

IN RE: PETITION FOR SPECIAL HEARING

2nd Election District
4th Councilmanic District
(8227 Liberty Road)
McDonald's Corporation
Petitioner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
CASE NO. 2013-0113-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by Lee May, Area Construction Manager, for McDonald's Corporation ("McDonald's"), the owner of the real property known as 8227 Liberty Road (the "Property"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

1. Off-Street Parking

- 1.1 Section 409.6.A.2 to permit 49 parking spaces in lieu of the required 68 spaces.
- 1.2 Section 409.8.B.2.c to permit drive-thru lanes, dumpster, and ESD practices where only passenger vehicles are allowed.
- 1.3 Section 409.8.A (1) to permit modifications to landscape manual standards outlined below.
- 1.4 Section 1B01.1.B.1. (e)(5) to permit a 0' buffer and a 6' setback in lieu of the required 50' buffer and 75' setback in a Residential Transition Area.

2. BL-AS Zone Area Regulations

- 2.1 Section 303.2 to permit 43.5' front yard depth in lieu of required 58.9' front yard depth (average front yard depth of existing buildings on adjacent lots is 58.9').

3. Signage Regulations

- 3.1 Section 450.4 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).

By

Date

ORDER RECEIVED FOR FILING

- 3.2 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. (sign#1).
- 3.3 Section 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).
- 3.4 Section 450.4 Attachment 1, 3(II) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #3).
- 3.5 Section 450.5.B.3.b to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign #3).
- 3.6 Section 450.4 Attachment 1, 5(b) (V) to permit a free-standing enterprise sign having a face of 93 sq. ft. in lieu of the permitted 75 sq. ft. (Sign #6).
- 3.7 Section 450.4 Attachment 1, 5(f) (VII) to permit two order boards of 6.75 feet in height in lieu of the permitted 6 feet (Sign #7).

4. Landscape Manual Standards

- 4.1 Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1(b) to allow a four (4) foot landscape strip in lieu of the required six (6) feet.
- 4.2 Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1©(2) to permit the exclusion of the required 10-foot minimum landscape strip or a brick or split face block wall where the minimum 10-foot landscape strip is not feasible.
- 4.3 Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #2 to permit 3.7 feet of landscaping in lieu of the required 6 feet.
- 4.4 Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #3(b) to permit the exclusion of the required 10-foot minimum landscape strip or a brick or split face block wall where the minimum 10-foot landscape strip is not feasible.

A Petition for Special Hearing was also filed, seeking approval for using land in a residential zone for parking serving a business use.

The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING

Date 1-9-13
By Sen

Appearing at the requisite public hearing in support of the variance request was Lee May, Area Construction Manager for McDonald's Corporation, Iwona Rostek-Zarska of Baltimore Land Design Group, Inc., the consulting engineer who prepared the site plan for the Property, and Stanley S. Fine, Esquire, and Caroline Hecker, Esquire, attorneys for Petitioner. No Protestants attended the hearing, nor were any letters of protest or objection received by this Office. Peter Zimmerman, People's Counsel for Baltimore County, attended the hearing, primarily to comment upon an earlier iteration of this case (#2013-006-SPHA) that sought to construct the planned improvements under a "grandfathering" theory. That case remains pending, although Petitioners filed the present case which involves the same improvements to the restaurant, but does so as a Petition seeking Variance and Special Hearing relief.

The case proceeded by proffer, and revealed that the Property is approximately 1.167 acres in size, and is zoned BL-AS, DR 5.5 & DR 16. The McDonald's restaurant was constructed in 1967, and is now deficient in many respects. Petitioners propose to raze this structure and construct a new restaurant on site, with dual drive through lanes and a variety of environmentally sensitive features. The project will involve a \$2.42 million investment, and Petitioners will start construction in June 2013 if they receive the requisite approvals.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse comments received from any of the County reviewing agencies.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

ORDER RECEIVED FOR FILING

Date 1-9-13

By DLR

The Petitioner is making a significant investment in the community, and the elevation drawings (admitted as Petitioner's Exhibit 4) reveal that this will be a handsome structure that will improve the look of the area. As noted in the Department of Planning's (DOP) ZAC comment, the site is "small and irregularly shaped." These unique conditions would cause Petitioner to experience practical difficulty or unreasonable hardship if the B.C.Z.R. was strictly enforced, since Petitioner would be unable to construct the planned improvements and position its signage in such a way so as to catch the attention of passing motorists, which is, after all, the purpose of signs.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of community and county opposition. In fact, the Liberty Road Business Association expressed its support for the project and indicated it looked "forward to the newly constructed McDonald's at the corner of Liberty Road and Rolling Road" (Exhibit 6).

