

IN RE: **PETITION FOR VARIANCE**
W side of Loch Raven Blvd., 224
feet S of the c/l of Taylor Avenue
9th Election District
5th Council District
(6830 Loch Raven Blvd.)

McDonald's Corporation
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS FOR
* FOR BALTIMORE COUNTY
* **CASE NO. 2012-0136-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by the owner 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 6830 Loch Raven Blvd. The Petitioner requests relief from the following sections of the Baltimore County Zoning Regulations (B.C.Z.R.):

- 450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs; and
- 450.4 Attachment 1, 3(b)(VII) to permit a free-standing directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.; and
- 450.4 Attachment 1, 3(b)(VII) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft. ; and
- 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
- 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;

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Date 1-12-12

By PM

- 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign in of 82.37 sq. ft. in lieu of the permitted 75 sq. ft.; and
- 450.5 Attachment 1, 5(f)(VII) to permit two (2) free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.

The subject property and requested relief are more particularly described on the Plat to Accompany Zoning Petition submitted and the elevation and signage details which were accepted into evidence as Petitioner's Exhibits 1 and 5A through 5C, respectively.

Appearing at the requisite public hearing in support of the request were Caroline L. Hecker, Esquire, and Stanley S. Fine, Esquire, attorneys for McDonald's; Jeffrey Bell, Area Construction Manager for McDonald's Corporation; and Robert Goldman, the architect who designed the remodeled restaurant on this property. Michael Pierce, a concerned citizen, also appeared at the hearing.

Testimony and evidence presented at the hearing discloses that McDonald's is the current owner of the property known as 6830 Loch Raven Blvd. The existing structure was constructed in 2000 pursuant to the decision of the Zoning Commissioner in Case No. 00-042-XA. McDonald's has recently remodeled this restaurant to reflect the new design of McDonald's restaurants and to improve the efficiency of its operations. The remodeled restaurant features two drive-thru lanes, many "green building" features, and a contemporary, upscale look. The remodeled restaurant also retains the existing "Playplace" and increases the seating capacity from approximately 103 seats to approximately 130 seats.

Mr. Goldman was accepted as an expert in site engineering and testified that the unique features of the site impose certain constraints on the existing restaurant that make the requested variances necessary. The McDonald's site, shown on the photographs submitted by Petitioner

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Date 1-12-12 2

By [Signature]

(Petitioner's Exhibit 2), is located along a very busy commercial corridor near the intersection of Loch Raven Blvd. and Taylor Ave. As a condition of the original zoning approval for the restaurant, the building was set back further from Loch Raven Blvd. than would otherwise be required, impairing the visibility of the restaurant to passing motorists. 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.

Petitioner seeks variances from B.C.Z.R. Section 405.4 Attachment 1, 5(a)(VI) to permit five (5) 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 11.2 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; B.C.Z.R. Section 450.4 Attachment 1, 5(b)(V) to permit a free-standing sign of 82.37 sq. ft. in lieu of the permitted 75 sq. ft.; and B.C.Z.R. Section 450.5 Attachment 1, 5(f)(VII) to permit two (2) free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft. Due to the many other commercial establishments in the vicinity of the site, combined with the fact that the existing building is set back significantly from Loch Raven Blvd., these variances are necessary in order for the restaurant to be visible to motorists 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.

Mr. Pierce testified that the proposed electronic changeable copy sign on the free-standing sign structure threatened to create a visual distraction to motorists along Loch Raven Blvd. due to

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Date 1-12-18

By DM

its height on the sign structure and recommended that this reader board be lowered to the height of the existing manual changeable copy sign on the free-standing sign structure. Petitioner agreed with this recommendation and amended its variance requests at the hearing to request a variance from Section 450.3 to permit the changeable copy sign to be erected more than one foot below the enterprise sign on the free-standing sign structure. A redlined copy of the signage plan was submitted at the hearing showing the proposed location of the electronic changeable copy sign in the same location of the existing manual changeable copy sign.

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 due to the location of the existing building on the lot and due to the location of other commercial structures in the vicinity which obstruct the visibility of the site. 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 12th day of January, 2012 that the Petition for Variance from the following sections of the B.C.Z.R.:

- 405.4 Attachment 1, 5(a)(VI) to permit five (5) wall-mounted enterprise signs on building facades in lieu of the permitted three (3) signs; and
- 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

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Date 1-12-12 4

By [signature]

- 450.4 Attachment 1, 3(b)(VII) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft.; and
- 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
- 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; and
- 450.4 Attachment 1, 5(b)(V) to permit a free-standing sign of 82.37 sq. ft. in lieu of the permitted 75 sq. ft.; and
- 450.5 Attachment 1, 5(f)(VII) to permit two (2) free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.; and
- 450.3 to permit the changeable copy sign to be erected more than one foot below the enterprise sign on the free-standing sign structure, all as shown on Petitioner's Exhibits 1 and 5A through 5C, as amended at the hearing,

be and are hereby GRANTED;

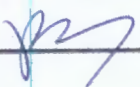
IT IS FURTHER ORDERED that the Petitioner shall obtain any necessary permits for promotional banners or other temporary signs to be erected on the property and shall comply with all time limits for such signs.

The relief granted is subject to the following:

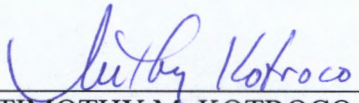
1. Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day Appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said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

ORDER RECEIVED FOR FILING

Date 1-12-18 5

By 

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 1-12-18 6

By [Signature]



KEVIN KAMENETZ
County Executive

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

January 12, 2012

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

RE: Petition For Variance
Case No. 2012-0136-A
6830 Loch Raven Blvd.

Dear Ms. Hecker and Mr. Fine:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Mike Pierce, 7448 Bradshaw Road, Kingsville MD 21087



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 6830 Loch Raven Boulevard
which is presently zoned BL-CCC

Deed Reference: 18851 / 003 Tax Account # 2400000080

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Stanley S. Fine, Esq.

Name - Type or Print

Signature

Rosenberg Martin Greenberg, LLP

Company Suite 2115

25 S. Charles Street 410-727-6600

Address Telephone No.

Baltimore, MD 21201

City State Zip Code

Legal Owner(s):

McDonald's Corporation

Name - Type or Print

Signature

Name - Type or Print

Signature c/o Scott Rardin / SDR MGT, Inc.

8017 Dorsey Run Road, #A1

Address

Jessup

MD

20794

City

State

Zip Code

Representative to be Contacted:

Jeffrey Bell, Area Construction Manager

Name

6903 Rockledge Drive.

703-395-8595

Address

Telephone No.

Bethesda,

MD

20817

City

State

Zip Code

Case No. 2012-01316-A

ORDER RECEIVED FOR FILING

REV 8/20/07

Date 1-12-12

By PZ

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by DT

Date 11/28/11

McDonald's Corporation
6830 Loch Raven Blvd.
Zoned: BL-CCC
Deed Reference: 18851/003
Tax Acct. # 2400002080

Variances are requested from the following Sections:

- ~~450.4~~ Attachment 1, 5(a) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;
- 450.4 Attachment 1, 3(b) to permit a ^{Free Standing} directional sign of 10.67 ft. in height in lieu of the permitted 6 ft.;
- 450.4 Attachment 1, 3(b) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft.;
- 450.4 Attachment 1, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;
- 450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;
- 450.4 Attachment 1, 5(b) to permit a free-standing enterprise sign of 82.37 sq. ft. in area in lieu of the permitted 75 sq. ft.; and
- ~~450.4~~ Attachment 1, 5(f) to permit two (2) free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.

These variances to the zoning law of Baltimore County are requested for the following reasons:

The small size of the subject property and its location along a busy commercial corridor make the property unique and create practical difficulties in developing the site in strict conformity with the Zoning Regulations. The large number of other commercial establishments along this portion of Loch Raven Blvd. and the proximity of those buildings to Loch Raven Blvd. 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 and to safely direct traffic 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.

EXHIBIT A

Description of Lot 2, Plat S.M. No. 75, page 46
Containing 0.8502 acres of land, more or less
9th Election District
Baltimore County, Maryland

Beginning for the same on the northwestern widening line of Loch Raven Boulevard at the point designated 105, shown on a plat entitled, "Subdivision Plat for 6830-6834 Loch Raven Boulevard" dated May 7, 2001, Revised June 6, 2002, recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 75, page 46, said point of beginning being the common corner of Lot 1 and Lot 2, shown on said plat, running thence leaving said point of beginning, binding on part of said northwestern widening line of Loch Raven Boulevard, shown on said plat,

- 1) South 28 degrees 24 minutes 05 seconds West 122.68 feet to the point designated 102 on said plat, running thence leaving said northwestern widening line of Loch Raven Boulevard, and binding on the southwestern boundary of said Lot 2, reversing the bearing shown on said plat,
- 2) North 62 degrees 54 minutes 37 seconds West 295.19 feet to the point designated 103 on said plat, running thence binding on the northwestern boundary of said Lot 2, reversing the bearing shown on said plat,
- 3) North 28 degrees 15 minutes 28 seconds East 128.17 feet to the point designated 104 on said plat, running thence binding on the division line between said Lot 1 and said Lot 2 shown on said plat,
- 4) South 61 degrees 50 minutes 37 seconds East 295.43 feet to said point of beginning.

Containing 0.8502 acres of land more or less.

Being Lot 2 shown on a plat entitled "Subdivision Plat for 6830-6834 Loch Raven Boulevard" dated May 7, 2001, Revised June 6, 2002, recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 75, page 46.

Also being part of that parcel of land described in a Deed dated March 4, 1998, between LRB Limited Partnership and Rite Aid of Maryland, Inc., recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 12707, folio 035



Certificate of Posting

Hearing 1/6/12
Jared 1/3/12
mm

RE: Case NO. 2012-0136-A

Petitioner/Developer _____

McDonald's Corp. c/o S. Fine

Date of Hearing/Closing 1/6/12

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

RECEIVED
JAN 04 2012
OFFICE OF ADMINISTRATIVE HEARINGS

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 _____

6830 Loch Raven Blvd.

The sign(s) were posted on 12/22/11
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 12/22/11
(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

Certificate of Posting
Photograph Attachment

Re: 2012-0136-A

Petitioner/Developer: _____

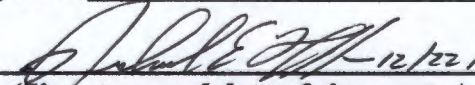
McDonald's Corp. c/o S. Fine

Date of Hearing/Closing: 1/6/12



6830 Loch Raven Blvd.

Posting Date: 12/22/11


12/22/11
(Signature and date of sign poster)

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: # 2012-0124-A

6830 Loch Raven Boulevard
W/side of Loch Raven Blvd., 224 feet south of centerline of Taylor Avenue
9th Election District — 5th Councilmanic District
Legal Owner(s): McDonald's Corporation

Variance: to permit the following from Ssection 450.4 to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs; to permit a freestanding directional sign of 10.67 feet in height in lieu of the permitted 6 feet; to permit two directional signs of 11.2 feet in height in lieu of the permitted 6 feet; to permit a canopy-type directional sign in lieu of the permitted wall-mounted or freestanding sign; to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy; to permit a freestanding enterprise sign of 82.37 sq. ft. in area in lieu of the permitted 75 sq. ft.; and to permit two freestanding order boards of 6.75 feet in height in lieu of the permitted 6 feet.

Hearing: Friday, January 6, 2012 at 11:00 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.

12/148 December 22

293197

CERTIFICATE OF PUBLICATION

12/22/2011

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 12/22/2011.

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

RECEIVED

JAN 04 2012

OFFICE OF ADMINISTRATIVE HEARINGS

J. Wilkinson

LEGAL ADVERTISING

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

No. **74920**

Date: **11/28/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				385.00

Total: **385.00**

Rec From: **CHESAPEAKE DESIGN GROUP, INC**

For: **2012-0136-A**

6830 LOCH RAVEN BLVD.

D. THOMPSON

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PHID RECEIPT

PAID TO THE ORDER OF
 BY: [Signature]
 DATE: 11/28/11
 AMOUNT: \$385.00
 BALANCE: \$0.00

**CASHIER'S
 VALIDATION**

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment12-9DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NODEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)12-2

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 00-042-XA 88-330-A
and 71-933-R)NEWSPAPER ADVERTISEMENT Date: 12-22-11SIGN POSTING Rec'd 1/3 min for Date: 12-22-11 by HobbsmanPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: _____

Case No.:

2012-0136A

2/14/12
103

Exhibit Sheet

1/13/12
B2

Petitioner/Developer

Protestants

No. 1	Plat of Property	
No. 2	Photos of McDonald's	
No. 3	Old zoning Order	
No. 4	Floor Plan of McDonald's	
No. 5A SB SC	Sign elevation Details 11 12 13 n 11 12	
No. 6	Testimony of Case	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		









IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
SWC Loch Raven Boulevard		
and Taylor Avenue	*	DEPUTY ZONING COMMISSIONER
9th Election District		
4th Councilmanic District	*	OF BALTIMORE COUNTY
(6834 Loch Raven Boulevard)		
	*	CASE NO. 00-042-XA
Rite Aid of Maryland, Inc.,		
Petitioners	*	

* * * * *

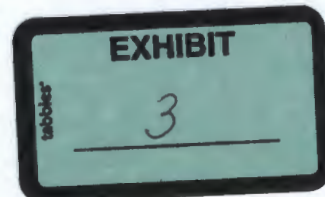
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for special exception and variance filed for property located at 6834 Loch Raven Boulevard. The Petition was filed by the legal owner of the subject property, Rite Aid of Maryland, Inc. and the contract purchaser, McDonald's Corporation. The special exception request is to allow one double-face illuminated 5 x 10 ft. McDonald's outdoor advertising sign per Section 450.04.11 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, variances are being requested to allow 53 parking spaces in lieu of the required 82. Originally, the Petitioner had requested 122 in lieu of 136 parking spaces, but because the property is being subdivided, they are actually asking to have 53 parking spaces in lieu of the required 82 parking spaces, which parking supports a McDonald's fast food restaurant. In addition, the Petitioner is requesting a variance from Section 450.5.A to allow 3 "Golden Arches" on the wall of the McDonald's building in lieu of the permitted 2, and to allow a fourth wall sign of 22 sq. ft. on a wall without an exterior entrance. Furthermore, a variance from Section 470.7.C.1.f is being requested to permit an outdoor advertising sign within 40 ft. of a dual highway in lieu of the required 100 ft. Finally, a variance from Section 409.10.A to permit 4 cars stacked behind a drive-thru order board in lieu of the required 5 is being requested.

Appearing at the hearing on behalf of the request were Bharat Parikh and Carl Jenkins on behalf of McDonald's Corporation, David Martin, professional engineer with G. W. Stephens, who prepared the site plan of the property, Wayne Alden, the proprietor of the McDonald's Restaurant

ORIGINAL RECEIVED FOR FILING

Date: 10/17/99
By: J.P. James



and Stanley Fine, attorney at law, representing the Petitioner. Appearing as interested citizens were Mike Sarkin, Donna Spicer and David Nielsen.

