

IN RE: **PETITION FOR VARIANCE**

N/S Martin Boulevard; 100' W of
c/l of Middle River Road
(1472 Martin Boulevard)
15th Election District
6th Council District

Martin Financial Associated, LLLP
Legal Owner
McDonald's Corporation
Contract Purchaser
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
*
* **CASE NO. 2012-0077-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 USA, LLC ("McDonald's" or "Petitioner"), through its attorneys, Stanley S. Fine, Esquire, and Caroline L. Hecker, Esquire, for the property located at 1472 Martin Blvd. The Petitioner requests relief from the following sections of the Baltimore County Zoning Regulations ("B.C.Z.R."):

- 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; and
- Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.; and
- Section 450.4 Attachment 1, 3(b)(VII) to permit two (2) directional signs of 9.71 ft. in height in lieu of the permitted 6 ft.; and
- 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.

The subject property and requested relief are more particularly described on the Plat to Accompany Zoning Petition submitted and the color sign elevation drawings which were accepted into evidence as Petitioner's Exhibits 1 and 3, respectively.

ORDER RECEIVED FOR FILING

Date 12-1-11

By [Signature]

Appearing at the requisite public hearing in support of the request were Caroline L. Hecker, Esquire, attorney for McDonald's; 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 Martin Plaza Shopping Center, which is owned by Martin Financial Associated Limited Partnership. The existing structure is over 30 years old and has become operationally inadequate. As a result, McDonald's has demolished the existing structure and is rebuilding a new restaurant in its place. The new structure will be approximately 500 sq. ft. smaller than the former structure, as it will not have a basement. In addition, the new restaurant will have approximately 78 seats, whereas the former restaurant had approximately 95 seats.

Ms. Rostek-Zarska was accepted as an expert in site engineering and testified that the unique size and shape of the site impose certain constraints on the proposed construction that make the requested variances necessary. The McDonald's site, shown on the photographs submitted by Petitioner (Petitioner's Exhibit 2), is located in the Martin Plaza Shopping Center at the intersection of Martin Boulevard and Middle River Road. Although the site fronts on two busy streets, it does not have direct access to either one. Rather, patrons must enter the Martin Plaza Shopping Center in order to reach the McDonald's site. Ms. Zarska testified that the small size and irregular shape of the McDonald's pad site, and the fact that it is located at an intersection with frontage on two busy streets, make this property unique. Due to these unique features of the site, the requested signage variances are necessary in order to identify the McDonald's restaurant to passing motorists and to safely direct traffic in and around the site.

ORDER RECEIVED FOR FILING

Date 12-1-11

2

By pm

Petitioner 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(b)(VII) to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.; B.C.Z.R. Section 450.4 Attachment 1, 3(b)(VII) to permit two (2) directional signs of 9.71 ft. in height in lieu of the permitted 6 ft.; 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. Although the site is located at the busy intersection of Martin Boulevard and Middle River Road, patrons must enter the Martin Plaza Shopping Center parking lot in order to access the site as there is no direct access from the McDonald's pad site to either Martin Boulevard or Middle River 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.

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 and irregular shape. 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.

ORDER RECEIVED FOR FILING

3

Date 12-1-11

By pm

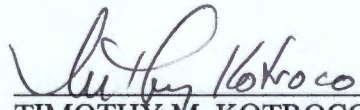
THEREFORE, IT IS ORDERED this 15th day of December, 2011, that the Petition for Variance relief from the following sections of the Baltimore County Zoning Regulations ("B.C.Z.R."):

- 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; and
- Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.; and
- Section 450.4 Attachment 1, 3(b)(VII) to permit two (2) directional signs of 9.71 ft. in height in lieu of the permitted 6 ft.; and
- 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,

be and are hereby GRANTED, subject to the following:

1. Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners 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 12-11 4

By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 1472 Martin Boulevard

which is presently zoned BM-CCC

Deed Reference: 6 4 8 0 / 380 Tax Account # 2400011796

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.)

Please 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:

McDonald's Corporation, Lee May, Area Const. Mgr.

Name - Type or Print

Signature

6903 Rockledge Dr., Suite 1100 (240) 497-3626

Address

Telephone No.

Bethesda

MD

20817

City

State

Zip Code

Attorney For Petitioner:

Stanley S. Fine, Esq.

Name - Type or Print

Signature

Rosenberg Martin Greenberg, LLP

Company

Suite 2115

25 S. Charles Street

Address

(410) 727-6600

Telephone No.

Baltimore

MD

21201

City

State

Zip Code

Legal Owner(s):

(LLLP)

Martin Financial Associated Limited LIABILITY LIA

Name - Type or Print

Partnership

Signature

Beverly Dobrochowski, Vice President

Name - Type or Print

Signature

2800 Quarry Lake Dr., Suite 340 (410) 308-638

Address

Telephone No.

Baltimore

MD

21209

City

State

Zip Code

Representative to be Contacted:

Lee May, Area Construction Manager

Name

6903 Rockledge Dr., Suite 1100 (240) 497-362

Address

Telephone No.

Bethesda

MD

20817

City

State

Zip Code

Case No. 2012-0077-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

REV 8/20/07

ORDER RECEIVED FOR FILING

Reviewed by

BR

Date

9/15/11

Date

12-1-11

By

[Signature]

McDonald's Corporation
1472 Martin Boulevard
Zoned B.M. - C.C.C.
Deed Reference: 06840/380
Tax Acct. # 2400011796

Variances are requested from the following Sections:

- 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^(b)(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^(b)(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 irregular shape and location of this lot are unique and create practical difficulties in the layout of the site. Specifically, the property does not have access from either of the two roads on which it has frontage, Martin Boulevard and Middle River Road, and can only be accessed from inside the parking lot of the Martin Plaza Shopping Center. As a result, the requested signage variances are necessary in order to make the restaurant visible to passing motorists and to direct circulation within the site. 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.

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES
1472 MARTIN BOULEVARD
BALTIMORE COUNTY, MARYLAND
15TH ELECTION DISTRICT; 6TH COUNCILMANIC DISTRICT**

September 14, 2011

Beginning at the point located on the north side of Martin Boulevard having a 150 feet width of the right-of-way, said point being located westerly 100 feet, more or less, from the intersection of centerlines of Martin Boulevard with Middle River Road, thence running the following courses and distances:

1. Along the curve to the right having a radius of 5,654.60 feet, 223.46 feet, thence,
2. North 01° 22' 26" West, 185.01 feet; thence,
3. Along the curve to the left having a radius of 5,469.60 feet, 201.69 feet; thence,
4. South 28° 24' 28" East, 56.99 feet; thence,
5. Along the curve to the right having a radius of 455.00 feet, 56.62 feet; thence,
6. Along the curve to the right having a radius of 70.00 feet, 92.73 feet; to the point of beginning.

Containing 43,680 square feet or 1.003 acres, more or less.

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



RE: PETITION FOR VARIANCE

1472 Martin Boulevard; N/S Martin Blvd,

100' W of c/line Middle River Road

15th Election & 6th Councilmanic Districts

15th Election & Councilmanic Districts

Legal Owner: Martin Financial Associated LLP

Contract Purchaser: McDonalds Corporation

Petitioner(s)

BEFORE THE OFFICE

OF ADMINSTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

2012-077-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

SEP 30 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of September, 2011, a copy of the foregoing Entry of Appearance was mailed to Lee May, Area Construction Manager, 6093 Rockledge Drive, Suite 1100, Bethesda, MD 20817 and Stanley Fine, Esquire, Rosenberg, Martin, Greenburg, LLP, 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

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: # 2012-0077-A

1472 Martin Boulevard

N/s Martin Boulevard, 100 feet west of centerline of Middle River Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Martin Financial Associated LLP

Contract Purchaser: McDonald's Corporation

Variance: to permit 6 wall mounted enterprise signs on the building facades in lieu of the permitted 3 signs (sign #4 & 5) on plat to accompany zoning petition; 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) and 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, November 9, 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 accommodations 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.

