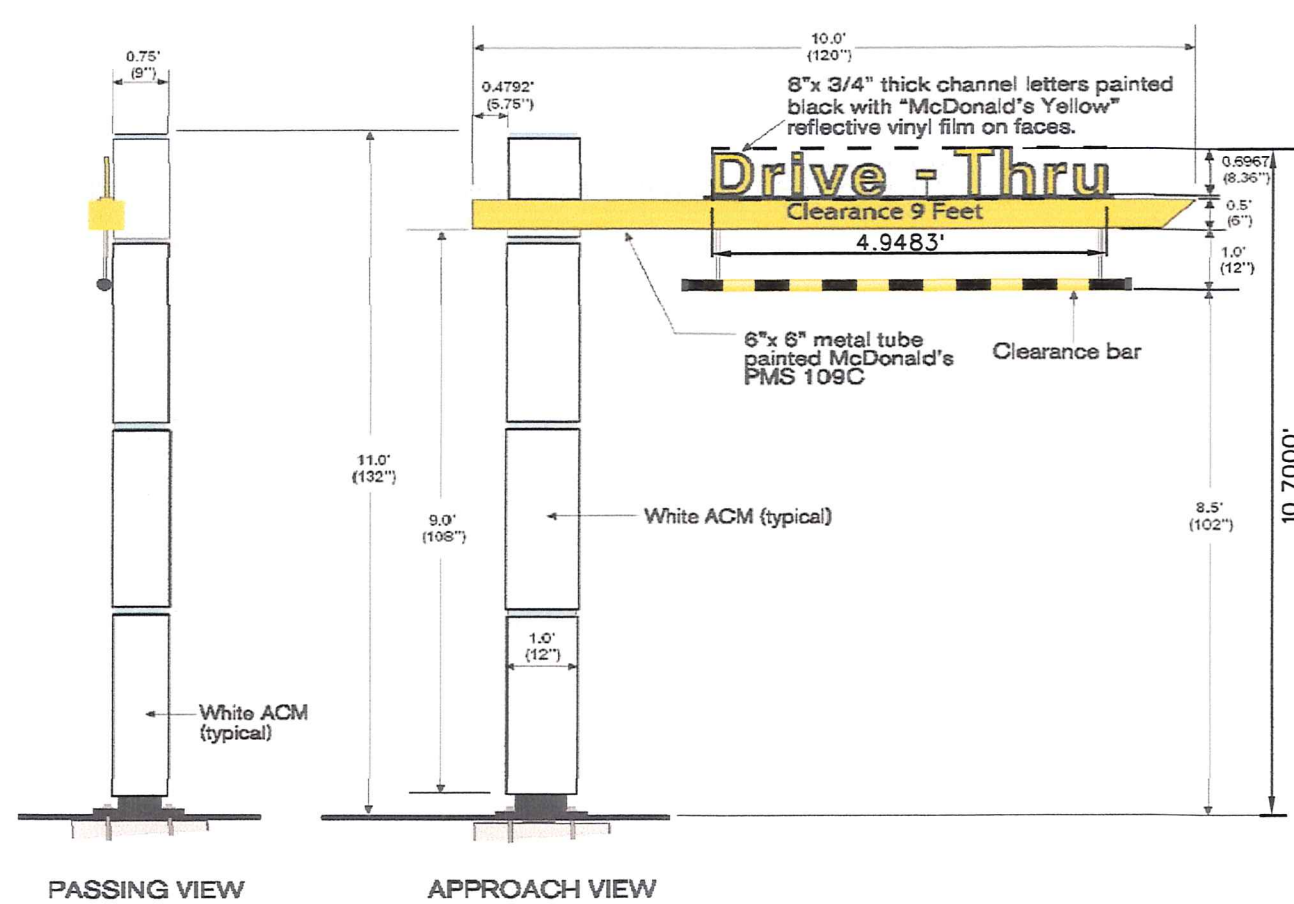
Consulting Engineers

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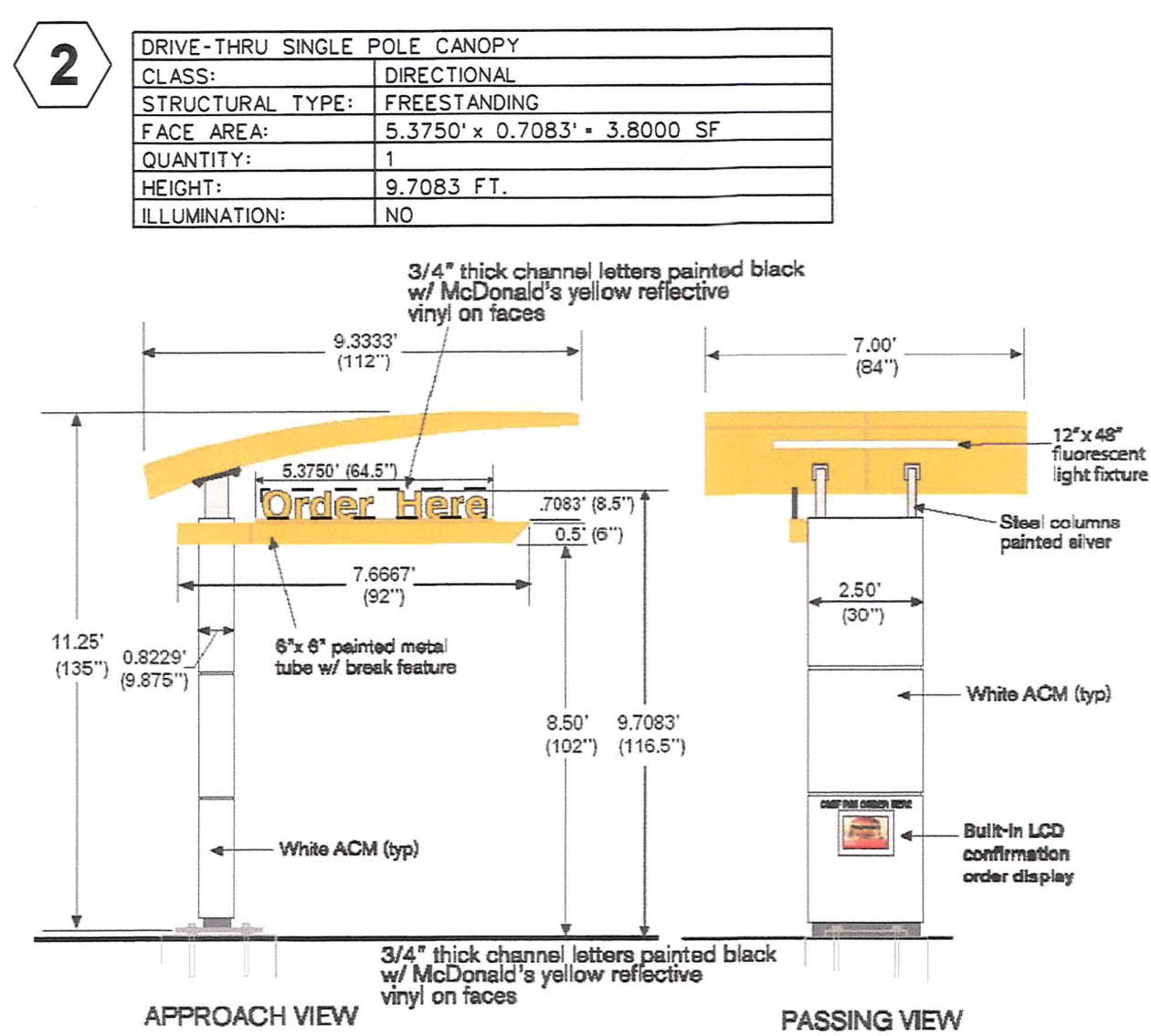