Testimony and evidence indicated that the property, which is the subject of this special exception and variance request, is located on the southwest corner of the intersection of Taylor Avenue and Loch Raven Boulevard in the Loch Raven area of Baltimore County. The subject property is currently improved with an abandoned Sizzler Steak House and Roy Rogers fast food restaurant. The owner and contract purchaser are desirous of tearing down the old abandoned structures and developing the site with a new McDonald's restaurant and a proposed Rite Aid Pharmacy.

The Petitioner herein, McDonald's, is interested in moving forward with the development of their one-half of this property at this time. They propose to construct a 4,017 sq. ft. McDonald's drive-thru, fast food restaurant. The front of the McDonald's restaurant would contain a playground area for small children. In addition, McDonald's proposes to share signage with the proposed Rite Aid, thereby locating a joint identification sign at the entrance to the property off of Taylor Avenue. As a result of the sign not actually being situated on McDonald's property and being located on the Rite Aid property, the sign is treated as an outdoor advertising sign.

In order to proceed with the development of the property, the special exception request is needed in order to approve the McDonald's identification sign which is actually situated on the Rite Aid property, as well as the several variance requests as indicated previously.

Several residents from the surrounding community appeared as interested citizens. These residents have been working very closely with the representatives from McDonald's, as well as Mr. Wayne Alden, the actual proprietor of this particular McDonald's store. Agreements have been reached between the parties to address the concerns of the interested citizens. Mr. Alden, as well as the representatives from McDonald's have been very accommodating to the requests made by these

CORRECTION RECEIVED FOR FILING

Date

10/7/99

By

R. J. Jensen

citizens. These citizens are looking forward to the development of this site which has had abandoned businesses on it for some time. They are looking forward to new life coming to the corner of this heavily traveled intersection.

As stated previously, the special exception request is for the McDonald's sign to be located along Taylor Avenue. Inasmuch as this McDonald's sign is not actually located on the McDonald's property it is classified as an outdoor advertising sign and the Petitioner is required to comply with Section 450 of the B.C.Z.R. Additionally, as per the requirements of Section 450, the Petitioner, McDonald's, will also be removing an outdoor advertising sign which is located across the street from the subject property. Therefore, I find that they have met the obligations imposed upon them by the Baltimore County Zoning Regulations as to outdoor advertising signs and also have complied with the requirements of Section 502.1.

As to the variance request, an area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject

66/6/99
10/17/99
R. Spence

of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the special exception and variance should be granted.

THEREFORE, IT IS ORDERED this 7th day of October, 1999, by this Deputy Zoning Commissioner, that the Petitioner's Request for Special Exception to allow one double-face illuminated 5 x 10 ft. McDonald's outdoor advertising sign per Section 450.04.11 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance from: (a) Section 409.6A2 to allow 53 parking spaces in lieu of the required 82; (b) Section 450.5.A to allow 3 "Golden Arches" on the wall of the McDonald's building in lieu of the permitted 2, and to allow a fourth wall sign of 22 sq. ft. on a wall without an exterior entrance; (c) Section 470.7.C.1.f. to permit an outdoor advertising sign within 40 ft. of a dual highway in lieu of the required 100 ft.; and (d) Section 409.10.A to permit 4 cars stacked behind a drive-thru order board in lieu of the required 5, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted herein:

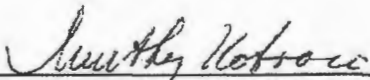
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. The Petitioner shall be required to install their entrance and exit signs to the subject property on low brick walls.

ORDER RECEIVED FOR FILING

10/10/99

10/10/99

3. To the extent possible, McDonald's shall move the proposed McDonald's restaurant and play area further back on the lot in an effort to provide additional open area along Loch Raven Boulevard.
4. The Petitioner shall be required to place appropriate landscaping around the dumpster pad on the subject property.
5. The Petitioner shall be required to provide a brick base at the bottom of the McDonald's freestanding sign located on the property. This would not apply to the outdoor advertising sign shared with the proposed Rite Aid Pharmacy located on the Rite Aid property.
6. The Petitioner shall continue to work with representatives of the surrounding community who appeared at the hearing as to the final design and appearance of the façade of the playground situated on the front of the McDonald's restaurant, nearest to Loch Raven Boulevard.
7. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER ACCEPTED FOR FILING

Date 10/17/99

By R. Jensen



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 6830 LOCH RAVEN BLVD.

JANUARY 6, 2012

JEFF BELL – TESTIMONY

Name: Jeff Bell

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? 6830 Loch Raven Blvd.

What is your interest in the property? McDonald's Corporation is the current owner 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 2000 (approximately 12 years).

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

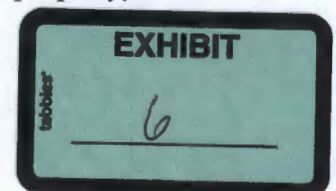
McDonald's has completed a "major remodel" of the existing McDonald's to update the restaurant to a more modern look.

The interior was also reconfigured to improve the efficiency of the restaurant and update the décor.

Describe existing conditions at the McDonalds.

EXHIBIT 1 – PLAT TO ACCOMPANY ZONING PETITION

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



Identify photographs of McDonald's at 6830 Loch Raven Blvd.

EXHIBIT 2 – PHOTOS

Describe the location of this McDonald's.

This McDonald's restaurant is located near the intersection of Loch Raven Blvd. and Taylor Avenue, along a busy commercial corridor.

Why are you proposing to remodel this McDonald's?

The existing structure is approximately 12 years old and is operationally inadequate, having only one drive-thru lane. The remodeled restaurant will be a much more efficient building, both operationally and in terms of energy usage.

What is the square footage of the restaurant? 5,279 sq. ft.

Because the building is being remodeled, the square footage of the building will not change.

How many seats did the restaurant have before the remodel? Approx. 103

What is being proposed at this location?

SEE EXHIBIT 1 – PLAT TO ACCOMPANY ZONING PETITION

We have remodeled the existing McDonald's restaurant.

The existing structure remains in place, but has been gutted and renovated to update the restaurant to McDonalds' new look.

The remodeled restaurant also has two drive-thru lanes to improve operational efficiency.

There is an existing freestanding McDonald's sign on Loch Raven Blvd. which is proposed to remain.

The site contains 53 parking spaces, which complies with the previous decision of the Zoning Commissioner in Case No. 00-042-XA.

EXHIBIT 3 – Case No. 00-042-XA

How many seats will the remodeled restaurant have? 130 seats

EXHIBIT 4 – Interior floor plan

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

EXHIBITS 5A-5C – ELEVATIONS / SIGNAGE DETAILS

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 nine (9) 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, 7927 Belair Road, 1472 Martin Blvd., and at Eastpoint Mall.

Describe how proposed construction will improve the operation.

The remodeling of the building 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?

In excess of \$900,000 in private investment

What is the construction schedule for the renovation of the restaurant?

The remodeling of the existing restaurant, which is permitted 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 – 1630 LOCH RAVEN BLVD.

JANUARY 6, 2012

ROBERT GOLDMAN – TESTIMONY

Name: Robert Goldman

Address:

Employer, employer's address: Chesapeake Design Group
414 N. Charles Street
Baltimore, Maryland 21201

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 Mr. Goldman 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?

- 450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;
- 450.4 Attachment 1, 3(b)(VII) to permit a free-standing directional sign of 10.7 ft. in height in lieu of the permitted 6 ft.;

- 450.4 Attachment 1, 3(b)(VII) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft. ;
- 450.4 Attachment 1, 3(II) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;
- 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;
- 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign in of 82.37 sq. ft. in lieu of the permitted 75 sq. ft.; and
- 450.5 Attachment 1, 5(f)(VII) to permit two (2) free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.

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

SEE EXHIBIT 5 – 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 the constraints imposed by the location of the existing building, which is significantly set back from Loch Raven Blvd., impairing visibility of the restaurant.

This increased setback was a condition of McDonald's original zoning approval in Case No. 00-042-XA.

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 location of the existing building creates practical difficulties in identifying the building to passing motorists and safely directing traffic in and around the site.

Formerly, the well known mansard roof, which was visible from Loch Raven helped to identify the building as a McDonald's.

With the updated design of the remodeled 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 from Loch Raven Blvd.

In addition, the proposed signage identifies the drive-thru lanes 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 remodeled 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 remodel the restaurant in the same location as the existing one, there will be no greater impact on the use and enjoyment of the neighboring properties than that created by the existing restaurant.

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

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

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

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

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

The granting of these variances is in harmony with the purpose of the Zoning Regulations, as they will promote the health, security, comfort, convenience, orderly development and other aspects of the general welfare of the community by permitting McDonald's to remodel an outdated restaurant to update it to 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 6 – OUTLINE OF TESTIMONY

Debra Wiley - ZAC Comments - ZAC Agenda - Distribution Mtg. of 12/5/11

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 12/7/2011 10:17 AM
Subject: ZAC Comments - ZAC Agenda - Distribution Mtg. of 12/5/11

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision. Thanks.

2012-0135-SPHXA - 27 Hooks Lane
No hearing date in data base as of 12/7

2012-0136-A - 6830 Loch Raven Blvd.
No hearing date in data base as of 12/7

2012-0137-SPH - 7349 Geise Ave. - (CBCA)
No hearing date in data base as of 12/7

2012-0139-A - 11116 Bird River Grove Rd. - (Floodplain)
Administrative Variance - Closing Date: 12/16/11

2012-0140-SPH - 9202 Avondale Rd.
No hearing date in data base as of 12/7

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

December 23, 2011

Scott Rardin
McDonald's Corp.
8016 Dorsey Run Road, #A1
Jessup, MD 208794

RE: Case Number 2012-0136A, 6830 Loch Raven Blvd.

Dear Mr. Rardin,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 22, 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, Rosenberg, Martin, Greenberg, LLP, 25 S. Charles St., Ste. 25,
Baltimore, MD 21201
Jeffrey Bell, 6903 Rockledge Drive, Bethesda, MD 20817

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 9, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2011
Item Nos. 2012-136, 137, 139,
And 140

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-12192011 -NO COMMENTS.doc

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

Date: 12-2-11

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

RE: Baltimore County
Item No. 2012-0136-A
Variance.
McDonalds Corporation
Jeffrey Bell
6830 Loch Raven Boulevard

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 12-2-11. A field inspection and internal review reveals that an entrance onto MD562 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2012-0136-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,

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

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.roads.maryland.gov



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
December 12, 2011

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: 2012-0136-A

6830 Loch Raven Boulevard

W/side of Loch Raven Blvd., 224 feet south of centerline of Taylor Avenue

9th Election District – 5th Councilmanic District

Legal Owners: McDonald's Corporation

Variance to permit the following from Section 450.4 to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs; to permit a freestanding directional sign of 10.67 feet in height in lieu of the permitted 6 feet; to permit two directional signs of 11.2 feet in height in lieu of the permitted 6 feet; to permit a canopy-type directional sign in lieu of the permitted wall-mounted or freestanding sign; to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy; to permit a freestanding enterprise sign of 82.37 sq. ft. in area in lieu of the permitted 75 sq. ft; and to permit two freestanding order boards of 6.75 feet in height in lieu of the permitted 6 feet.

Hearing: Friday, January 6, 2012 at 11:00 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 a circular stamp that contains the name "Arnold Jablon" and the title "Director".

Arnold Jablon
Director

AJ:kl

C: Stanley Fine, 25 S. Charles Street, Ste. 2115, Baltimore 21201
Scott Rardin, McDonald's Corp., 8017 Dorsey Run Road, #A1, Jessup 20794
Jeffrey Bell, 6903 Rockledge Drive, Bethesda 20817

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 22, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 22, 2011 Issue - Jeffersonian

Please forward billing to:

Drew Emmer
Chesapeake Design Group
419 N. Charles Street
Baltimore, MD 21201

410-837-3622

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: 2012-0136-A

6830 Loch Raven Boulevard

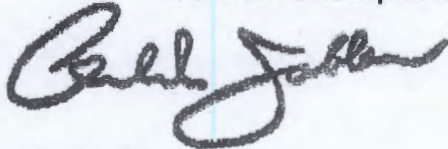
W/side of Loch Raven Blvd., 224 feet south of centerline of Taylor Avenue

9th Election District – 5th Councilmanic District

Legal Owners: McDonald's Corporation

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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.
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RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
 6830 Loch Raven Boulevard; W/S of Loch
 Raven Blvd, 224' S of c/line of Taylor Avenue* OF ADMINISTRATIVE
 9th Election & 5th Councilmanic Districts
 Legal Owner(s): McDonald's Corporation * HEARINGS FOR
 Petitioner(s) * BALTIMORE COUNTY
 * 2012-136-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

DEC 14 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 14th day of December, 2011, a copy of the foregoing Entry of Appearance was mailed to Jeffrey Bell, 6903 Rockledge Drive, 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

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: 2012-0136-A
Petitioner: MCDONALD'S
Address or Location: 6830 LOCH RAVEN BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CNESAPAKE DESIGN GROUP / DREW EMMER
Address: 419 N CHARLES ST
BALTIMORE MD 21201
Telephone Number: 410-837-3522

Revised 2/17/11 DT

0018851

Made this 1st day of August, in the year two thousand
THIS deed between RITE AID OF MARYLAND, INC., a body corporate of the State of
and the grantor") and MCDONALDS CORPORATION, a body corporate of the State of
Md. ("Grantee").

WITNESSETH, That in consideration of the sum of SIX HUNDRED THOUSAND and
00/100THS DOLLARS, (\$600,000.00), and other good and valuable considerations, the receipt
whereof is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, its
successors and assigns, in fee simple, all that lot of ground, lying and being situate in Baltimore
County, State of Maryland, and described as follows, that is to say:

For description see Exhibit "A", attached hereto and made a part hereof.

BEING a portion of the property which was conveyed by Deed dated March 4, 1998 and
recorded among the Land Records of Baltimore County, Maryland in Liber No. 12707, folio 1
from LRB Limited Partnership unto Rite Aid of Maryland, Inc., the herein Grantor.

Grantor hereby warrants and represents that the sale of the within property is in
normal course of its business and is not a sale of all or substantially all of its assets within
meaning of Title 3, Corporations and Associations, Annotated Code of Maryland, as Amended.

TOGETHER with the buildings, thereupon; and the rights, alleys, ways, waters, and
appurtenances and advantages thereto the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the lot of ground to the Grantee, its successors and
assigns, in fee simple.



RITE AID OF MARYLAND, INC.