JT 10/697 October 25

289243

CERTIFICATE OF PUBLICATION

10/27/, 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 10/25/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

Certificate of Posting
Photograph Attachment

Re: 2012-0077-A

Petitioner/Developer: _____

McDonald's Corp. c/o S. Fine

Date of Hearing/Closing: 11/9/11



1472 Martin Boulevard

Posting Date: 10/24/11

John E. Hoff 10/24/11
(Signature and date of sign poster)

Case No.:

2012-0077-A

Exhibit Sheet

Petitioner/Developer

Protestant

12/1/11
1-4-12
W

No. 1	Zoning Plat	
No. 2	Photos of the new MCD's	
No. 3	Signage Detail Plan	
No. 4	Testimony of witnesses	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



EXHIBIT

tabbles®

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BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 1472 MARTIN BOULEVARD

November 9, 2011

LEE MAY – TESTIMONY

Name: Lee May

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? 1472 Martin Boulevard

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 1979 (approximately 32 years).

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

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

Describe existing conditions at the McDonalds.

EXHIBIT 1 – PLAT TO ACCOMPANY ZONING PETITION (V-1)

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

Identify photographs of McDonald's at 1472 Martin Blvd.

EXHIBIT 2 – PHOTOS

Describe the location of this McDonald's.



The McDonald's site is part of the Martin Plaza Shopping Center. It is located at the intersection of Martin Blvd. and Middle River Road.

Why are you proposing a new McDonald's?

The existing structure is over 30 years old and is operationally inadequate. The proposed new restaurant will be a much more efficient building, both operationally and in terms of energy usage.

What is the square footage of the existing McDonald's? 4,864 sq. ft.

How many seats does the existing restaurant have? Approx. 95

What is being proposed at this location?

SEE EXHIBIT 1 – PLAT TO ACCOMPANY ZONING PETITION

We are proposing to demolish the existing McDonald's restaurant and rebuild a new McDonald's restaurant in the same location.

The new restaurant will be reversed in direction from the existing restaurant with the front facing the Shopping Center rather than facing Middle River Road.

The new restaurant will also have two drive-thru lanes to improve operational efficiency.

There is an existing freestanding McDonald's sign at the intersection of Martin Blvd. and Middle River Road which is proposed to remain.

There is ample off-street parking on this site as it is part of the Martin Plaza Shopping Center.

What is the square footage of the new McDonald's restaurant? 4,372 sq. ft.

The new restaurant will be approximately 500 sq. ft. smaller than the existing restaurant because it will not have a basement.

How many seats will the new restaurant have? 78 seats

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

EXHIBIT 3 – ELEVATIONS / SIGNAGE DETAILS (V-2)

- Contemporary, upscale look – moving away from the bright, plastic look of the old McDonald's restaurants.
 - “Café”-type customer area - tasteful colors and materials; limited branding.

- Brick exterior (as opposed to painted red and white).
- No mansard roof with (lighted) white roof beams.
- “Green building” features: (now standard for new McDonald’s)
 - High-efficiency HVAC system
 - TPO reflective roof to reduce energy costs
 - Awnings – reduce solar heat gain
 - Masonry walls – thermal properties
 - Two-speed grill exhausts
 - Auto-sensor lavatory faucets
 - LED lighting throughout the building
 - Cardboard recycling
 - All internally lit signs are LED
 - Induction lot light fixtures
- The new building will be entirely ADA-compliant.

Explain the sign package:

What is proposed?

We are proposing 6 enterprise signs on the faces of the buildings: 2 signs on the front of the building; 1 sign on the drive-thru side of the building; 1 sign on the non-drive-thru side of the building; and 2 signs on the rear of the building.

We are also proposing a “canopy”-style directional sign on the front side of the building. This sign will have the word “Welcome” above the face of the canopy, rather than printed directly on the face of the canopy.

Finally, we are proposing a directional sign over each of the drive-thru lanes which, because they are intended to go over the drive-thru lanes, are higher than what would otherwise be permitted.

Why are you proposing these signage variances?

We have requested these signage variances to make the building visible to passing motorists at this busy intersection and to safely direct traffic in and around the site.

These signage variances will also permit the appearance of this restaurant to be consistent with other McDonald’s restaurants in Baltimore County.

Similar signage packages have been approved by variances granted by the Baltimore County Administrative Law Judge for other McDonald’s restaurants located at 502 Reisterstown Road, 2116 York Road, 2222

Dundalk Avenue, 6650 Security Boulevard, 2107 E. Joppa Road, 934 York Road, and 7927 Belair Road.

Describe how proposed construction will improve the operation.

The proposed construction will modernize the building and improve the efficiency and functionality of the restaurant. Additionally, we are implementing as many "green building" items in our design as possible, which will make the new building much more energy efficient than the existing one.

What is the amount of capital investment for this project?

Approximately \$ 2.3 million

What is the construction schedule for the new restaurant?

Construction of the new restaurant, which is a permitted use as a matter of right, is already underway. If the petition is approved, we will update our signage permit to include the additional signs.



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 1472 MARTIN BLVD.

November 9, 2011

IWONA ZARSKA – TESTIMONY

Name: Iwona Zarska

Address:

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

What is your job title?

Please describe the nature of the services you provide.

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

Yes.

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

Yes.

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

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

What has been your involvement with this project?

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

- 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(b)(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(b)(VII) to permit two directional signs 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

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

SEE EXHIBIT 3 – ELEVATIONS / SIGNAGE DETAILS

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

Yes. The property is unique due to its small size and irregular shape, as well as the fact that it is located at an intersection with frontage on both Martin Blvd. and Middle River Road.

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

Yes.

The small size, irregular shape, and the fact that the property is located at an intersection with frontage on two busy streets, create practical difficulties in identifying the building and safely directing traffic in and around the site.

Currently, the well known mansard roof, which is visible from Martin Blvd., Middle River Road, and within the Shopping Center, helps to identify the building as a McDonald's.

With the updated design of the new McDonald's restaurant, additional signage is necessary to identify the restaurant as a McDonald's to those who may not be familiar with the new design.

The additional wall-mounted enterprise signs identify the building as a McDonald's restaurant from all sides, and will permit motorists to more easily identify the building as a McDonald's both from Martin Blvd., Middle River Road, and within the Shopping Center.

In addition, the proposed signage identifies the drive-thru lane and the entrances to the restaurant in order to safely direct traffic around the site.

This McDonald's would also differ from McDonald's standard signage plan that has been implemented on other restaurants in Baltimore County if the requested variances were not permitted.

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

The granting of the variance will likely improve property values in the vicinity, as the new restaurant will be more modern and attractive than the existing one and represents a significant private investment in the County.

As the requested variances will permit McDonald's to rebuild a new restaurant in the same location as the existing one, there will be no greater impact on the use and enjoyment of the neighboring properties than that created by the existing restaurant.

We have shared our plans with the Windlass Run Improvement Association, and they have expressed no objection to the proposed variances.

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

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

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

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

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

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

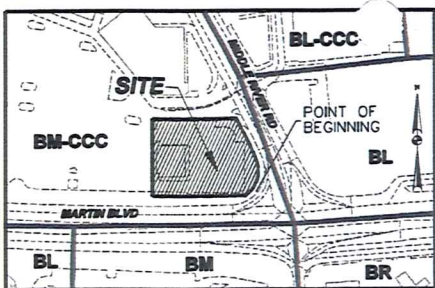
Would the granting of the variances cause any injury to the public health, safety, or general welfare?

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

CONCLUSION

For these reasons, we respectfully request that the signage variances be granted.