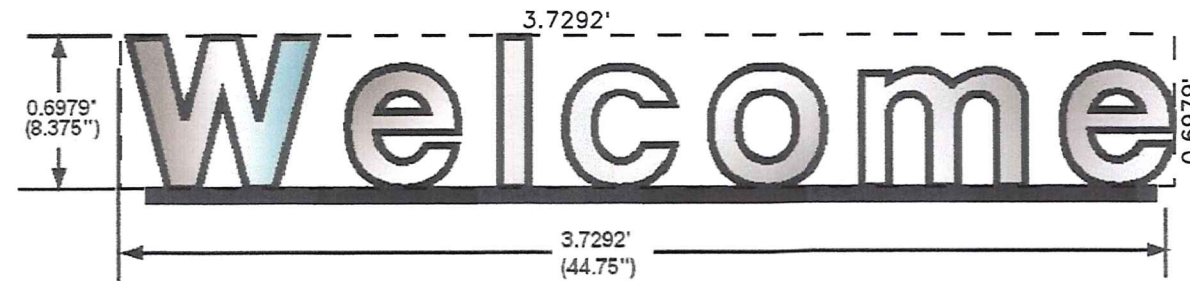
1	WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	0.5967' x 4.9483' = 3.447 SF
QUANTITY:	1
HEIGHT:	10.6967 FT.
ILLUMINATION:	NO