BY:

BY: Name:

Name: _____
Title: _____

WITNESS:

BY: I. Law
Name: Vice President
Title:

Malbrick

STATE OF Pennsylvania, CITY/COUNTY of Cumberland, to wit:

I HEREBY CERTIFY, that on this 5th day of September, 2003 before me
subscriber, a Notary Public of the State aforesaid, personally appeared
I. Lawrence Gelman who acknowledged herself/himself to be
Vice President of Rite
Maryland, Inc., and that she/he being authorized so to do, executed the foregoing instru-
ment for the purpose therein contained, by signing in my presence, the name of the corpo-
ration as such Vice President

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Linda L. Brown
Notary

EG
OFFICIAL SEAL
NOTARY PUBLIC
CUMBERLAND
B63

My Commission Expires:

NOTARIAL SEAL
LINDA L. BROWN, NOTARY PUBLIC
EAST PENNSBORO TWP CUMBERLAND
MY COMMISSION EXPIRES JUNE 18, 2006

0018851: 005

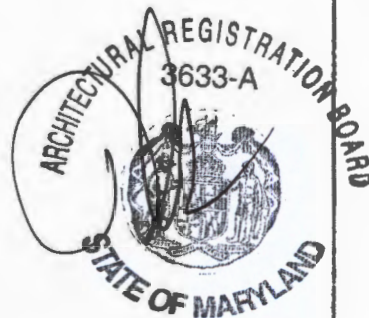
THIS is to certify that the within instrument has been prepared under the supervision of the undersigned Maryland attorney.


Jerry S. Sopher, Esquire

jd/word/C-16,643-03/Deed 8-12-03

AFTER RECORDATION, PLEASE RETURN TO:

James D. Fisher
Continental Title Company
913 South Charles Street
Baltimore, Maryland 21230
(410) 332-0820
C-16,643-03



001880

made this 1st day of August

In the year two thousand

between RITE AID OF MARYLAND, INC., a body corporate of the State of
and MCDONALDS CORPORATION, a body corporate of the State of
and the Grantee").

hereby

THESSETH, That in consideration of the sum of SIX HUNDRED THOUSAND and
HIS DOLLARS, (\$600,000.00), and other good and valuable considerations, the receipt
of is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, its
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normal course of its business and is not a sale of all or substantially all of its assets with
meaning of Title 3, Corporations and Associations, Annotated Code of Maryland, as Amended.

TOGETHER with the buildings, thereupon; and the rights, alleys, ways, waters, and
appurtenances and advantages thereto the same belonging, or in anywise appertaining

TO HAVE AND TO HOLD the lot of ground to the Grantee, its successors

fee simple.

WITNE

[Signature]

STATE OF Pennsylvania

I HEREBY CERTIFY
subscriber, a Notary

I. Lawrence Gelm
Vice President

anyland, Inc., and that she/he being
purpose therein contained, by
self/himself as such Vice President

IN WITNESS WHEREOF, I hereunto

[Signature]

Expires:

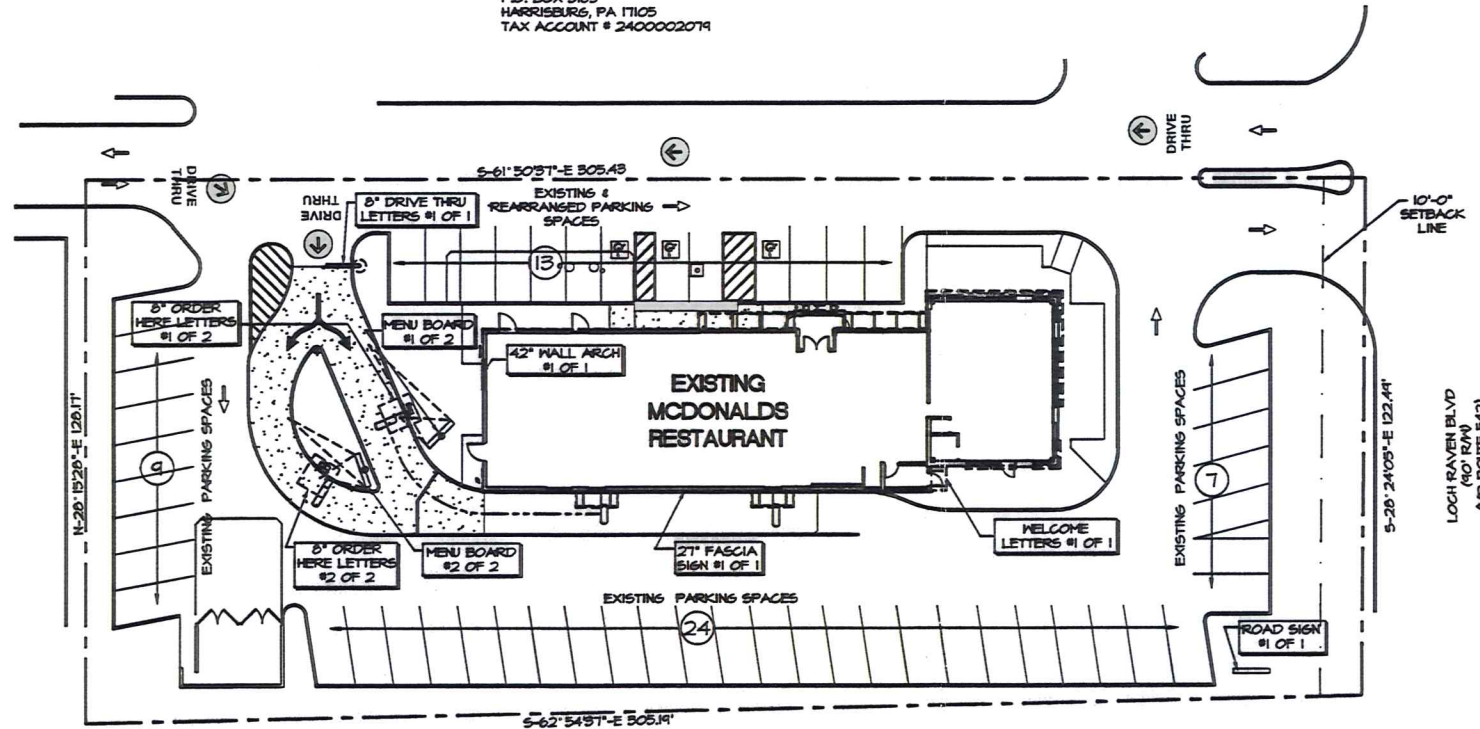
ARCHITECTURAL





LAND OF
RITE AID OF MARYLAND INC
REAL ESTATE TAX #512
SUITE 512
P.O. BOX 9165
HARRISBURG, PA 17105
TAX ACCOUNT # 2400002074

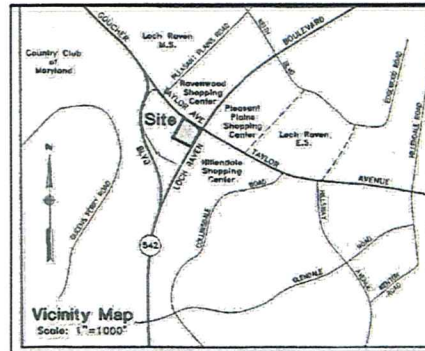
LAND OF
LOCH RAVEN IMPROVEMENTS LLC
560 WHITE PLAINS ROAD
TANNYTOWN NY 10841
TAX ACCOUNT # 0901741830



LAND OF
LOCH RAVEN IMPROVEMENTS LLC
560 WHITE PLAINS ROAD
TANNYTOWN NY 10841
TAX ACCOUNT # 0901741830

53 EXISTING PARKING SPACES
53 PARKING SPACES PROVIDED
2 IC SPACES REQUIRED
(1 VAN ACCESSIBLE + 1 CAR ACCESSIBLE)
3 IC SPACES PROVIDED
(1 VAN ACCESSIBLE + 2 CAR ACCESSIBLE)

- 405.4 Attachment 1, 5 (a)(vi) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 5 signs;
- 450.4 Attachment 1, 3(b)(vii) to permit one (1) directional sign of 10.67 ft. in height in lieu of the permitted 6 ft.;
- 450.4 Attachment 1, 3(b)(vii) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft.;
- 450.4 Attachment 1, 3(i) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;
- 450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;
- 450.4 Attachment 1, 5(b)(v) to permit a free-standing enterprise sign of 8237 sq.ft. in area in lieu of the permitted 75 sq. ft.; and
- 450.5 Attachment 1, 5(i)(vii) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.



GENERAL NOTES:

- OWNER:
McDONALDS CORPORATION
C/O SCOTT RARDIN/ SDR MST INC
8011 DORSEY RUN ROAD #A1
JESSUP, MD 20794
- SITE AREA: 31,034 SF / 0.502 AC
- BUILDING AREA: 5,274 SF
- UTILITIES:
PUBLIC WATER
PUBLIC SEWER
- THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 2040010 PANEL 0265 OF 560 DATED SEPTEMBER 26, 2006.
- PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 16/1,000
5,274/1,000=5.274
5.274*16= 85 REQUIRED
PROVIDED: 53 SPACES
- SETBACKS

	REQUIRED
FRONT	10'
SIDE	NONE
REAR	NONE
- HEIGHT OF STRUCTURE:
MAX PERMITTED: 40'-0"
PROVIDED: 28'-4"
- DEED REFERENCE: 18051/00003
- TAX ACCOUNT #: 2400002080
- COUNCILMANIC DISTRICT: 5CD
- WATERSHED: HERRING RUN
- ZONING: BL CCC
- TAX MAP: 70
- PREVIOUS ZONING CASES:
71-433R - CHANGE IN ZONE
88-330-A - REDUCTION IN PARKING SPACES
00-042-XA - FREE STANDING SIGN AND REDUCTION IN PARKING
- PREVIOUS DRC MEETINGS:
DRC #041006 - B-4 PLAN COMM. SUB-DIVISION
- FLOOR AREA FOR BL CCC:
MAXIMUM PERMITTED: 111,102 SF
EXISTING: 5,274 SF
PROPOSED: 5,274 SF (NO CHANGE)
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- PERMITS OF FILE:
PERMIT #165601



ARCHITECT:

CDG

The Chesapeake Design Group, Architects
414 North Charles Street
Baltimore, MD 21201
410.257.3622

SEAL

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DUTY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MD
LICENSE NO. 10004 EXPIRATION DATE: 08/31/20

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	10/14/11

DATE: 10/14/11
SCALE: AS NOTED
BUILDING AREA N/A SQ. FT.
DINING ROOM SEATING N/A SQ. FT.
PROJECT #: 11ARCADE03
DRAWN BY: ASG CHECKED BY: ASG

PROJECT TITLE

ALTERATIONS TO
McDONALD'S

LOCH RAVEN
6830 LOCH RAVEN BLVD
BALTIMORE, MD

LC NO. 019-1052

SHEET TITLE

ZONING
VARIANCE
R

SHEET NO.

EXHIBIT

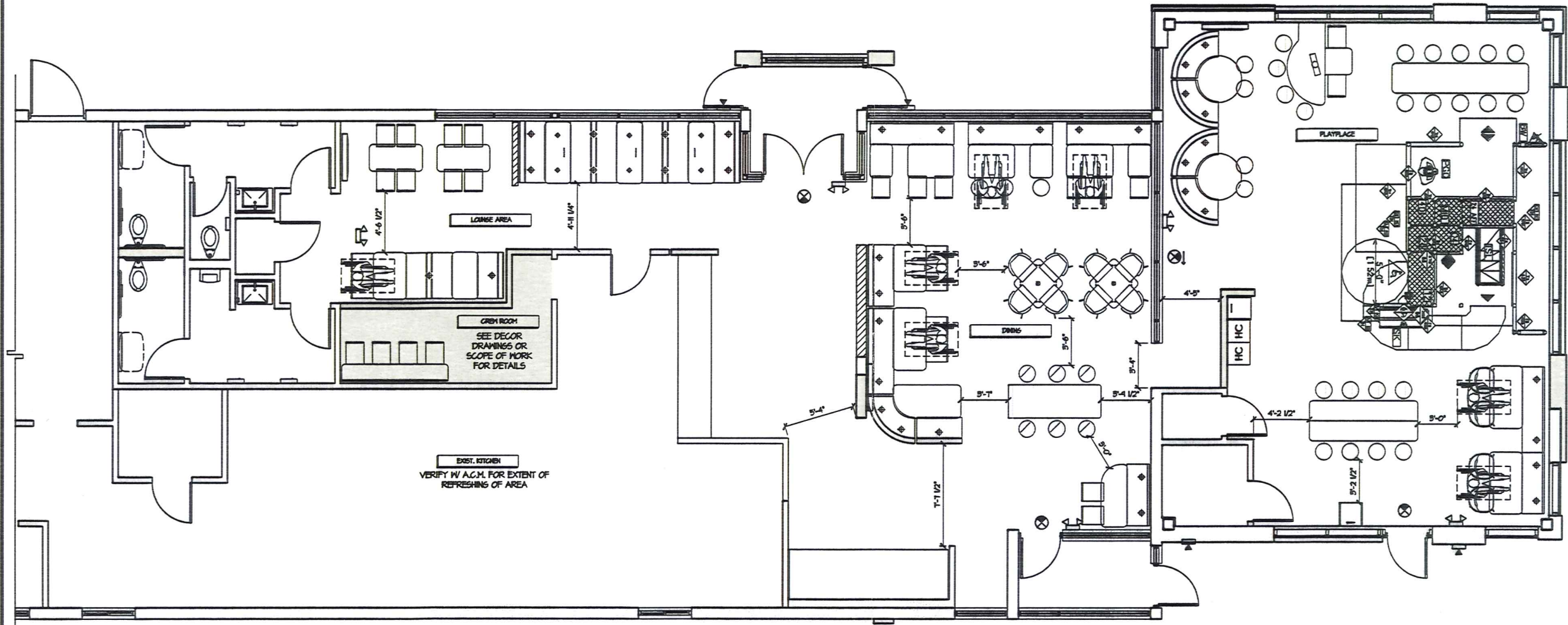
ZONING

REVISIONS		
NO.	DESCRIPTION	DATE
0	FIRST ISSUE	07/11/11

DATE 04/04/11
SCALE AS NOTED
BUILDING AREA N/A SQ. FT.
DINING ROOM SEATING N/A SQ. FT.
PROJECT # : 11ARCAD03
DRAWN BY: ASG CHECKED BY: ASG

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
LOCH RAVEN
6834 LOCH RAVEN BLVD
BALTIMORE, MD
LC NO. 019-1052

SHEET TITLE
EGRESS PLAN/
SEATING PLAN &
MISC. DETAILS
SHEET NO. 4



1 EGRESS PLAN \ SEATING PLAN

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

GENERAL DOOR NOTES:					
1. GC TO INSTALL ADA DOOR SIGNAGE (PACKAGE FURNISHED BY OTHERS) AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODE					
2. DOORS, DOOR FRAMES, & HARDWARE FOR DOORS 5, 6, 6A, 7, & 8 SUPPLIED BY: UNIVERSAL MANUFACTURING 1-800-624-1441					
3. SEE ELEVATIONS AND WALL SECTIONS.					
4. THE OPENING FORCE OF ALL EXT. PUSH/PULL DOORS SHALL NOT EXCEED 8.5 LBS. INTERIOR PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.					
5. ALL EXT DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.					
6. ALL DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PUNCHING OR TWISTING OF THE WRIST TO OPERATE.					
MARK	DOOR	MATERIAL	SIZE	TYPE	FRAME
5	S.C. MOOD	5'-0"x6'-0"x1/2"	5/4"	E	RM
6	S.C. MOOD	5'-0"x4'-0"x1/2"	5/4"	F	RM
6A	S.C. MOOD	2'-6"x4'-0"x1/2"	5/4"	F	RM
7	S.C. MOOD	5'-0"x6'-0"x1/2"	5/4"	G	RM
8	S.C. MOOD	5'-0"x6'-0"x1/2"	5/4"	H	RM
9	S.C. MOOD	5'-0"x6'-0"x1/2"	5/4"	I	RM

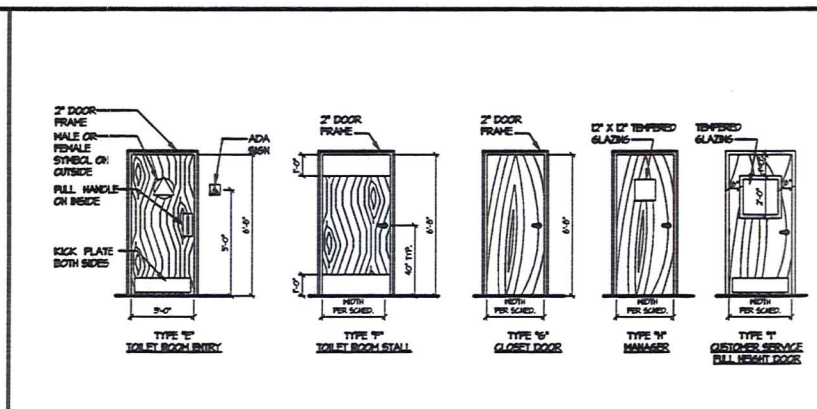
2 DOOR SCHEDULE

SCALE: N.T.S.