EXHIBIT 4 – OUTLINE OF TESTIMONY



ZONING MAP

SCALE: 1" = 200'
(MAP 90 C21)

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	---
EX. CONCRETE CURB AND GUTTER	---
EX. CURB AND GUTTER TO BE REMOVED	---
TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	---
EX. SIGN	---
EX. WOOD FENCE	---
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. BOLLARD	---
EX. OVERHEAD LINE	---
EX. INDEX CONTOURS	---
EX. INTERMEDIATE CONTOURS	---
EX. SOIL LINE	---
"EXISTING" DESIGNATION	---
BUILDING RESTRICTION LINE	---
LANDSCAPE RESTRICTION LINE	---
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	---
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. BOLLARD	---
PR. PARKING COUNT	---
"PROPOSED" DESIGNATION	---

MARTIN PLAZA SHOPPING CENTER
PARCEL B-5-3
P.B. 78 PG. 467
LANDS N/F
MARTIN FINANCIAL ASSOCIATES
LIMITED PARTNERSHIP
6840 / 380
TM 90 P. 424

MARTIN PLAZA SHOPPING CENTER
PARCEL B-5-3
P.B. 78 PG. 467
LANDS N/F
MARTIN FINANCIAL ASSOCIATES
LIMITED PARTNERSHIP
6840 / 380
TM 90 P. 424

**MARTIN BOULEVARD
MD RTE. 700**
150' RIGHT-OF-WAY

ZONING VARIANCE REQUESTS

- 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(i) 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)

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 21080
PHONE: 410.229.9951 • FAX: 410.229.9963 • 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
MARTIN FINANCIAL ASSOCIATED
LIMITED PARTNERSHIP
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209
PHONE (410) 308-6362

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

DEVELOPMENT APPROVAL

REQUEST FOR JSPC REFINEMENT TO ADD SEVERAL RETAIL PADS AND REVISE PARKING WAS APPROVED BY DRC ON APRIL 14, 2008. DRC #041008L.

REQUEST FOR 3RD REFINEMENT TO DEMOLISH AND REBUILD EX. McDONALD'S RESTAURANT AND REVISE PARKING SPACES WAS APPROVED BY DRC ON DECEMBER 21, 2010. DRC #122110C.

ZONING HISTORY

NONE KNOWN



VICINITY MAP

SCALE: 1" = 2000'

BENCH MARK

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

- NO. 573: N 606.937.34; E 1469.728.76; EL. 21.78
DESCRIPTION: RAILROAD SPIKE IN SIDEWALK ON SOUTH SIDE OF FUSELAGE RD. 50 FT. +/- EAST FROM RIGHT WING DRIVE
- NO. 574: N 606.978.85; E 1469.346.77; EL. 25.92
DESCRIPTION: RAILROAD SPIKE IN SIDEWALK ON NORTH SIDE OF FUSELAGE RD. NEAR FOOD LION AND TACO BELL PARKING LOT

SITE DATA

- SITE AREA (PART OF PARCEL B-5-3):
LEASE AREA (PARCEL #1) = 42,200 SF
LEASE AREA (PARCEL #2) = 1,480 SF
TOTAL LEASE AREA = 43,680 SF OR 1.003 AC
- OWNER OF PARCEL B-5-3:
MARTIN FINANCIAL ASSOCIATED LIMITED PARTNERSHIP
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MARYLAND 21209-3764
- TAX MAP REFERENCES:
TAX ACCT: 2400001796; MAP: 90; GRID: 11; PARCEL: 424 (PARCEL B-5-3)
DEED REFERENCES: L. 6840; F. 380
RECORD PLAT: L. 77; F. 192; MARTIN PLAZA SHOPPING CENTER, PARCEL B-5-3
- LESSEE:
McDONALD'S CORPORATION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
LEASE PARCEL #1 DEED REFERENCE: L. 5485; F. 742 AND L. 6705; F. 241
LEASE PARCEL #2 DEED REFERENCE: L. 5485; F. 742 AND L. 6705; F. 241
- ELECTION DISTRICT: 15; COUNCILMAN'S DISTRICT: 6
- EXISTING ZONING: BM-CCC (MAP#090 C2)
- EXISTING USE: McDONALD'S RESTAURANT - TO BE RAZED
PROPOSED USE: NEW McDONALD'S RESTAURANT
- 2000 CENSUS TRACT: 451300
WATER SERVICE AREA: FIRST ZONE
SEWER SHED: 7
TRANSPORTATION ZONE: 0719
ZIP CODE: 21220
WATERSHED: MIDDLE RIVER
- MINIMUM SETBACK REQUIREMENTS (BM-CCC ZONE):
FRONT: 15 FT FROM FRONT LINE AND 40 FT FROM CL OF STREET
AND AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES.
SIDE: NONE
REAR: NONE
- BUILDING HEIGHT:
ALLOWED: 40 FT
PROPOSED: 23.3 FT
- FLOOR AREA RATIO:
MAX PERMITTED: 4.0
PROPOSED: 4,372 SF / 43,680 SF = 0.10
- AMENITY OPEN SPACE RATIO:
MIN. REQUIRED: 0.2
PROVIDED: 0.2
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
- STORM WATER MANAGEMENT (SWM):
THIS SITE IS A DEVELOPMENT. SWM SHALL BE PROVIDED BY EITHER REDUCTION OF EXISTING IMPERVIOUS AREA AND/OR PROVIDING WATER QUALITY TREATMENT FOR 50% OF THE EXISTING IMPERVIOUS AREA WITHIN PROJECT LIMIT OF DISTURBANCE (LOD).
SINCE THE FULL REDUCTION OF EXISTING IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, THEREFORE SWM ESD PRACTICE #1 & #2, MICRO-BIOTENTION 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, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- THE DEVELOPER IS REQUESTING A VARIANCE TO SECTION 33-6-108 (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, UNLESS PERMITTED OTHERWISE BY BALTIMORE COUNTY.
- 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 430 OF 580 COMMUNITY PANEL NUMBER 2400100430 F. MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X OTHER AREAS (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 THE ALTA / ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING, DATED DECEMBER 28, 2009, WITH THE LAST REVISION DATED FEBRUARY 7, 2011.

PARKING REQUIREMENTS

PARKING SPACES FOR MARTIN PLAZA SHOPPING CENTER
PARKING SPACES REQUIRED: 264
PARKING SPACES PROVIDED: 143
PARKING SPACES PROVIDED WITH:

EXHIBIT

tabbles

DRAWING NO.

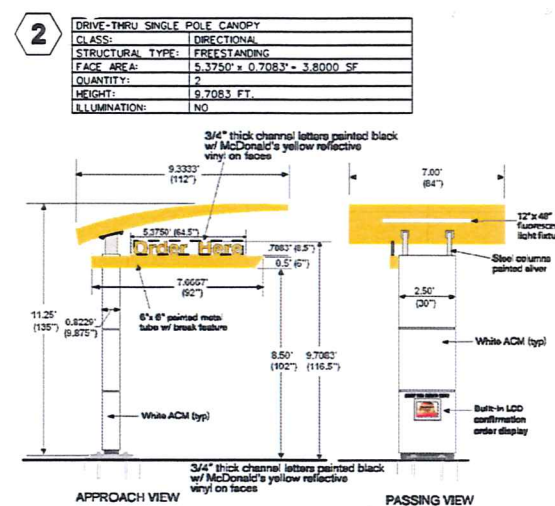
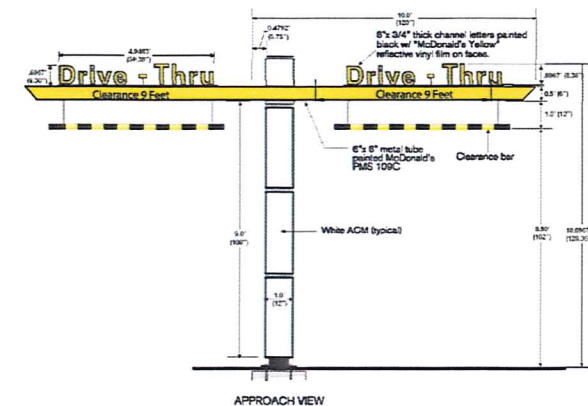
V-1