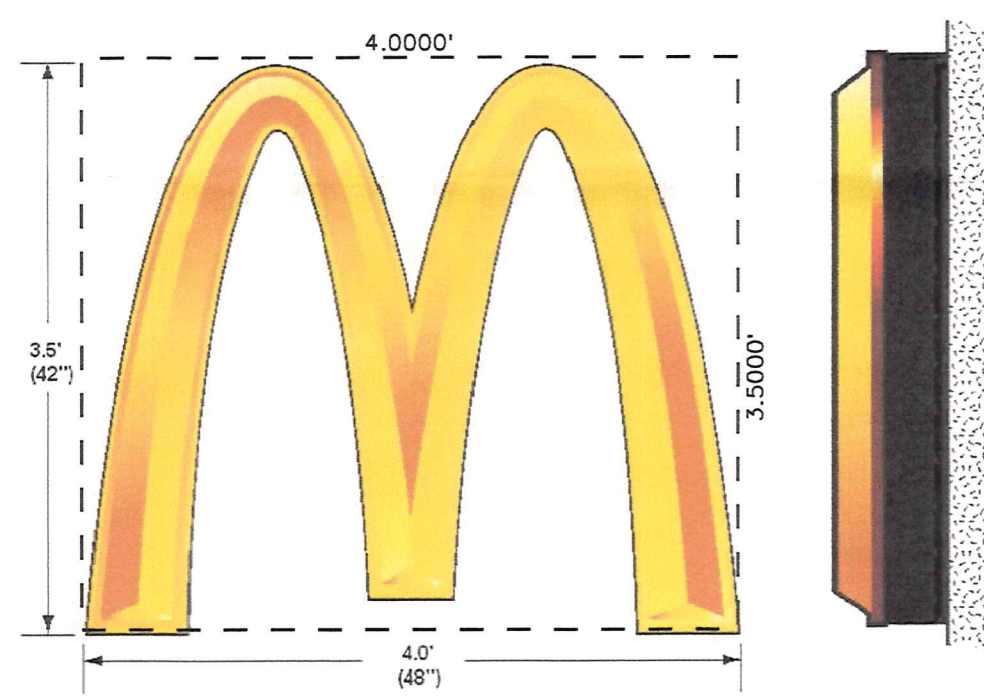
PASSING VIEW APPROACH VIEW



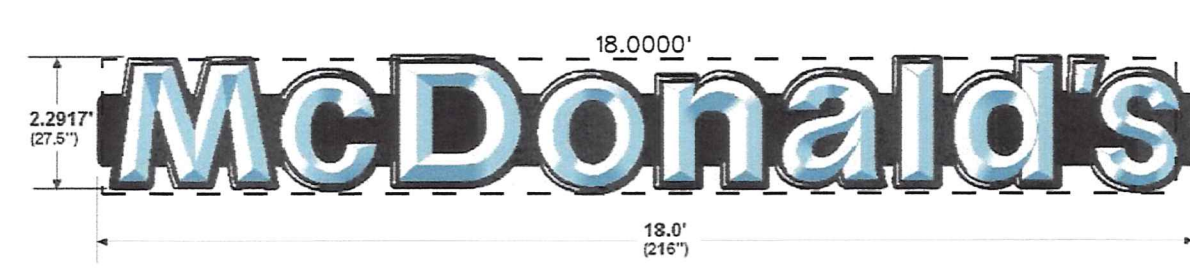
3	WELCOME LETTERS
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	CANOPY
FACE AREA:	3.7292' x 0.6979' = 2.6026 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	NO