DOOR 55 (TIGHT FITTING)	
1. CLOSER: 4081 FULL SIZE MOUNTED	
2. HINGES: HAGER BE27H US 26D 4 1/2" x 4 1/2" - 1/2" PAIR OR EQUAL	
3. PUSH & PULL PLATE: PUSH - HAGER 905 4X6 US 26; PULL - HAGER H-20E 4X6 PLATE US 26	
4. WALL STOP: HAGER 236M	
5. KICK PLATES: US26D SATIN, ALUM. 8" x 34" x 1/8 GA. (2) PER DOOR	
6. DOOR SILENCERS: HAGER, QUANTITY = 3	
7. SAFETY GUARD: FINGER SAFE - M3JA OPEN HINGE SIDE AND M3JB CLOSED HINGE SIDE OF DOOR.	
DOOR 56 & 56A	
1. HINGES: HAGER BE220 US 26D 4 1/2" x 4 1/2" 1 PAIR AND HAGER BE27H US 26D 4 1/2" x 4 1/2" 1/2" PAIR	
2. LOCKSET: HAGER 1915 (modified) US 26D DEADBOLT WITH PULLS	
3. WALL STOP: HAGER 236M	
4. COAT HOOK: BRADLEY OR EQUAL ROBE HOOK, INSIDE FACE OF DOOR AT 48" AFF.	
DOOR 57 & 58	
1. HINGES: HAGER BE27H US26D 4 1/2"x 1/2" 1/2" PAIR, OR EQUAL	
2. LOCKSET: SCHLAGE D-60-PD RHODUS US26D FINISH	
3. GRILLE 18" x 18" METAL LOUVERED GRILLE AT BASE OF DOOR	
DOOR 59	
1. HINGES: HAGER BE27H US26D 4 1/2" x 4 1/2" 1/2" PAIR OR EQUAL	
2. LOCKSET: SCHLAGE D-60-PD RHODUS US26D FINISH	
3. KICK PLATES: US26D SATIN, ALUM. ANOD. 8"x34", 1/8 GAUSE (2) PER DOOR	

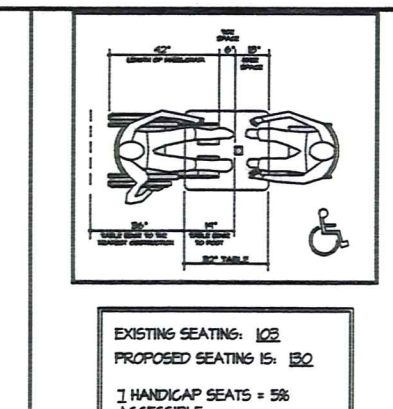
3 DOOR HARDWARE NOTES

SCALE: N.T.S.



4 DOOR TYPES

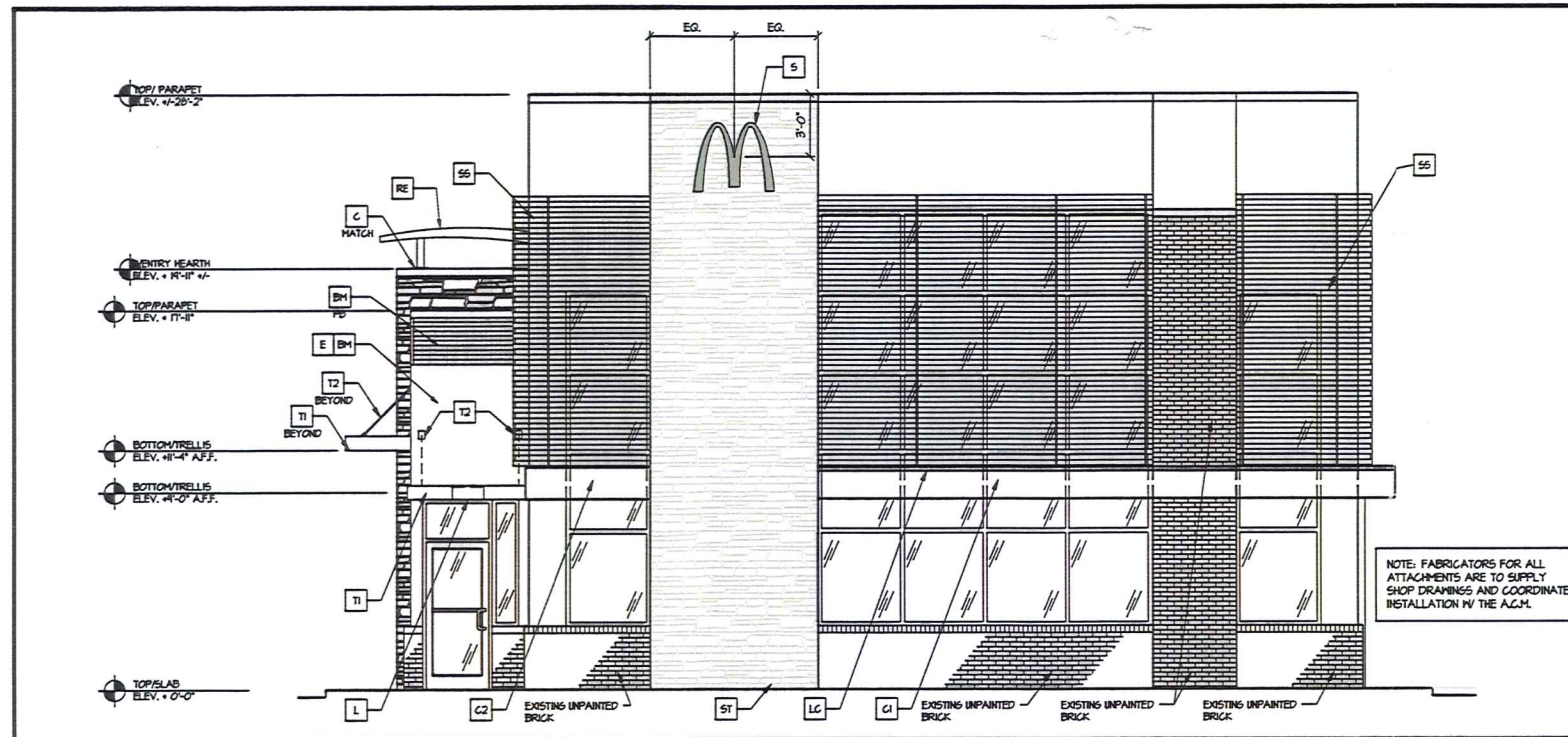
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5 MISC. NOTES

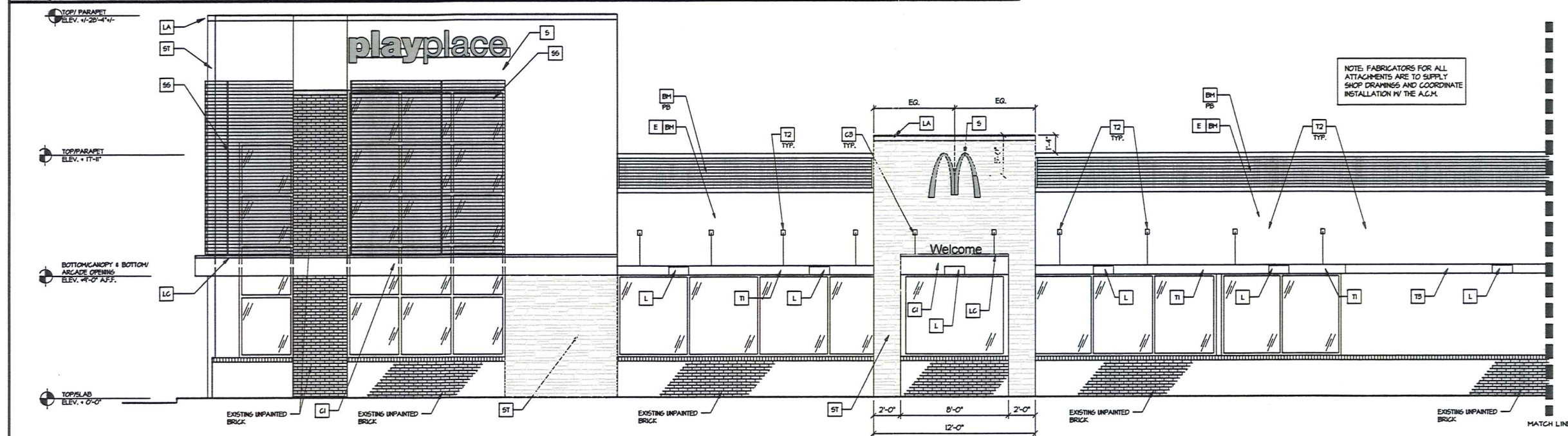
SCALE: N.T.S.

A-200-00
5/4/24
10/14/18
04-1032 Loch Raven SHL_Z01062.dwg



1 STOREFRONT ELEVATION

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



2 RIGHT SIDE ELEVATION

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

KEY NOTES:

- | | | |
|---|---|---|
| A METAL ANVING - UNDER SEPARATE PERMIT, COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123U AND 101U | E EXT. INSULATION FINISH SYSTEM (EIFS)- SEE COLOR LEGEND | S6 METAL LOWER SHUTTER PANEL |
| BH BUILDING MATERIAL | RE ROOF CAP ELEMENT BY OTHERS | T1 ALUMINUM TRELLIS |
| BB COLOR:
BB - BASE BUILDING
BT - DRIVE THRU BANKING
PB - PARAPET BAND | RL EXISTING ROOF LADDER | T2 TRELLIS TIE-BACK |
| C METAL COPING | S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT, SEE SIGNAGE SUPPORT NOTE ON THIS SHEET | T3 ALUMINUM TRELLIS 2ND WALL FASCIA |
| D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL | ST NEW STOREFRONT AND GLAZING | G1 ALUMINUM CANOPY (COLOR: YELLOW) |
| L LIGHT FIXTURE (BALL SCIENCE) - SEE ELECTRICAL DWG | ST CULTURED STONE VENEER BY OTHERS - CONTACT: KATHY MANNION 410-240-6405 | G2 ALUMINUM CANOPY (COLOR: ALUMINUM) |
| LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL DWG | CJ CONTROL JOINT | G3 ALUMINUM CANOPY TIE-BACK |
| LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL DWG | GU EXISTING GUTTER AND DOWNSPOUT | HL METAL LETTERING - BY OTHERS |

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS)

ST	ARCADIES & HEARTH	CULTURED STONE - COBBLEFIELD-TEXAS CREAM (2008)
BH	BASE BUILDING	EXISTING UNPAINTED BRICK
E	EIFS	PAINT EIFS TO MATCH EXISTING UNPAINTED BRICK
RE	PARAPET BAND	CORRUGATED METAL PANELS - BERRIDGE MANUFACTURING CO. / COLOR: LEAD-COTE -OR- PAC GLAD / COLOR: CITYSCAPE

NOTE:
EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY ARCHITECT OF RECORD AND SUBMITTED FOR BRAND REVIEW.

SIGNAGE SUPPORT NOTE:
WINDOY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER.

WINDOWS:

NOTE:
1) TEMPERED SAFETY GLAZING FOR WINDOWS IS REQUIRED IN ANY WINDOW ADJACENT TO A DOOR WHERE:
THE NEAREST VERTICAL EDGE OF THE WINDOW IS WITHIN 24" OF A DOOR, AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.

2) TEMPERED SAFETY GLAZING FOR WINDOWS IS REQUIRED IN ANY WINDOW THAT HAVE PANES LARGER THAN 9 SQUARE FEET WHERE:
THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR, AND THE TOP EDGE IS MORE THAN 36" ABOVE THE FINISHED FLOOR AND A WALKING SURFACE IS WITHIN 36" HORIZONTALLY OF THE GLAZING.

EXCEPTION TO ABOVE:
TEMPERED SAFETY GLAZING NOT REQUIRED WHEN AN INTERIOR PROTECTIVE HANDRAIL OF REQUIRED SIZE AND STRENGTH IS LOCATED 34" - 36" ABOVE THE FINISHED FLOOR.

DOORS:

NOTE:
TEMPERED SAFETY GLAZING FOR DOORS IS REQUIRED IN DOOR LITES IN INGRESS & EGRESS DOORS.

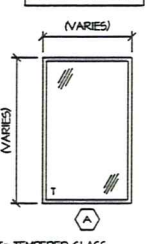
LABELING OF GLASS:

1) EACH LITE (PANE) MUST BE PERMANENTLY LABELED / IDENTIFIED.

2) IDENTIFICATION MUST BE ETCHED OR CERAMIC FIRED ON TO THE GLASS.

NOTE:
THE SAFETY GLAZING LABEL IS NORMALLY LOCATED ON A BOTTOM CORNER OF A LITE.

G.C. TO PROVIDE A RETAIL SAFETY GLASS IN VESTIBULE AREA TYP.



T= TEMPERED GLASS

3 ELEVATION KEYED NOTES

SCALE: N.T.S.

4 ELEVATION COLOR LEGEND

SCALE: N.T.S.

5 SAFETY GLAZING NOTES

SCALE: N.T.S.