ELECTION DISTRICT 15, C6
DATE: AUGUST, 2011

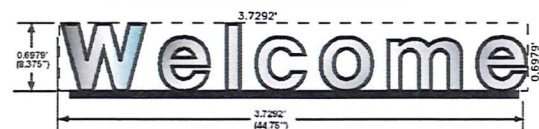
SHEET 1 OF 2



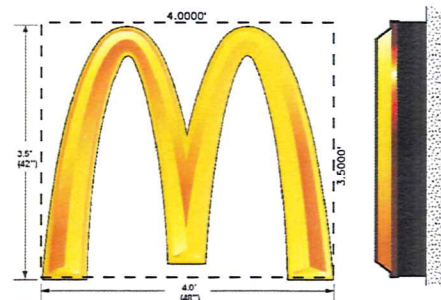
1	WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	2 x 0.6957' x 4.9483' = 6.8950 SF
QUANTITY:	1
HEIGHT:	10.6957 FT.
ILLUMINATION:	NO



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:	4.0000' x 3.5000' = 14.0000 SF
QUANTITY:	3
HEIGHT:	N/A
ILLUMINATION:	YES

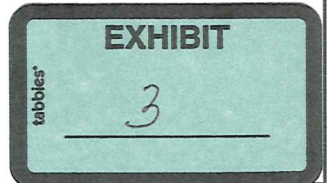
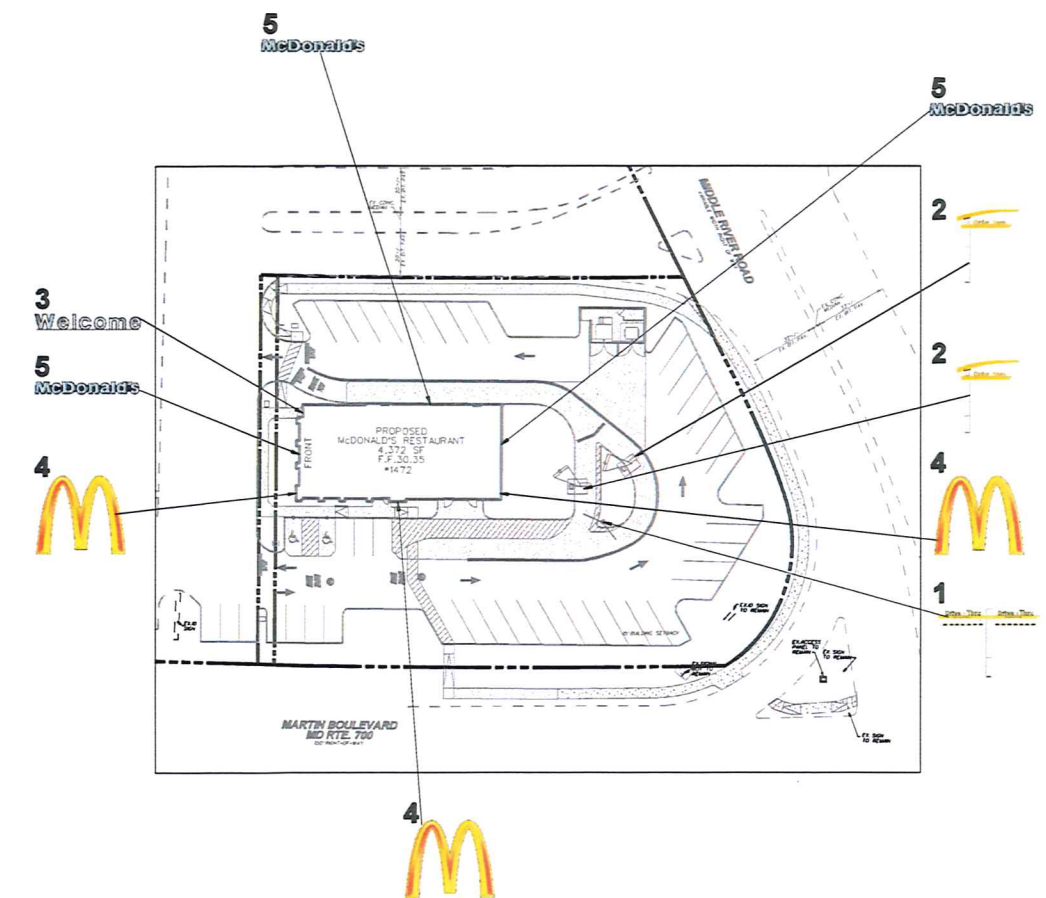


5	UNIBODY ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.0000' x 2.2917' = 41.2506 SF
QUANTITY:	3
HEIGHT:	N/A
ILLUMINATION:	YES



- I. ENTERPRISE SIGN ON THE BUILDING FACADES**
- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 45.17')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 45.17' x 90.34 SF
 - AREA / FACE PROPOSED:
 - SIGN #3 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 95.34 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 96.33')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 96.33' x 192.66 SF
 - AREA / FACE PROPOSED:
 - SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 SF < 192.66 SF
 - DRIVE-THRU FACADE (LENGTH = 96.33')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 96.33' x 192.66 SF
 - AREA / FACE PROPOSED:
 - SIGN #5 = 41.2506 SF
 - TOTAL = 41.2506 SF < 192.66 SF
 - REAR FACADE (LENGTH = 45.17')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 45.17' x 90.34 SF
 - AREA / FACE PROPOSED:
 - SIGN #4 = 14.0000 SF
 - SIGN #5 = 41.2506 SF
 - TOTAL = 55.2506 SF < 90.34 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 = 6.8950 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 PROPOSED:
 - SIGN #1 = 10.70 FT
 - SIGN #2 = 9.71 FT
- IV. ENTERPRISE FREESTANDING SIGN:**
- EX. SIGN TO REMAIN



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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.

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2800 QUARRY LAKE DR
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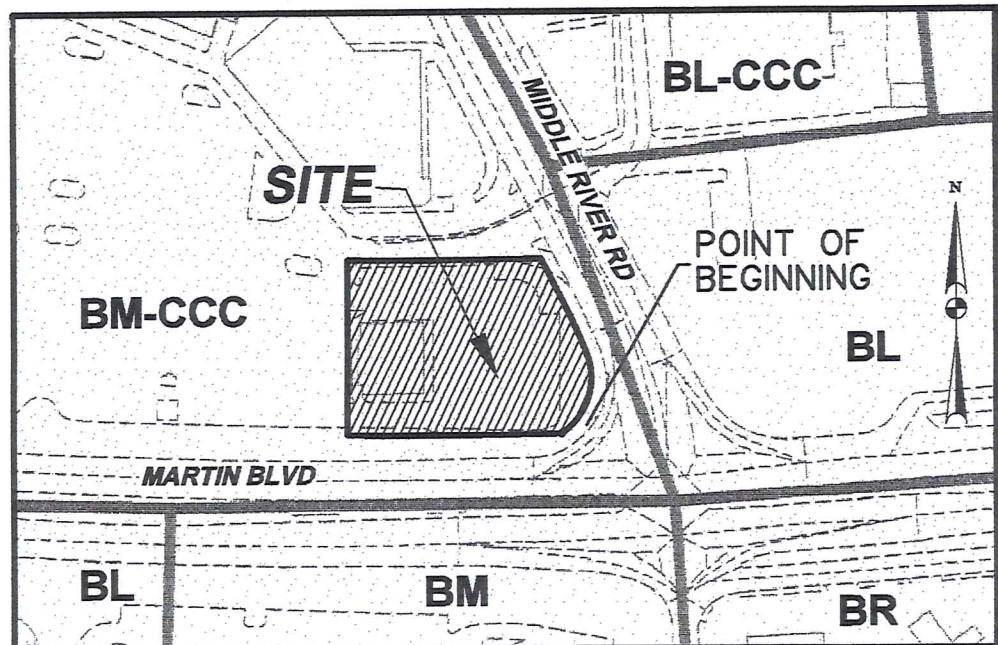
DEVELOPER / APPLICANT
McDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY ZONING PETITION
SIGNAGE DETAILS AND DATA
McDONALD'S RESTAURANT
MARTIN PLAZA SHOPPING CENTER
1472 MARTIN BOULEVARD
MIDDLE RIVER, MD 21220
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 15, C6
DATE: AUGUST, 2011