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

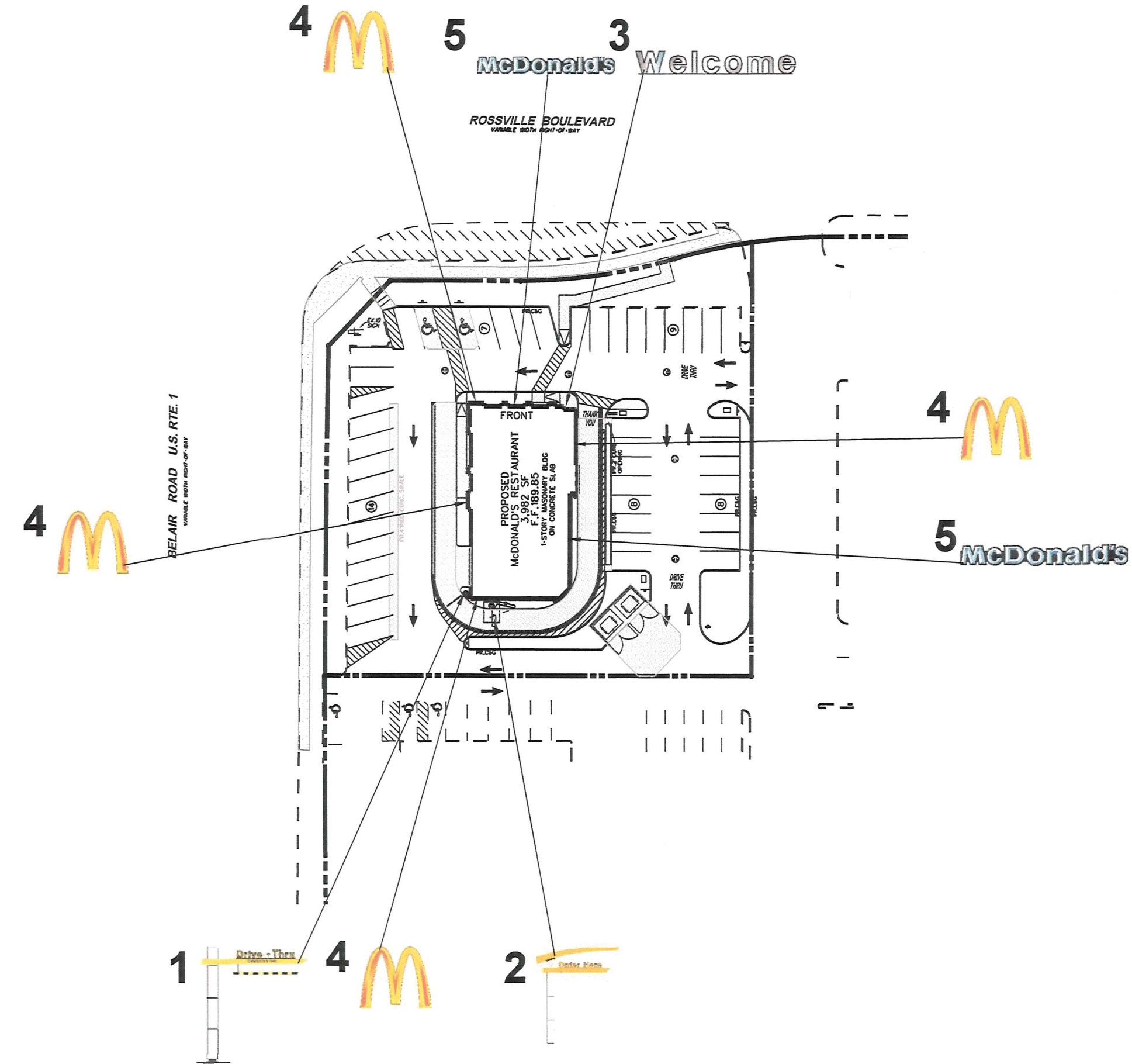


5	UNIBODY ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.0000' x 2.2917' = 41.2506 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES



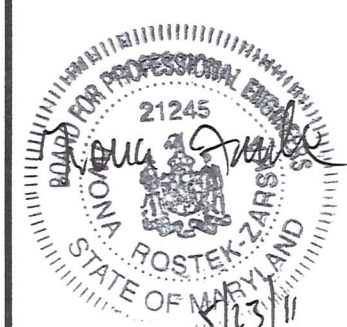
SIGNAGE DATA

- ENTERPRISE SIGN ON THE BUILDING FACADES
 - AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 47.70')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 47.70' = 95.40 SF
 - AREA / FACE PROPOSED: SIGN #5 = 41.2506 SF
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 - NON-DRIVE-THRU FACADE (LENGTH = 86.30')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 86.30' = 172.60 SF
 - AREA / FACE PROPOSED: SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 SF < 172.60 SF
 - DRIVE-THRU FACADE (LENGTH = 86.30')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 86.30' = 172.60 SF
 - AREA / FACE PROPOSED: SIGN #5 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 172.60 SF
 - REAR FACADE (LENGTH = 45.00')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 45.00' = 90.00 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 < 90 SF
 - NUMBER OF ENTERPRISE SIGNS:
 - 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)
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 - SIGN ON REAR FACADE: 1 (SIGN #4)
 - TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 6
- DIRECTIONAL SIGNS ON THE BUILDING FACADES
 - MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED: SIGN #3 = 2.60 SF < 8 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: WALL-MOUNTED
 - STRUCTURAL TYPE PROPOSED: SIGN #3 = CANOPY
- DIRECTIONAL FREESTANDING SIGNS
 - MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED: SIGN #1 = 3.4470 SF < 8 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: FREESTANDING
 - STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
 - MAX. HEIGHT ALLOWED: 6 FT
 - MAX. HEIGHT PROPOSED: SIGN #1 = 10.70 FT
 - SIGN #2 = 9.71 FT



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DATE	NO.	DESCRIPTION	BY

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SIGNAGE DETAILS AND DATA
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PUTTY HILL COMMERCIAL CENTER
7927 BELAIR ROAD
PARKVILLE, MARYLAND 21235
BALTIMORE COUNTY, MARYLAND
SCALE: NOT TO SCALE
ELECTION DISTRICT 14, C6
DATE: MAY, 2011

DRAWING NO.
V-2
SHEET 2 OF 2