6 WINDOW TYPES

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



ARCHITECT:

CDG

The Chesapeake Design Group, Architects
419 North Charles Street
Baltimore, MD 21201
410.837.3622

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
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ENGINEER UNDER THE LAWS OF THE STATE
OF MD
LICENSE NO. 10084 EXPIRATION DATE: 06/25/22

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	10/14/11

DATE: 10/14/11

SCALE: AS NOTED

BUILDING AREA N/A SQ. FT.

DINING ROOM SEATING N/A SQ. FT.

PROJECT #: 11ARCADE03

DRAWN BY: ASG CHECKED BY: ASG

PROJECT TITLE

ALTERATIONS TO
McDONALD'S

LOCH RAVEN
6830 LOCH RAVEN BLVD
BALTIMORE, MD

LC NO. 019-1052

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

EXHIBIT
5A



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LICENSE NO. 18084 EXPIRATION DATE: 06/25/12

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	10/14/11

DATE: 10/14/11
SCALE: AS NOTED
BUILDING AREA N/A SQ. FT.
DINING ROOM SEATING N/A SQ. FT.
PROJECT #: 11ARCADE03
DRAWN BY: ASG CHECKED BY: ASG

PROJECT TITLE
ALTERATIONS TO
McDONALD'S

LOCH RAVEN
6830 LOCH RAVEN BLVD
BALTIMORE, MD

LC NO. 018-1052

SHEET TITLE

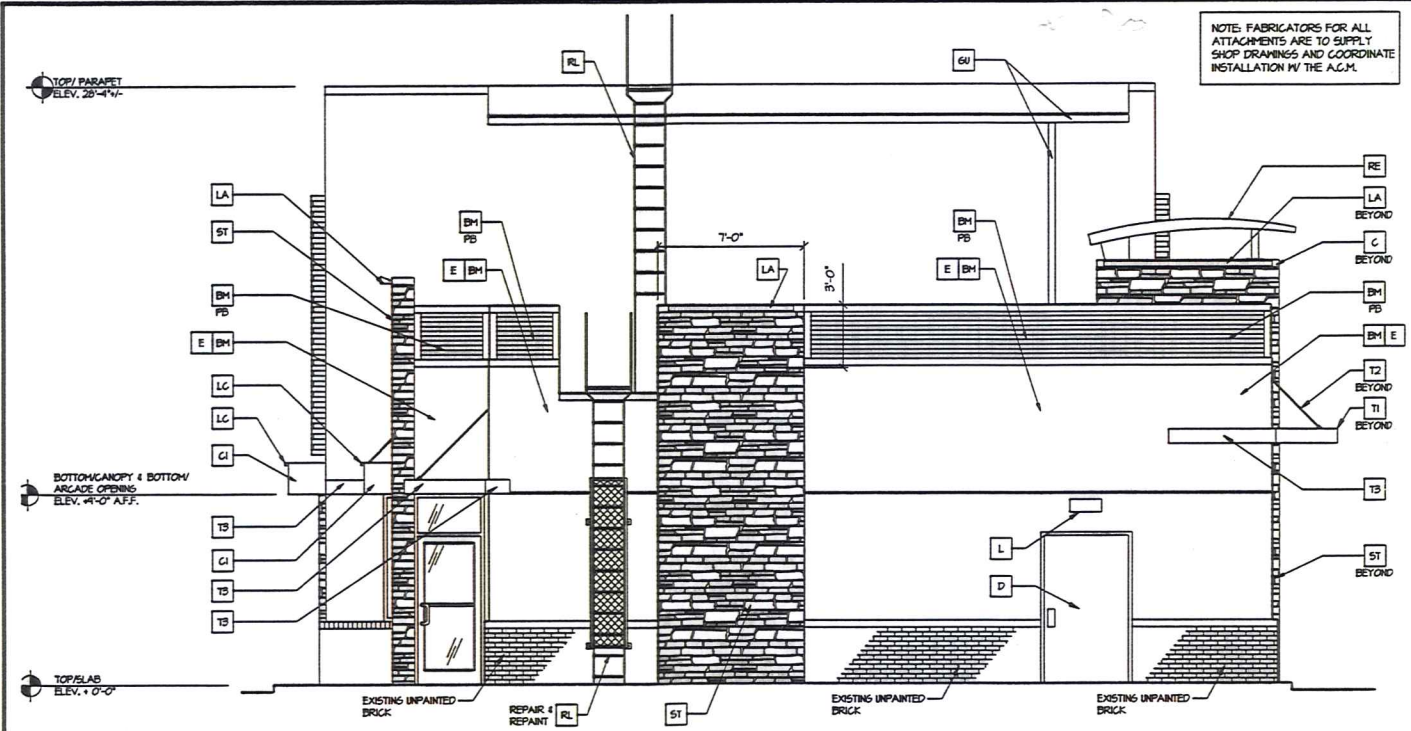
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ELEVATIONS

SHEET NO.

EXHIBIT

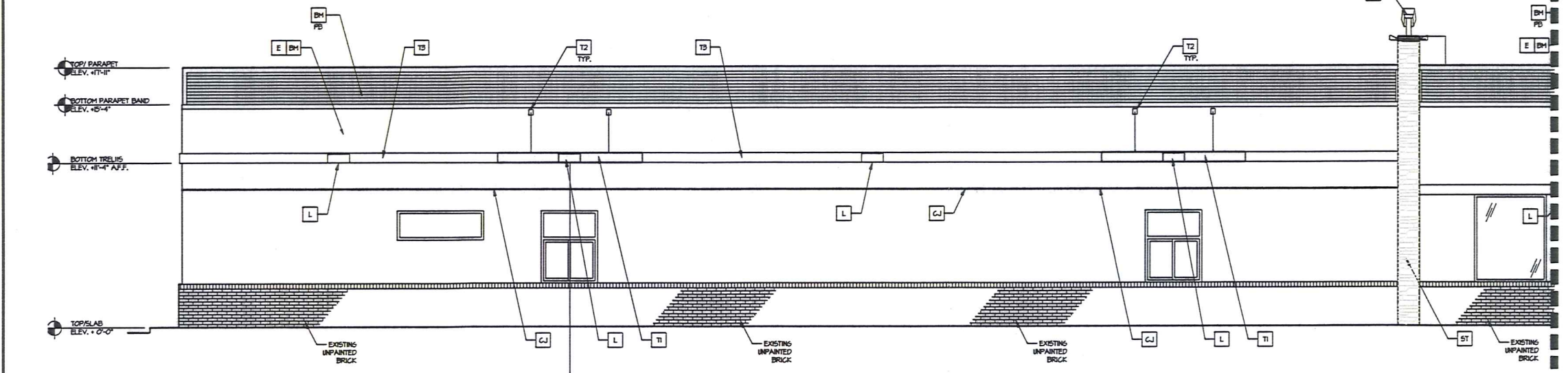
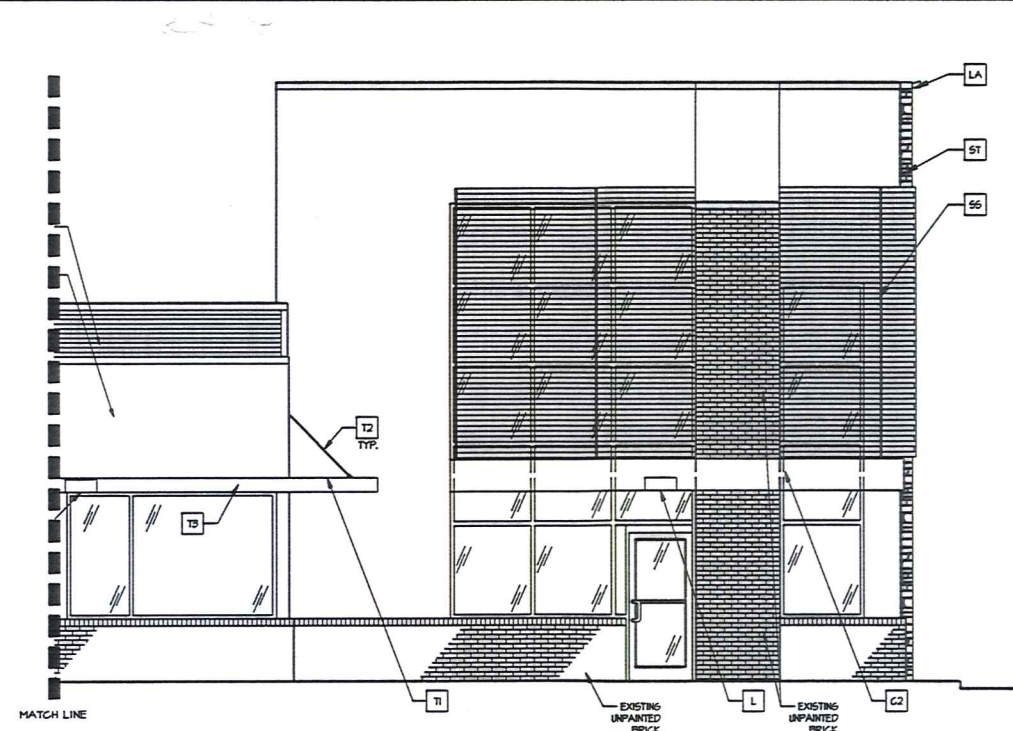
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ZC



1 REAR ELEVATION

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



2 LEFTSIDE ELEVATION

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

KEY NOTES:

- | | | |
|--|---|--------------------------------------|
| A METAL ANNING - UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 123U AND 104U | E EXT. INSULATION FINISH SYSTEM (EIFS)- SEE COLOR LEGEND | SB METAL LOUVER SUNSCREEN PANEL |
| BH BUILDING MATERIAL | RE ROOF CAP ELEMENT BY OTHERS | T1 ALUMINUM TRELLIS |
| BD = BASE BUILDING | RL EXISTING ROOF LADDER | T2 TRELLIS TIE-BACK |
| DT = DRIVE THRU BANDING | S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET. | T3 ALUMINUM TRELLIS 2x8 WALL FASCIA |
| PB = PARAPET BAND | SF NEW STOREFRONT AND GLAZING | C1 ALUMINUM CANOPY (COLOR: YELLOW) |
| C METAL COPING | ST CULTURED STONE VENEER BY OWENS CORNING. CONTACT: KATHY HANNON 410-240-6425 | C2 ALUMINUM CANOPY (COLOR: ALUMINUM) |
| D YELLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL | CJ CONTROL JOINT | C3 ALUMINUM CANOPY TIE-BACK |
| L LIGHT FIXTURE (MALL SCENCE) - SEE ELECTRICAL DWGS | GU EXISTING GUTTER AND DOWNSPOUT | ML METAL LETTERING - BY OTHERS |
| LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL DWGS | | |
| LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL DWGS | | |

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS)

NO SCHEME	ST	ARCADIES & HEARTH	CULTURED STONE - COBBLEFIELD-TEXAS CREAM (2003)
	BH BBS	BASE BUILDING	EXISTING UNPAINTED BRICK
	E	EIFS	PAINT EIFS. TO MATCH EXISTING UNPAINTED BRICK
	PB PBD	PARAPET BAND	CORRUGATED METAL PANELS - BERRIDGE MANUFACTURING CO. / COLOR: LEAD-COTE

NOTE:
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EXCEPTION TO ABOVE:
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DOORS:

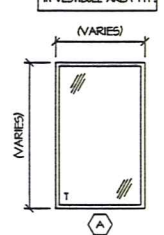
NOTE:
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LABELING OF GLASS:

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2) IDENTIFICATION MUST BE ETCHED OR CERAMIC FIRED ON TO THE GLASS.

NOTE:
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6.C. TO PROVIDE & INSTALL SAFETY GLASS IN VESTIBULE AREA TYP.



T= TEMPERED GLASS

3 ELEVATION KEYED NOTES

SCALE: N.T.S.

4 ELEVATION COLOR LEGEND

SCALE: N.T.S.

5 SAFETY GLAZING NOTES

SCALE: N.T.S.