DRAWING NO.
V-2
SHEET 2 OF 2



ZONING MAP
SCALE: 1" = 200'
(MAP: 90 C2)

LEGEND

- RIGHT-OF-WAY LINE
PROPERTY LINE
EX. EASEMENT
ZONING LINE
EX. CONCRETE CURB AND GUTTER
EX. CURB AND GUTTER TO BE REMOVED
TO BE REMOVED DESIGNATION
EX. BUILDING
EX. SIGN
EX. WOOD FENCE
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. BOLLARD
EX. OVERHEAD LINE
EX. INDEX CONTOURS
EX. INTERMEDIATE CONTOURS
EX. SOIL LINE

- "EXISTING" DESIGNATION
BUILDING RESTRICTION LINE
LANDSCAPE RESTRICTION LINE
PR. EASEMENT
PR. CONCRETE CURB & GUTTER

- 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. BOLLARD
PR. PARKING COUNT

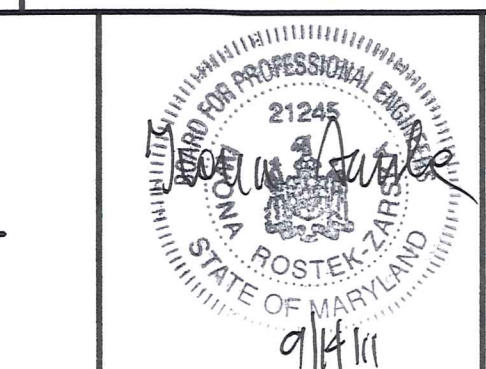
"PROPOSED" DESIGNATION
PR.
NOTE: THE EXISTING ID SIGN, AS PERMITTED UNDER SECTION 413, MUST BE REMOVED OR BROUGHT TO COMPLIANCE PURSUING TO SECTION 450.8.3 BY OCTOBER 19, 2012

ZONING VARIANCE REQUESTS

- SECTION 450.4 ATTACHMENT 1.5(a) (V) TO PERMIT 6 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGN #4.5)
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PHONE (240) 497-3626

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY ZONING PETITION
PLAN, MAPS, NOTES AND DETAILS
McDONALD'S RESTAURANT
MARTIN PLAZA SHOPPING CENTER
1472 MARTIN BOULEVARD
MIDDLE RIVER, MD 21220
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

DRAWING NO.
V-1
SHEET 1 OF 2

ELECTION DISTRICT 15, C5
DATE: AUGUST, 2011

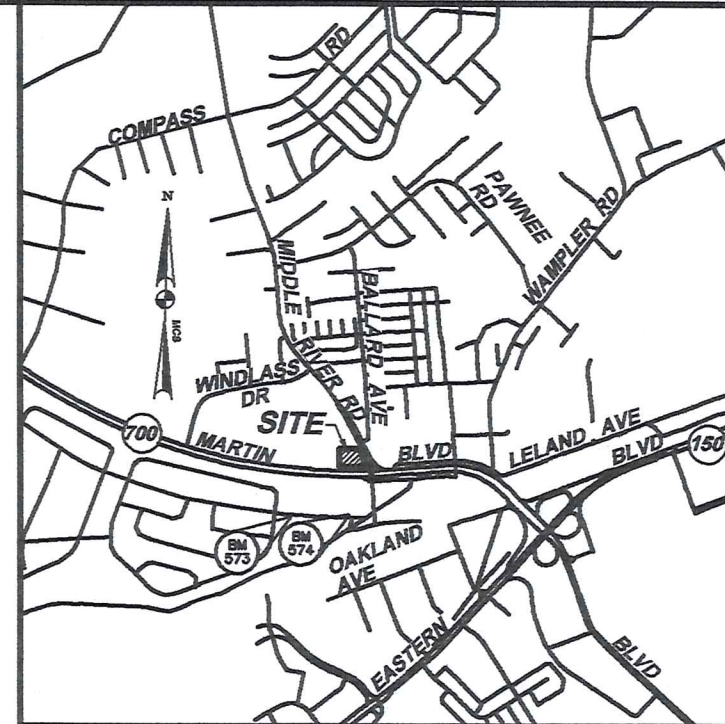
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ZONING HISTORY

NONE KNOWN



VICINITY MAP
SCALE: 1" = 2000'