6 WINDOW TYPES

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

A-201-00

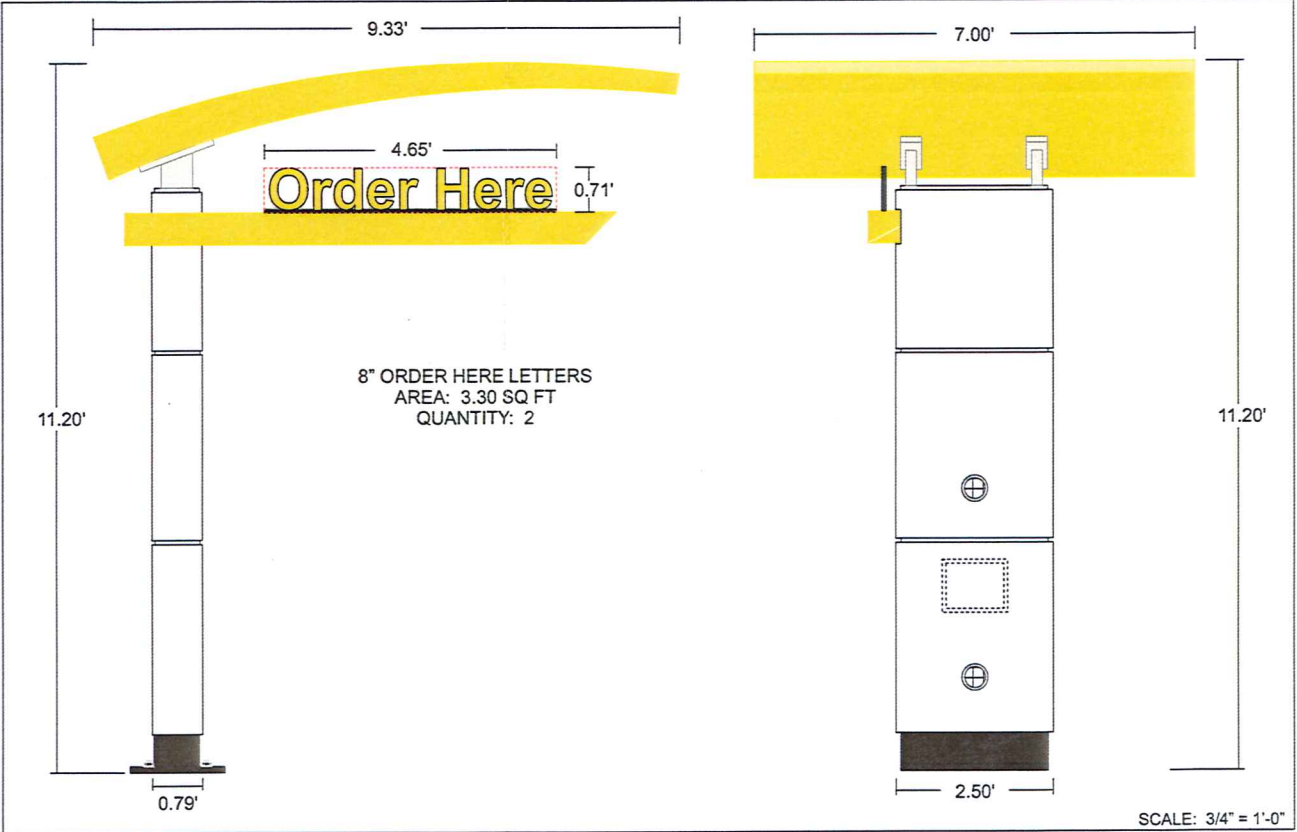
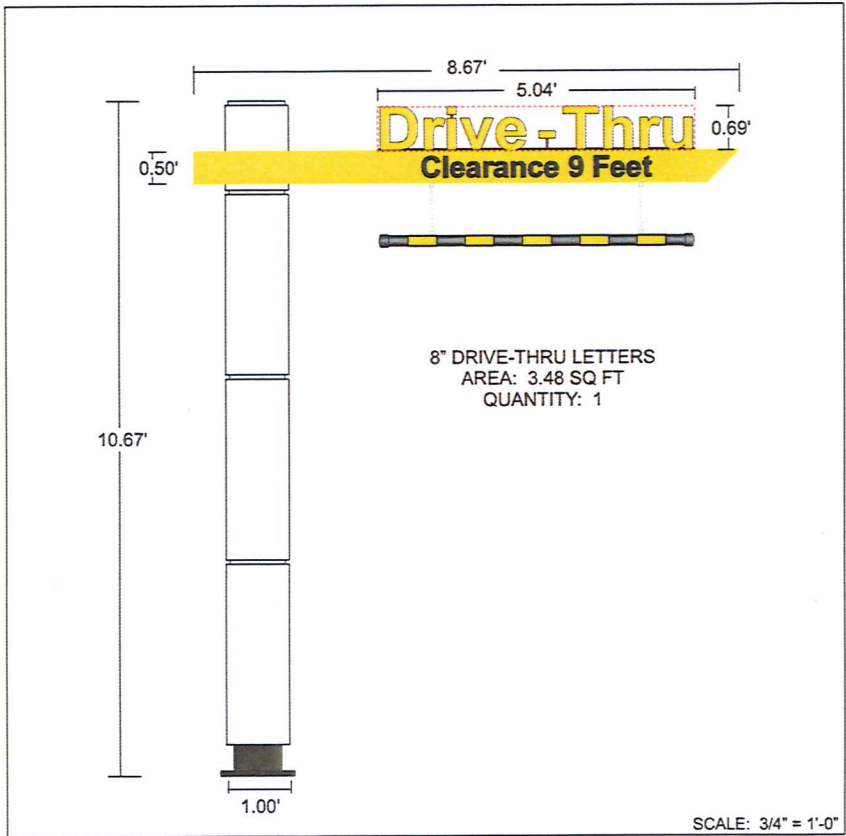
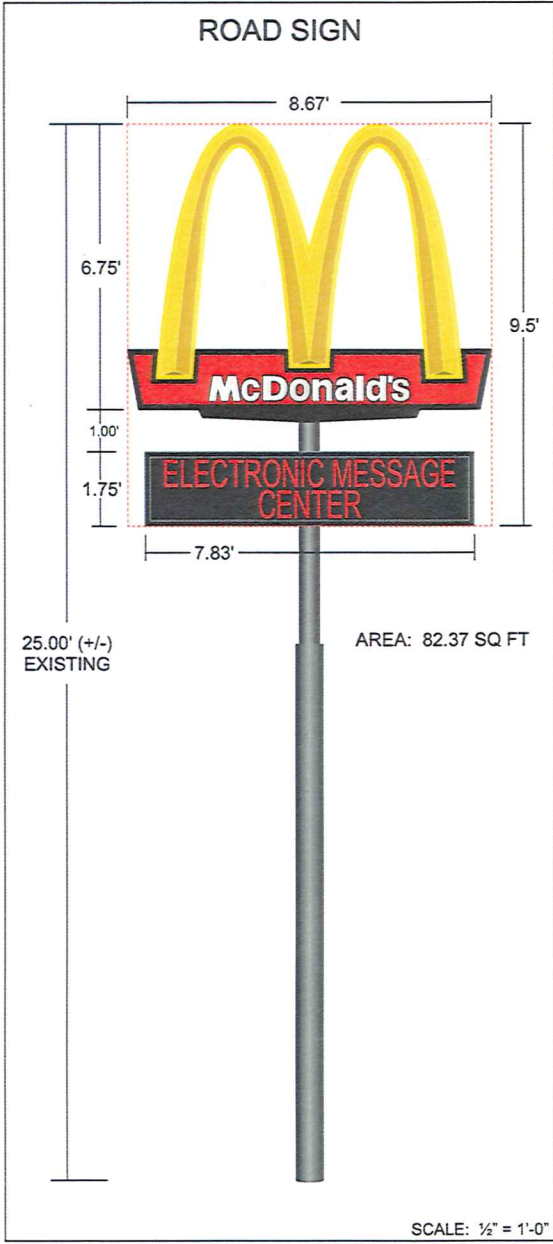
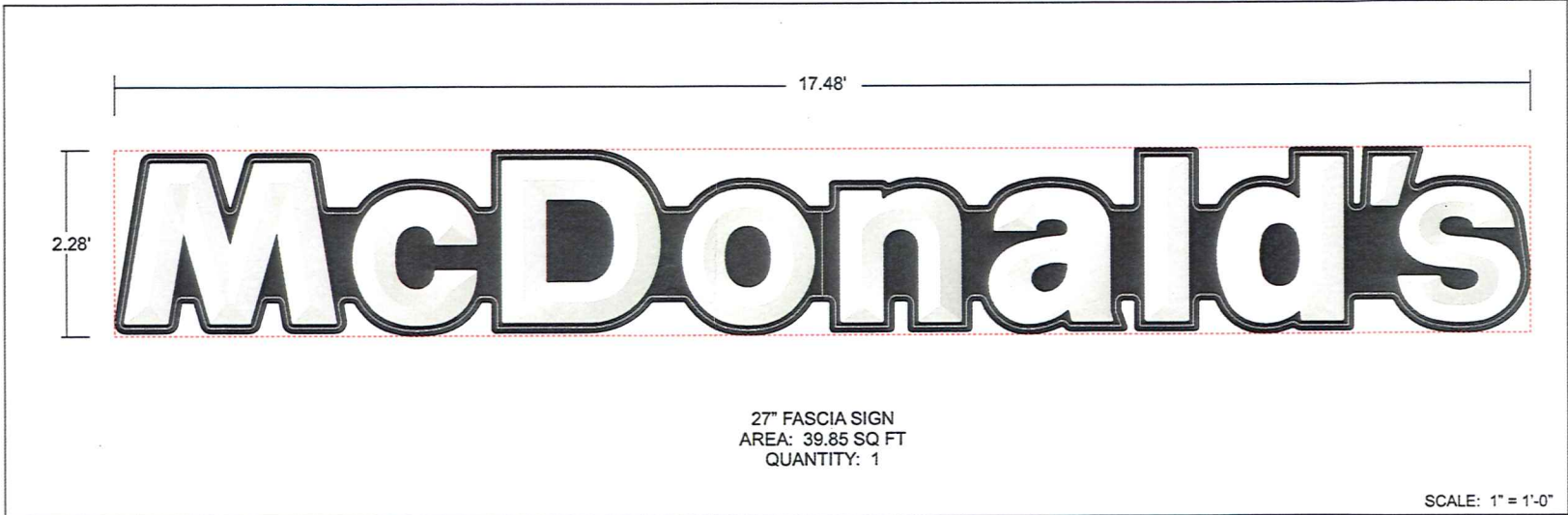
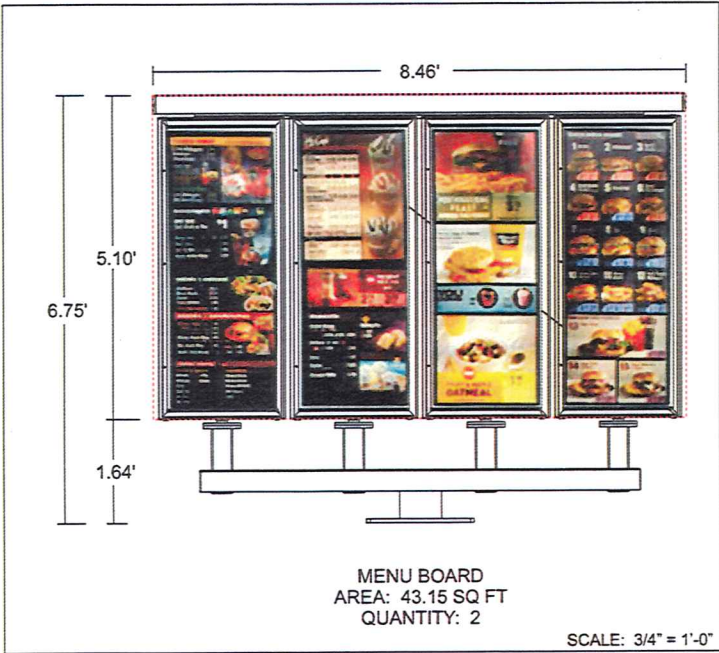
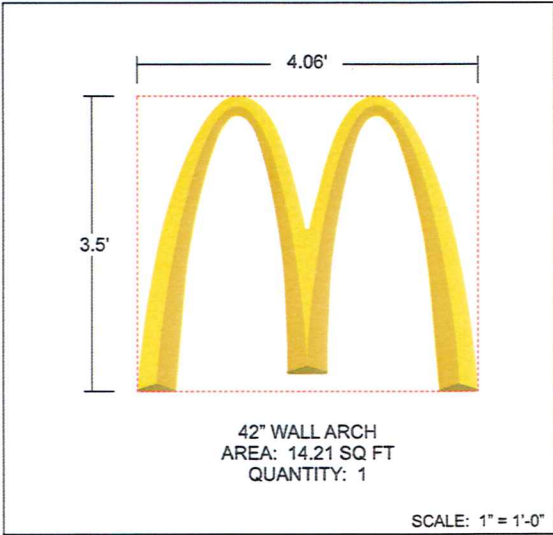
5/8/04

10/14/11

04-1052 Loch Raven SITE_201106.dwg

McDONALD'S
6834 LOCH RAVEN BLVD.
BALTIMORE, MD 21204

STORE # 23665



Customer:	McDONALD'S	Date:	8/26/11	Prepared By:	CM	Eng:	X
Location:	BALTIMORE, MD	File Name:	105485 - R2 - 6830 LOCH RAVEN BLVD, BALTIMORE, MD SIGN MEASUREMENTS				

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

PERSONA
SIGN MAKERS/IMAGE BUILDERS

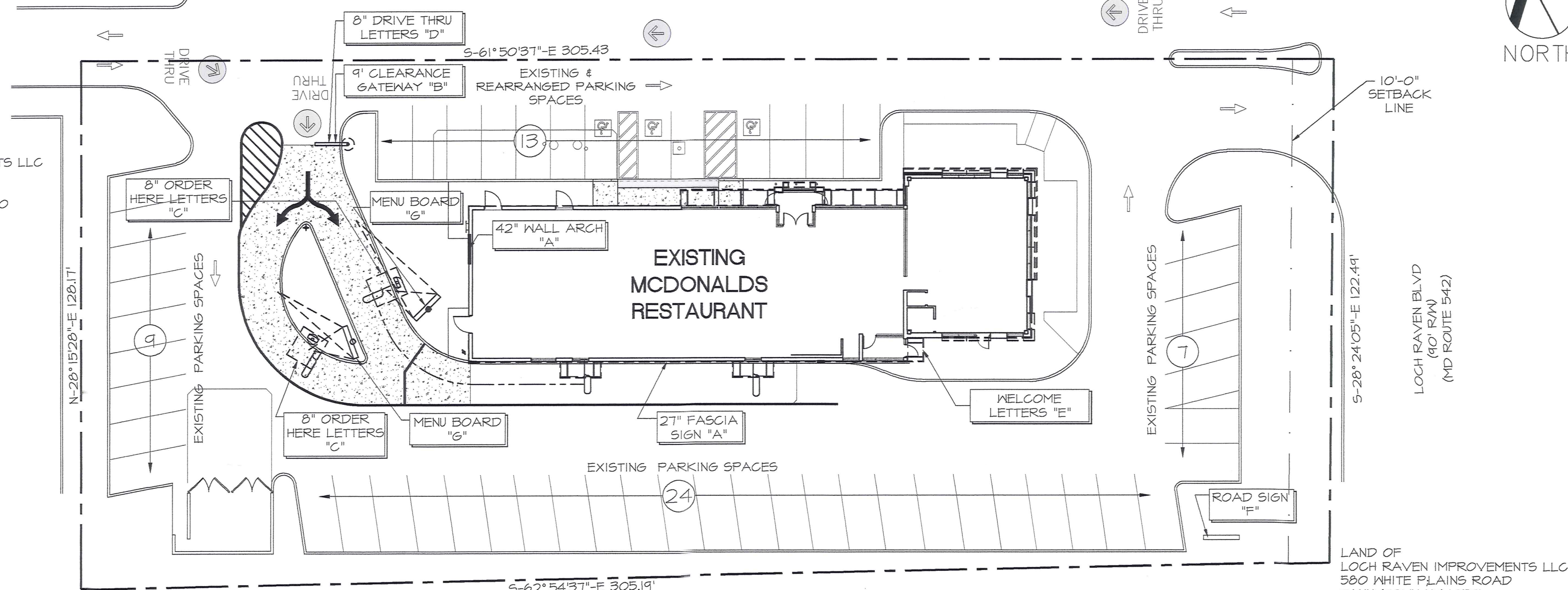
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700 21st Street South
PO Box 210
Watertown, SD 57201
1 (800) 843-9888 • w

EXHIBIT
5C

53 EXISTING PARKING SPACES
53 PARKING SPACES PROVIDED
2 HC SPACES REQUIRED
(1 VAN ACCESSIBLE + 1 CAR ACCESSIBLE)
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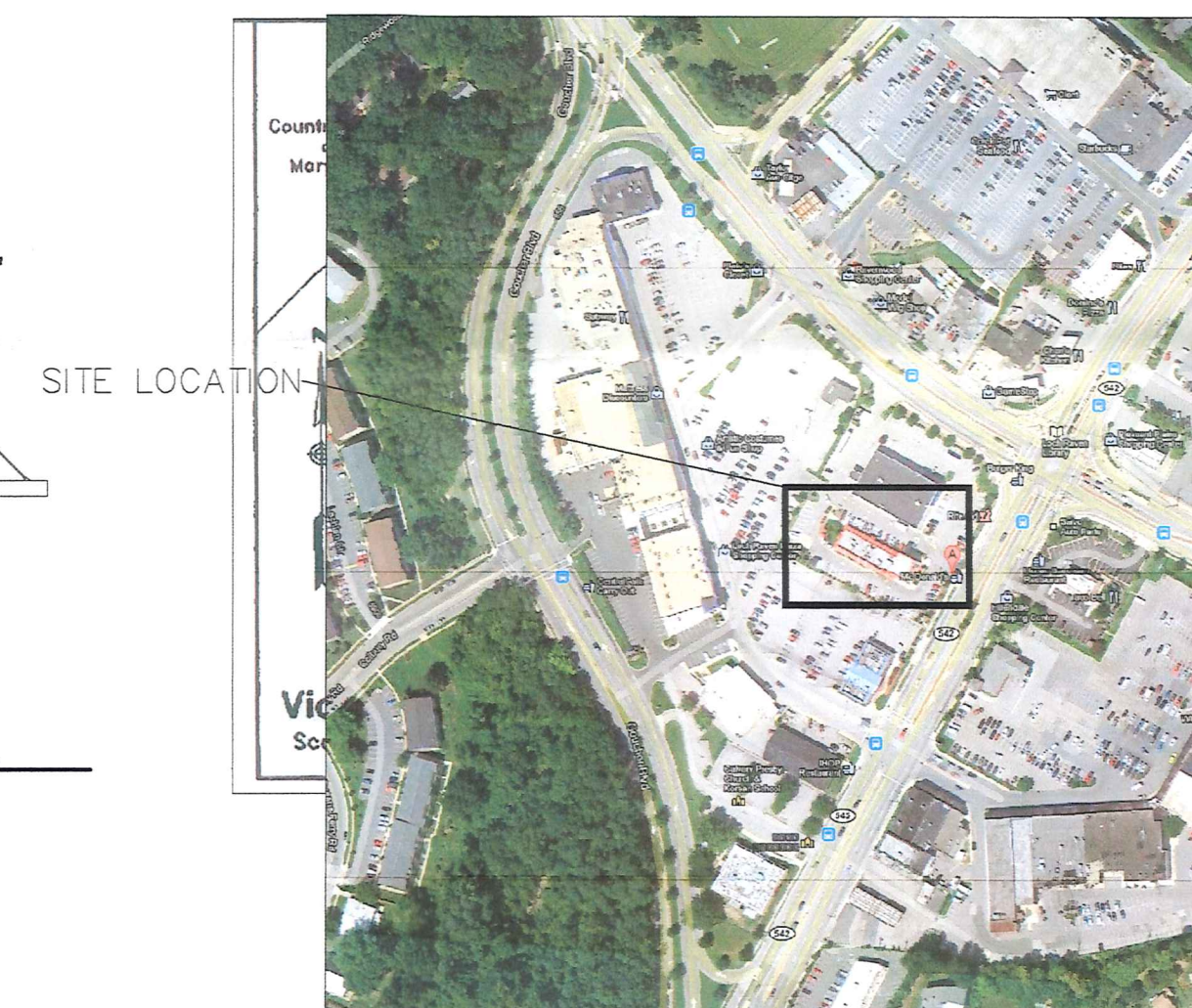
LAND OF
RITE AID OF MARYLAND INC
REAL ESTATE TAX #312
SUITE 312
P.O. BOX 3165
HARRISBURG, PA 17105
TAX ACCOUNT # 2400002079

LAND OF
LOCH RAVEN IMPROVEMENTS LLC
580 WHITE PLAINS ROAD
TANNYTOWN NY 10541
TAX ACCOUNT # 0901741830

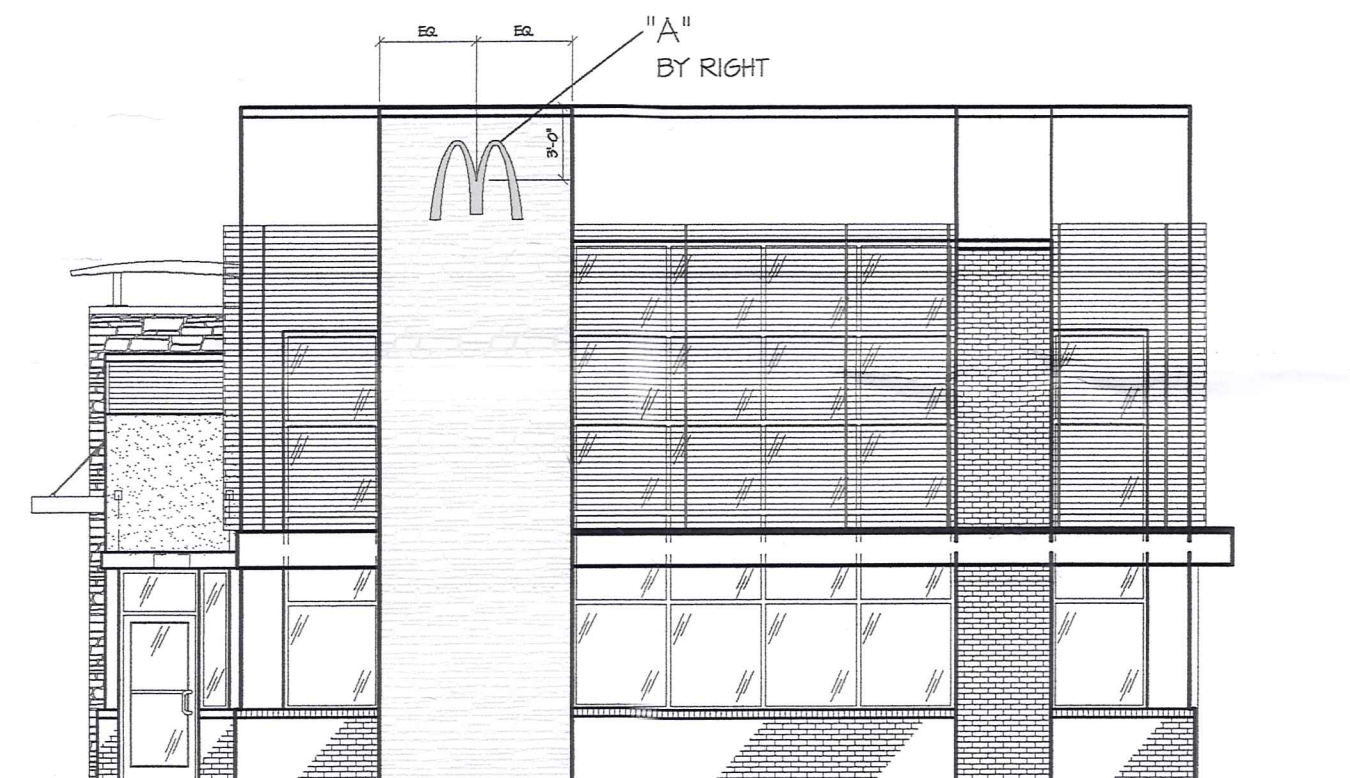


- GENERAL NOTES:
- OWNER:
McDONALDS CORPORATION
C/O SCOTT RARDIN/ SDR MGT INC
801T DORSEY RUN ROAD #A1
JESSUP, MD 20794
 - SITE AREA: 31,034 SF/ 0.8502 AC
 - BUILDING AREA: 5,279 SF
 - UTILITIES:
PUBLIC WATER
PUBLIC SEWER
 - THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 2040010 PANEL 0265 OF 580 DATED SEPTEMBER 26, 2008.
 - PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 161,000
5,279/1,000=5.279
5.279*16= 85 REQUIRED
PROVIDED: 53 SPACES
 - SETBACKS

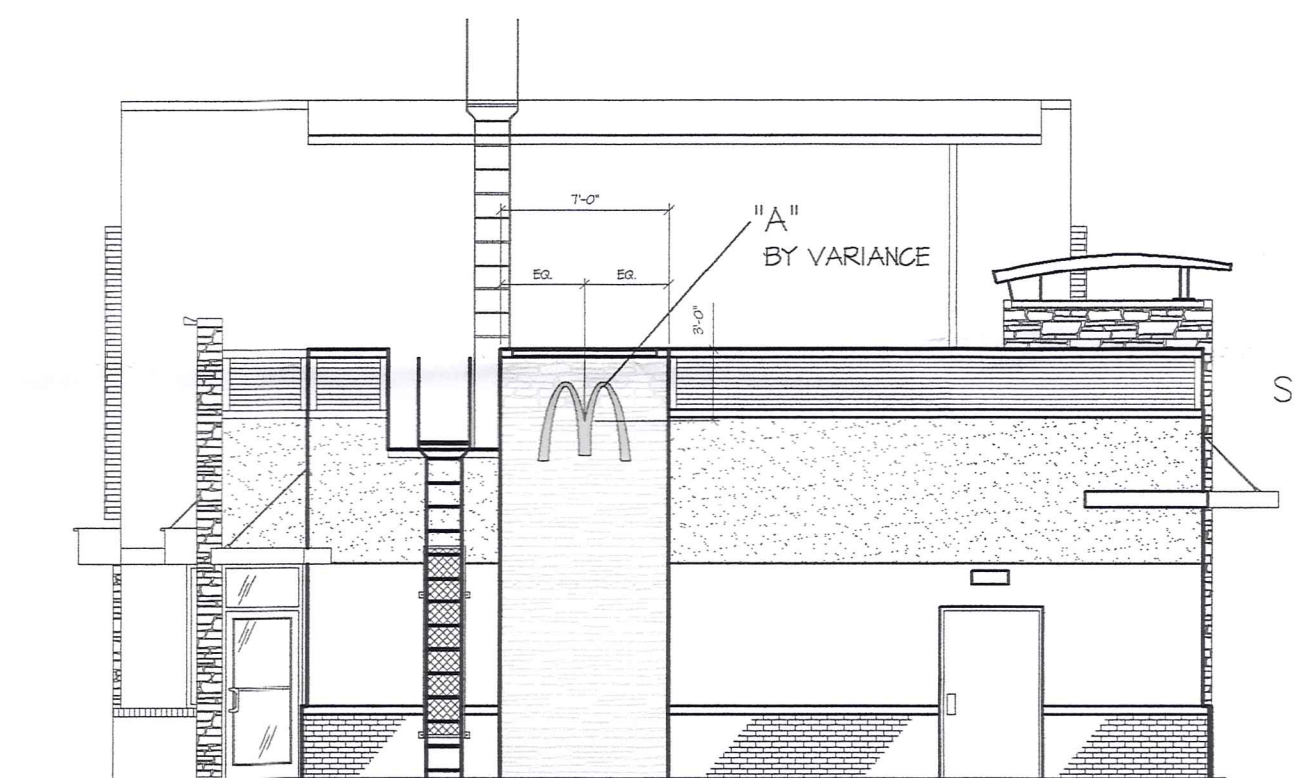
	REQUIRED
FRONT	10'
SIDE	NONE
REAR	NONE
 - HEIGHT OF STRUCTURE:
MAX PERMITTED: 40'-0"
PROVIDED: 28'-4"
 - DEED REFERENCE: 18851/00003
 - TAX ACCOUNT #: 240002080
 - COUNCILMATIC DISTRICT: 5CD
 - WATERSHED: HERRING RUN
 - ZONING: BL CCC
 - TAX MAP: 70
 - PREVIOUS ZONING CASES:
71-433R - CHANGE IN ZONE
88-330-A - REDUCTION IN PARKING SPACES
00-042-XA - FREE STANDING SIGN AND REDUCTION IN PARKING
 - PREVIOUS DRG MEETINGS:
DRG #041700E - B-1 PLAN COMM. SUB-DIVISION
 - FLOOR AREA FOR BL CCC:
MAXIMUM PERMITTED: 111,102 SF
EXISTING: 5,279 SF
PROPOSED: 5,279 SF (NO CHANGE)
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 - PERMITS OF FILE:
PERMIT #765601



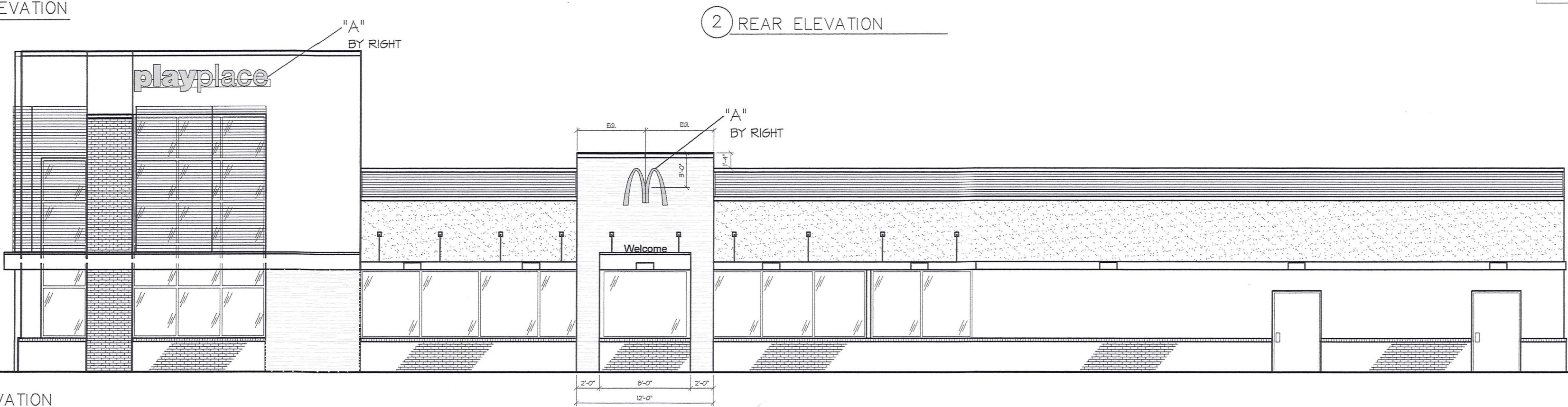
1 STOREFRONT ELEVATION



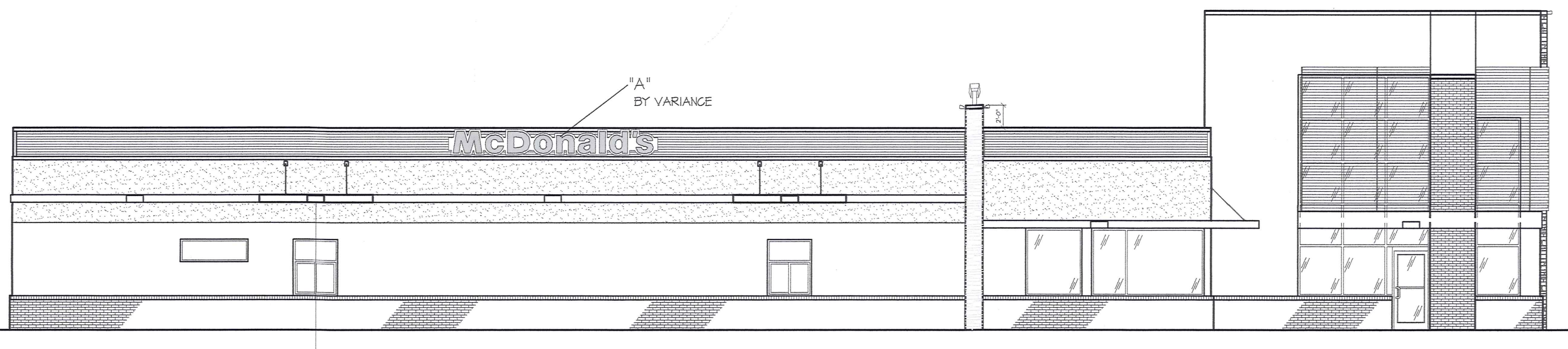
2 REAR ELEVATION



3 RIGHT SIDE ELEVATION



4 LEFT SIDE ELEVATION



ZONING VARIANCE REQUEST SUMMARY

LABEL	DESCRIPTION	# BY RIGHT	# BY VARIANCE
"A"	450.4 Attachment 1, 5 (a) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	3	2
"B"	450.4 Attachment 1, 3(b) to permit one (1) freestanding directional sign of 10.67 ft in height in lieu of the permitted 6 ft;	1	1
"C"	450.4 Attachment 1, 3(b) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft;	2	2
"D"	450.4 Attachment 1, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;	1	1
"E"	450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	0	1
"F"	450.4 Attachment 1, 5(b) to permit a free-standing enterprise sign of 82.37 sq.ft. in area in lieu of the permitted 75 sq. ft.; and	1	1
"G"	450.4 Attachment 1, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2	2



ARCHITECT:

CDG
The Chesapeake Design Group, Architects
419 North Charles Street
Baltimore, MD 21201
410.837.3622

CIVIL ENGINEER

CMS
CMS Associates LLC
4926 Ellis Lane
Ellicott City, Md 21043
(410) 986-2436
gcinero@cms-engineering.net
c/o Geoffrey Cinero

SEAL



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DUTY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MD
LICENSE NO. 22538 EXPIRATION DATE: 11-24-18

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	10/14/11

DATE: 10/14/11

SCALE: AS NOTED

BUILDING AREA N/A SQ. FT.