BENCH MARK

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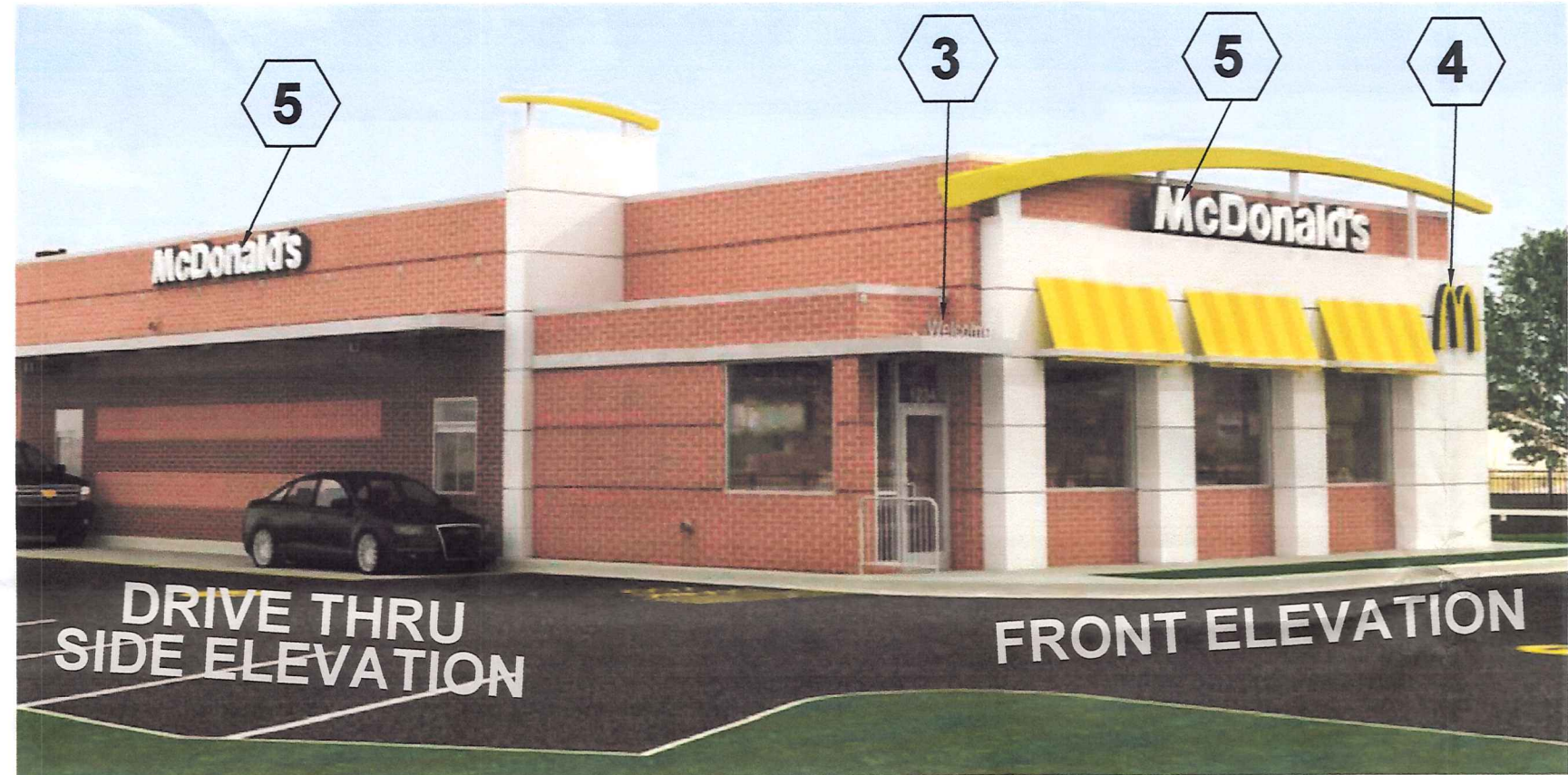
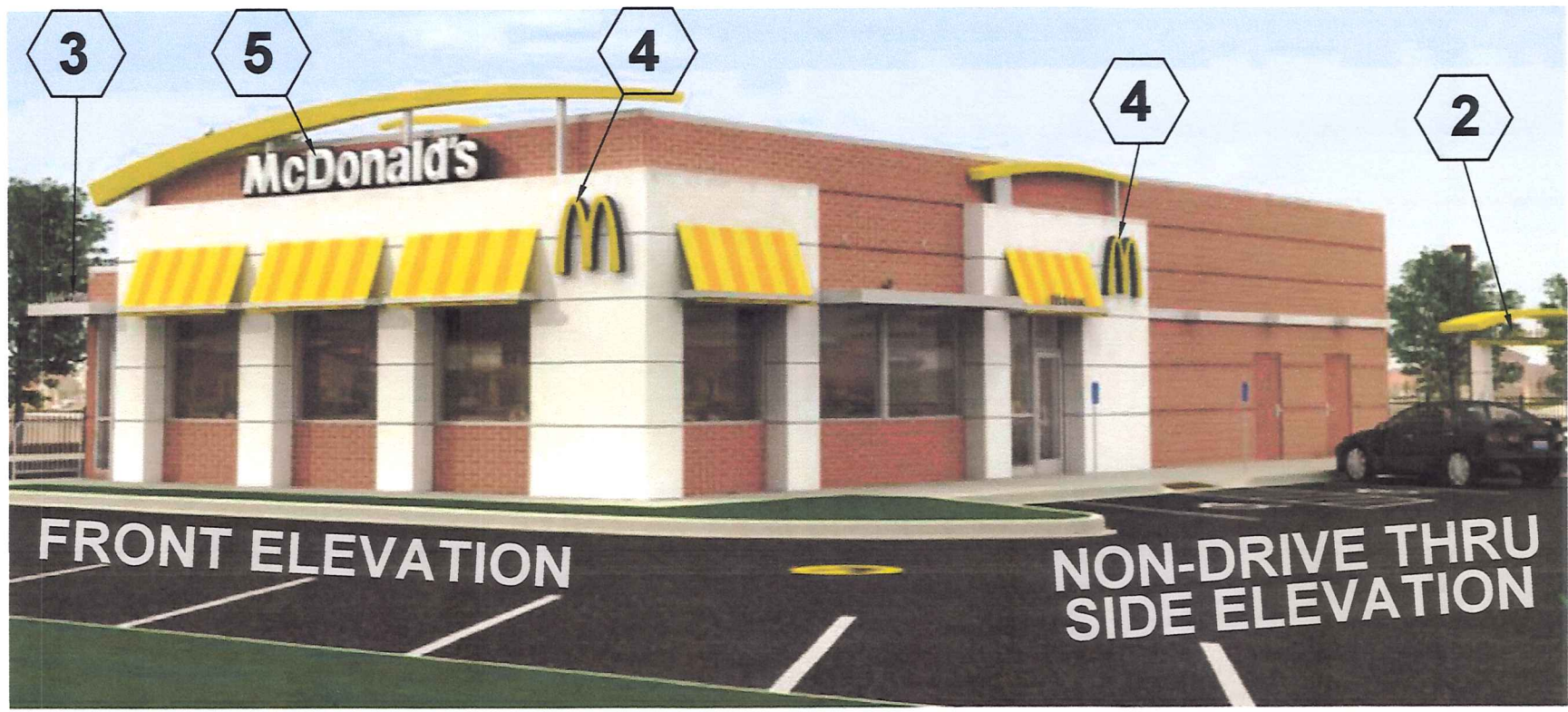
PARKING REQUIREMENTS

PARKING SPACES FOR MARTIN PLAZA SHOPPING CENTER:
PARKING SPACES REQUIRED: 264,763 SF @ 5 PS / 1,000 SF = 1,324 P.S.
PARKING SPACES PROVIDED: 1,453 PS
PARKING SPACES PROVIDED WITHIN McDONALD'S LEASE AREA: 39 (INCLUDING 2 HDOP)