DINING ROOM SEATING N/A SQ. FT.

PROJECT #: 11ARCADE03

DRAWN BY: ASG CHECKED BY: ASG

PROJECT TITLE

ALTERATIONS TO
McDONALD'S

LOCH RAVEN
6830 LOCH RAVEN BLVD
BALTIMORE, MD

LC NO. 019-1052

SHEET TITLE

ZONING
VARIANCE
REQUESTS

SHEET NO. SPL-1.00-00

ZONING PLAN 11-9-11

McDONALD'S
6834 LOCH RAVEN BLVD.
BALTIMORE, MD 21204

STORE # 23665

3.81'
0.67'
Welcome

8" WELCOME LETTERS
AREA: 2.55 SQ FT
QUANTITY: 1

SCALE: 1" = 1'-0"



42" WALL ARCH
AREA: 14.21 SQ FT
QUANTITY: 1

SCALE: 1" = 1'-0"



MENU BOARD
AREA: 43.15 SQ FT
QUANTITY: 2

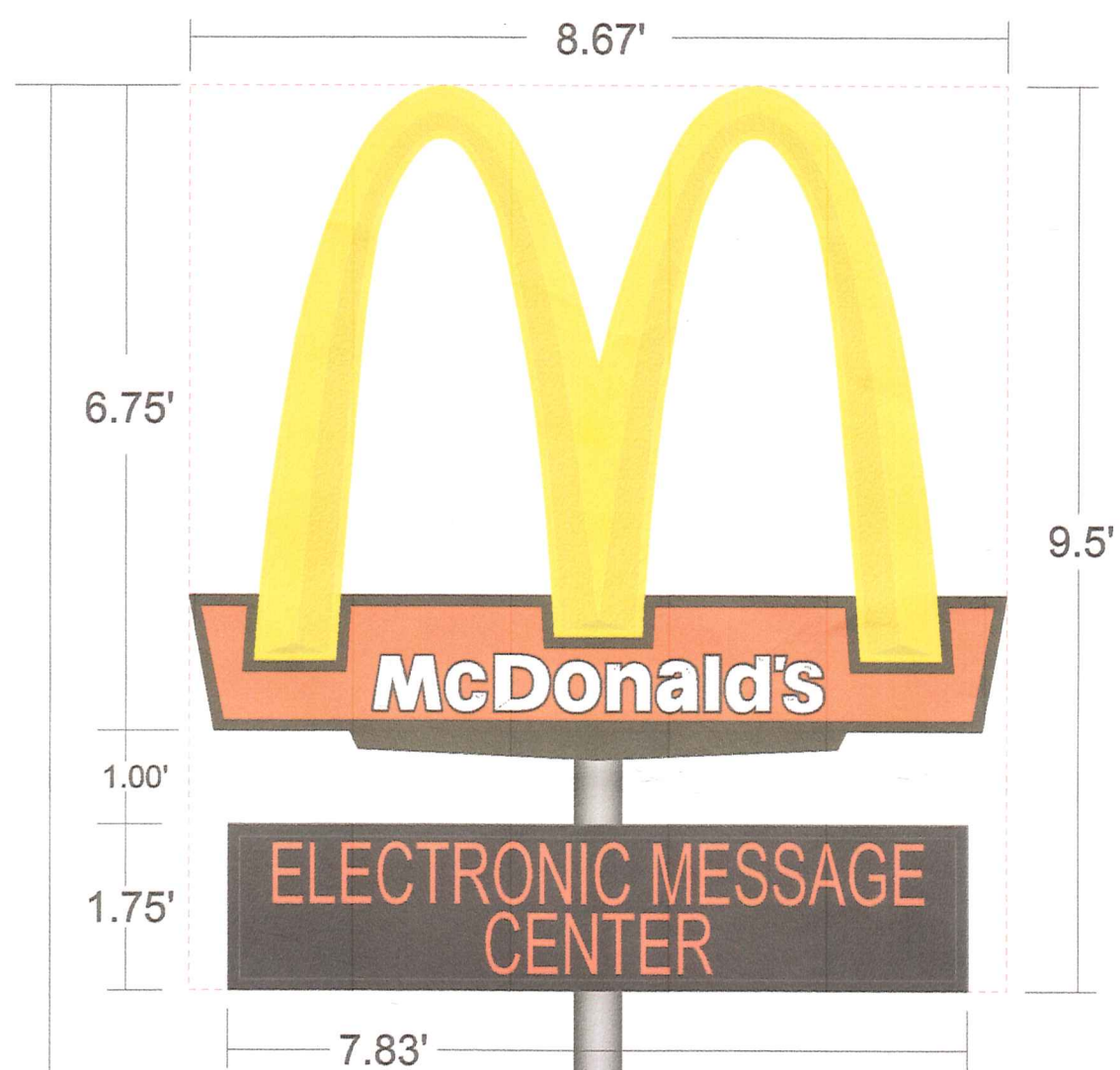
SCALE: 3/4" = 1'-0"

17.48'
2.28'
McDonald's

27" FASCIA SIGN
AREA: 39.85 SQ FT
QUANTITY: 1

SCALE: 1" = 1'-0"

ROAD SIGN

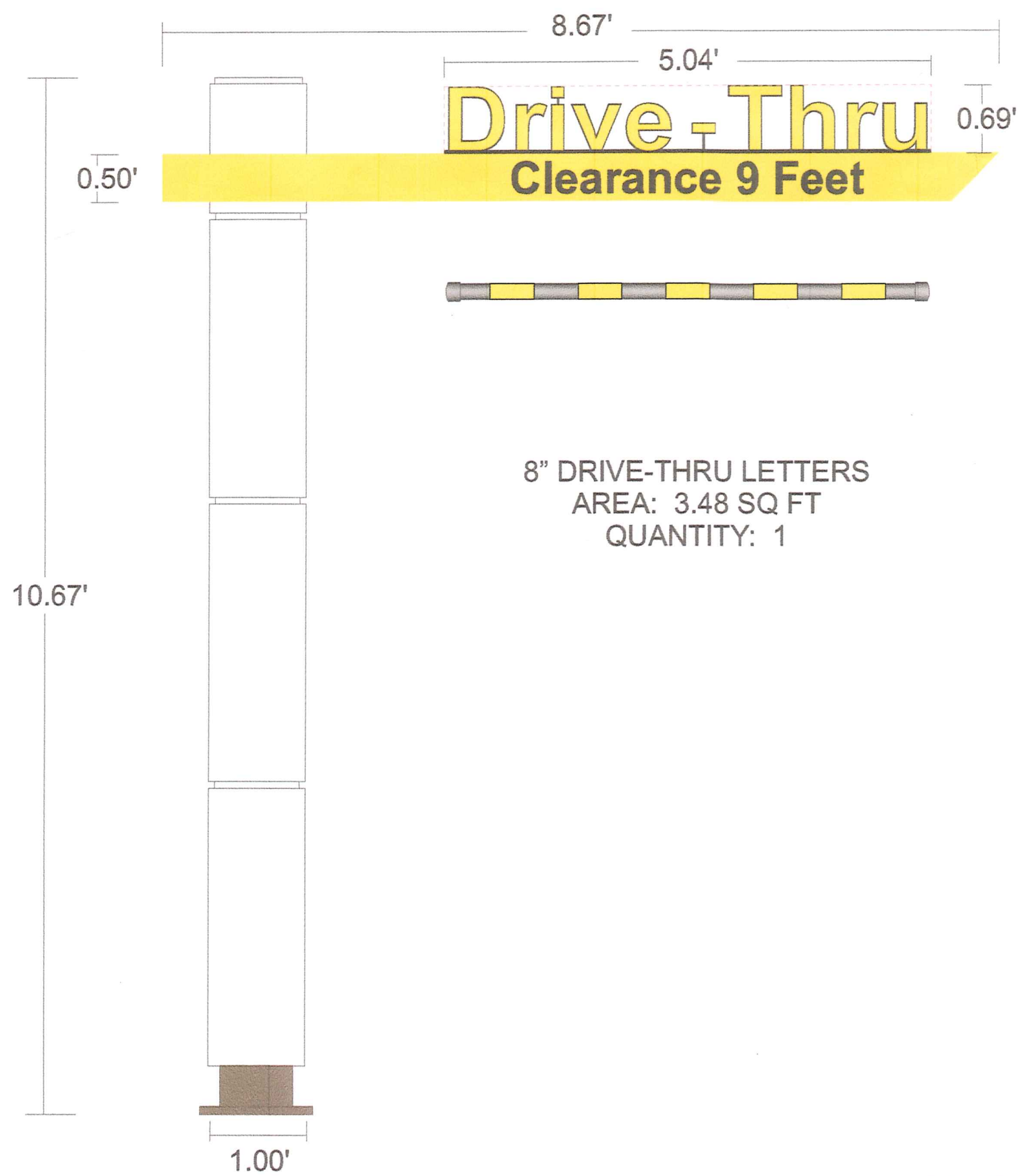


25.00' (+/-)
EXISTING

AREA: 82.37 SQ FT

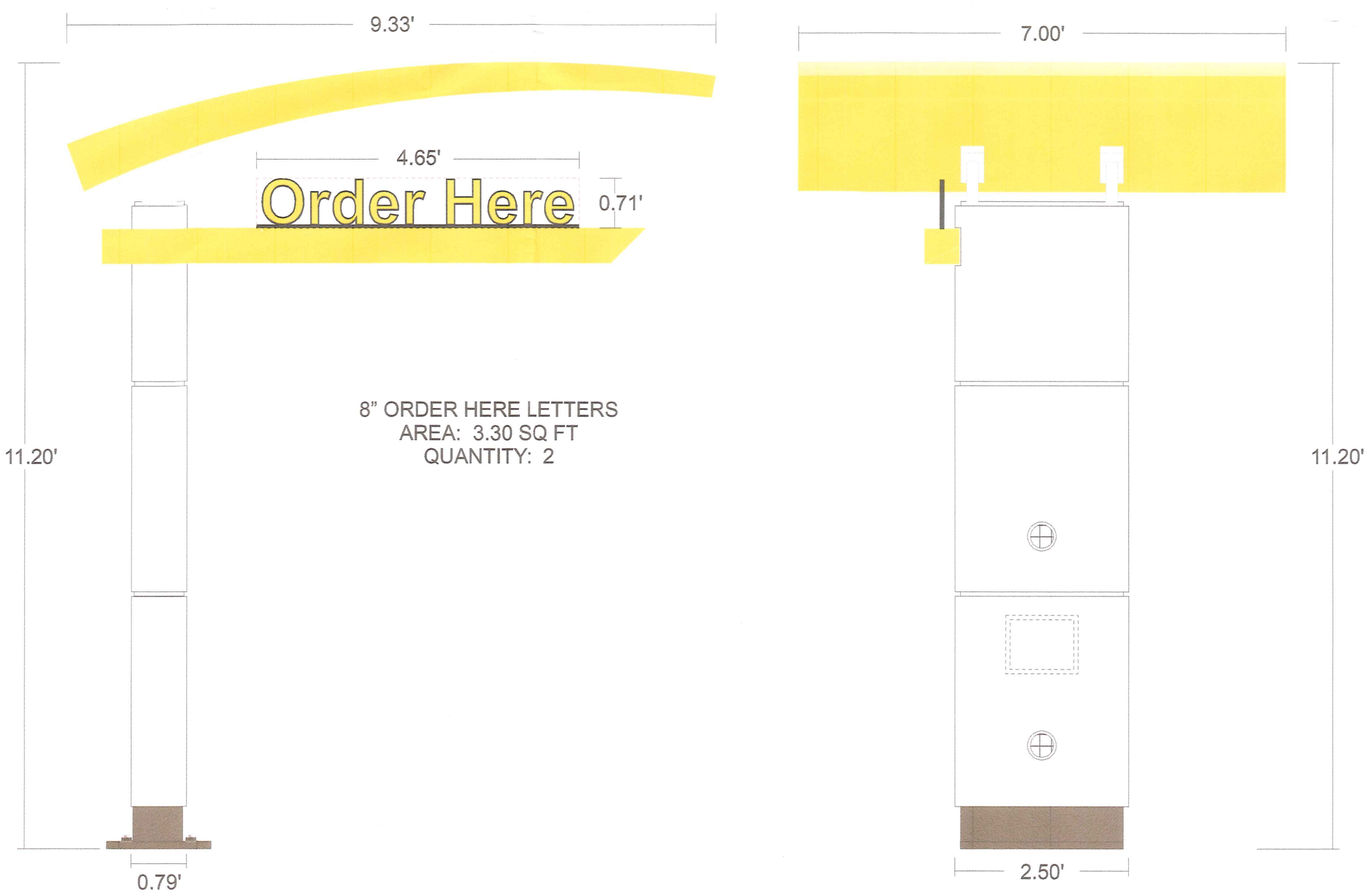


SCALE: 1/2" = 1'-0"



8" DRIVE-THRU LETTERS
AREA: 3.48 SQ FT
QUANTITY: 1

SCALE: 3/4" = 1'-0"



8" ORDER HERE LETTERS
AREA: 3.30 SQ FT
QUANTITY: 2

SCALE: 3/4" = 1'-0"

Customer:	McDONALD'S	Date:	8/26/11	Prepared By:	CM	Eng:	X	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location:	BALTIMORE, MD	File Name:	105485 - R2 - 6830 LOCH RAVEN BLVD, BALTIMORE, MD SIGN MEASUREMENTS					

PERSONA
SIGN MAKERS/IMAGE BUILDERS

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