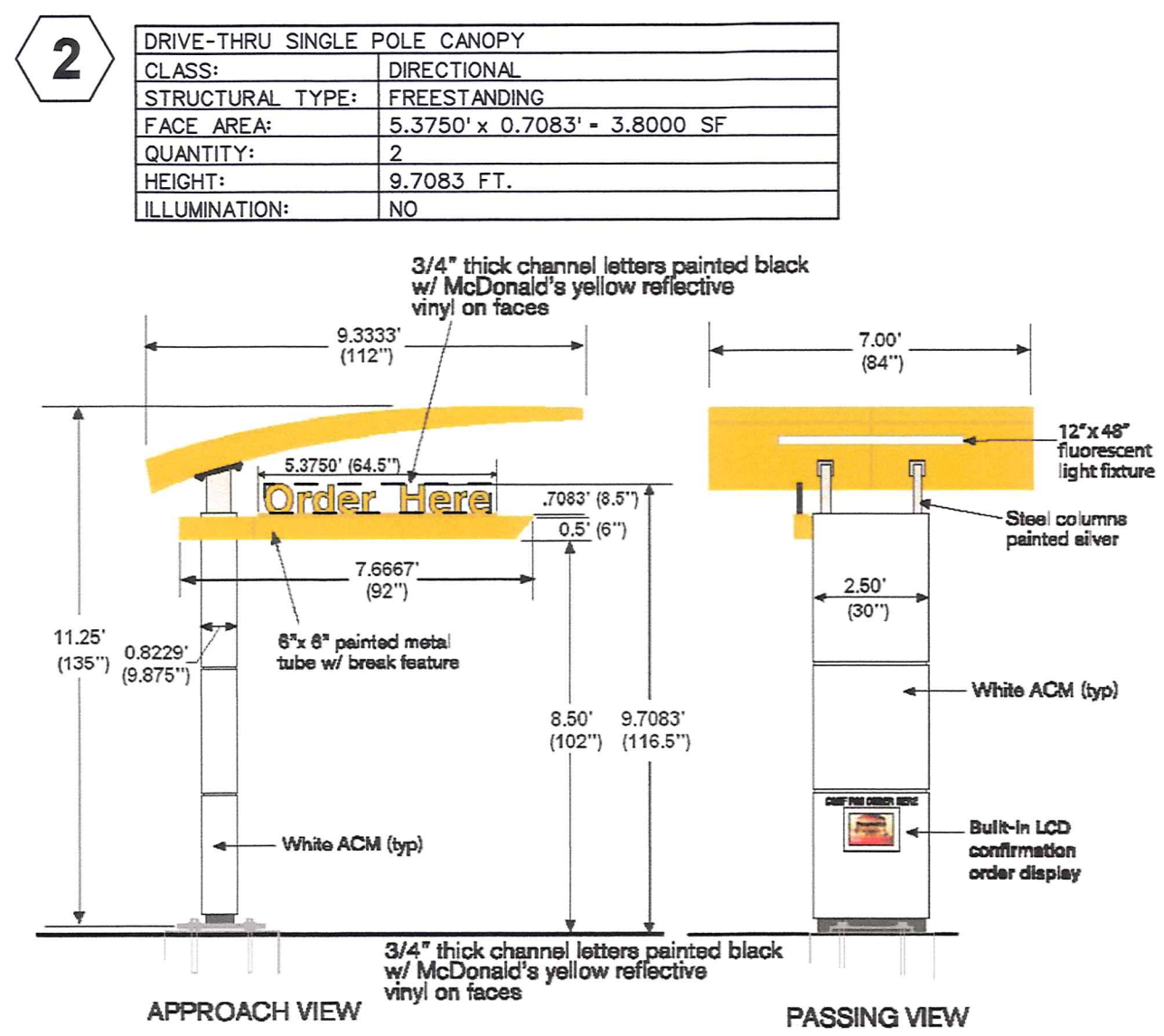
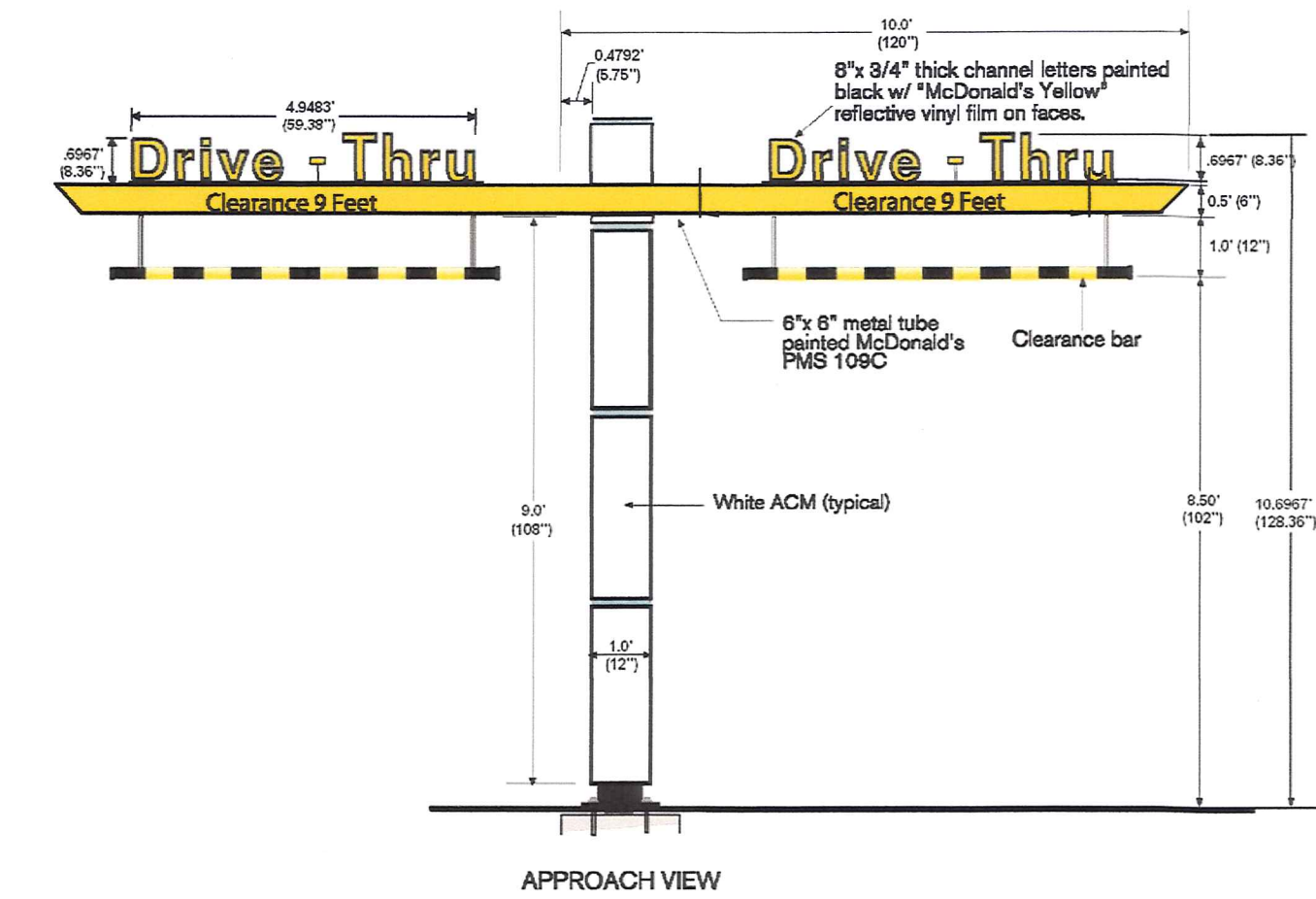
THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88

FILENAME:

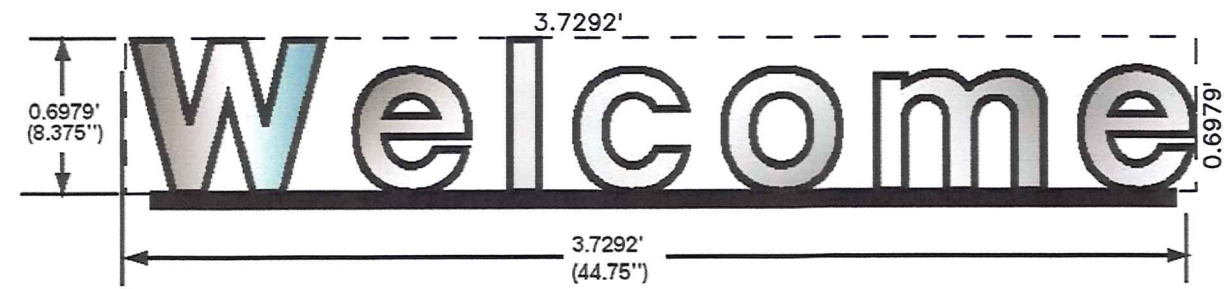
#0077



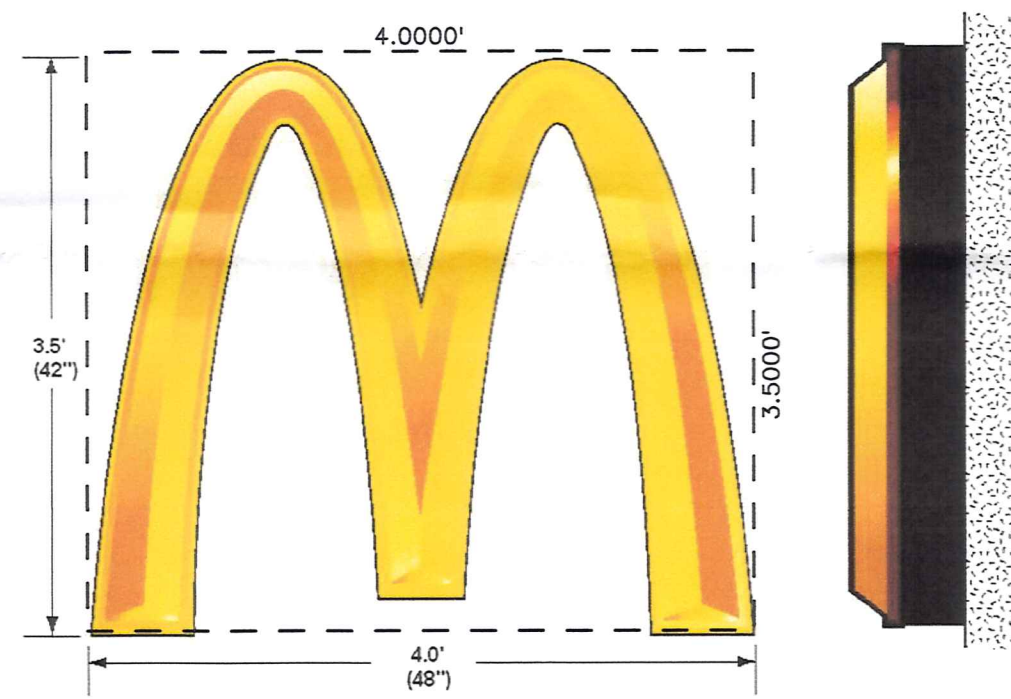
1	WELCOME POINT GATEWAY	
	CLASS:	DIRECTIONAL
	STRUCTURAL TYPE:	FREESTANDING
	FACE AREA:	2 x 0.6967' x 4.9483' = 6.8950 SF
	QUANTITY:	1
	HEIGHT:	10.6967 FT.
	ILLUMINATION:	NO



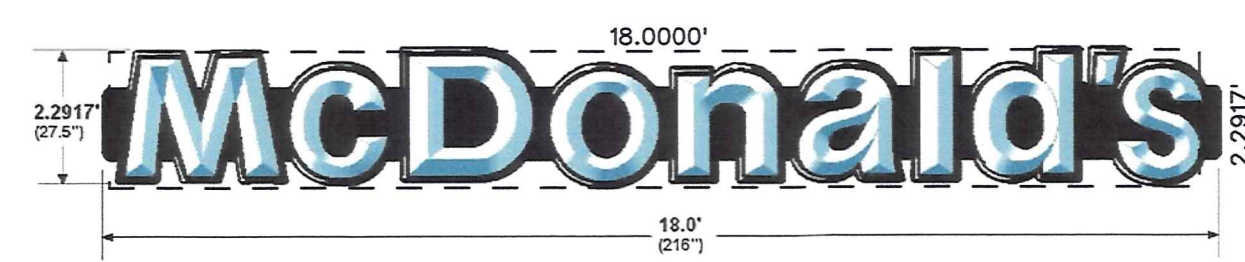
3	WELCOME LETTERS	
	CLASS:	18.0000' DIRECTIONAL
	STRUCTURAL TYPE:	CANOPY
	FACE AREA:	3.7292' x 0.6979' = 2.6026 SF
	QUANTITY:	1
	HEIGHT:	N/A
	ILLUMINATION:	NO



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



I. ENTERPRISE SIGN ON THE BUILDING FACADES

- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 45.17')
MAXIMUM AREA / FACE ALLOWED: 2 x 45.17' x 90.34 SF
AREA / FACE PROPOSED:
SIGN #5 = 41.2506 SF
SIGN #4 = 14.0000 SF
TOTAL = 55.2506 SF < 90.34 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 96.33')
MAXIMUM AREA / FACE ALLOWED: 2 x 96.33' x 192.66 SF
AREA / FACE PROPOSED:
SIGN #4 = 14.0000 SF
TOTAL = 14.0000 SF < 192.66 SF
 - DRIVE-THRU FACADE (LENGTH = 96.33')
MAXIMUM AREA / FACE ALLOWED: 2 x 96.33' x 192.66 SF
AREA / FACE PROPOSED:
SIGN #5 = 41.2506 SF
TOTAL = 41.2506 SF < 192.66 SF
 - REAR FACADE (LENGTH = 45.17')
MAXIMUM AREA / FACE ALLOWED: 2 x 45.17' x 90.34 SF
SIGN #5 = 41.2506 SF
TOTAL = 55.208.0000 < 90.34 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

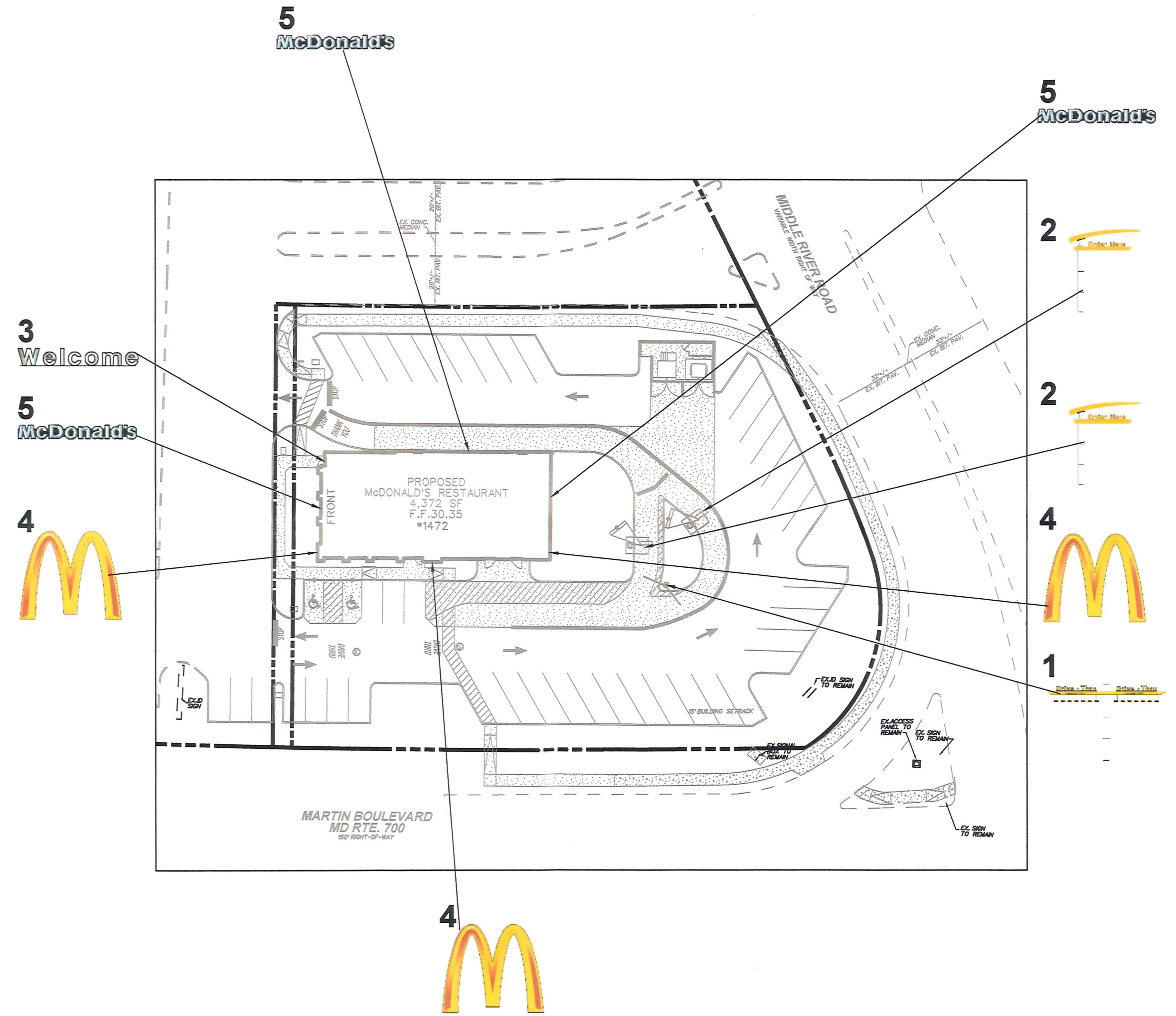
- MAX. AREA / FACE ALLOWED - 8 SF / SIGN
- AREA / FACE PROPOSED:
SIGN #3 = 2.60 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: WALL-MOUNTED
STRUCTURAL TYPE PROPOSED:
SIGN #3 = CANOPY

III. DIRECTIONAL FREESTANDING SIGNS

- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED:
SIGN #1 = 6.8950 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
MAX. HEIGHT PROPOSED:
SIGN #1 = 10.70 FT
SIGN #2 = 8.71 FT

IV. ENTERPRISE FREESTANDING SIGN:

- EX. SIGN TO REMAIN



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 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

MARTIN FINANCIAL ASSOCIATED
LIMITED PARTNERSHIP
2800 QUARRY LAKE DR
SUITE 340
BALTIMORE, MD 21209
PHONE (410) 308-6382

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

MARTIN PLAZA SHOPPING CENTER
1472 MARTIN BOULEVARD
MIDDLE RIVER, MD 21220
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION DISTRICT 15, C6
DATE: AUGUST, 2011

DRAWING NO.

V-2