As noted, the Special Hearing request seeks approval for commercial parking in a residential zone. The parking lot at issue has been in place for over forty years, and there was no evidence or indication that the use has had a negative impact upon the community. The parking lot is buffered from adjoining sites by vegetation, and the Petitioner, as shown on the landscape plan approved by Baltimore County (Exhibit 7) will in fact be providing additional landscaping and reducing slightly (See Exhibits 8A and 8B) the size of the parking lot. In these circumstances, the Special Hearing relief seems appropriate.

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

ORDER RECEIVED FOR FILING

Date 1-9-13

By sen

THEREFORE, IT IS ORDERED this 9th day of January, 2013 by this Administrative Law Judge that Petitioner's Variance request from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

1. Off-Street Parking

- 1.1 Section 409.6.A.2 to permit 49 parking spaces in lieu of the required 68 spaces.
- 1.2 Section 409.8.B.2.c to permit drive-thru lanes, dumpster, and ESD practices where only passenger vehicles are allowed.
- 1.3 Section 409.8.A (1) to permit modifications to landscape manual standards outlined below.
- 1.4 Section 1B01.1.B.1. (e)(5) to permit a 0' buffer and a 6' setback in lieu of the required 50' buffer and 75' setback in a Residential Transition Area.

2. BL-AS Zone Area Regulations

- 2.1 Section 303.2 to permit 43.5' front yard depth in lieu of required 58.9' front yard depth (average front yard depth of existing buildings on adjacent lots is 58.9').

3. Signage Regulations

- 3.1 Section 450.4 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).
- 3.2 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. (sign #1).
- 3.3 Section 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).
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- 3.5 Section 450.5.B.3.b to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign #3).
- 3.6 Section 450.4 Attachment 1, 5(b) (V) to permit a free-standing enterprise sign having a face of 93 sq. ft. in lieu of the permitted 75 sq. ft. (Sign #6).
- 3.7 Section 450.4 Attachment 1, 5(f) (VII) to permit two enterprise signs of 6.75 feet in height in lieu of the permitted 6 feet (Sign #7).

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Date 1-9-13

By den

4. Landscape Manual Standards

- 4.1 Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1(b) to allow a four (4) foot landscape strip in lieu of the required six (6) feet.
- 4.2 Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1©(2) to permit the exclusion of the required 10-foot minimum landscape strip or a brick or split face block wall where the minimum 10-foot landscape strip is not feasible.
- 4.3 Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #2 to permit 3.7 feet of landscaping in lieu of the required 6 feet.
- 4.4 Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #3(b) to permit the exclusion of the required 10-foot minimum landscape strip or a brick or split face block wall where the minimum 10-foot landscape strip is not feasible.

be and are hereby GRANTED.

IT IS FURTHER ORDERED that Petitioner's request for Special Hearing relief, to permit the use of land in a residential zone as parking serving a business use, be and hereby is GRANTED, subject to the following:

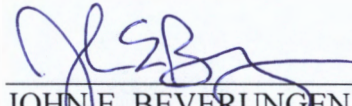
- 1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. Petitioner shall dismiss, without prejudice, the Petition filed in #2013-0006-SPHA within 45 days of the date hereof, provided an appeal is not filed in the present case.

ORDER RECEIVED FOR FILING

Date 1-9-13

By Den

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 1-9-13

By sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

January 9, 2013

Stanley S. Fine, Esquire
25 S. Charles Street
21st Floor
Baltimore, Maryland 21201

RE: Petitions for Special Hearing
Case No.: 2013-0113-SPHA
Property: 8227 Liberty Road

Dear 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 black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Lee May, McDonald's Corporation, 6930 Rockledge Drive, Ste. 1100, Bethesda, Md. 20817
Iwona Rostek-Zarska, 230 Schilling Circle, Suite 364, Hunt Valley, Md. 21031
Caroline Hecker, Esquire, 25 S. Charles Street, Suite 2115, Baltimore, MD 21201



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 8227 Liberty Road which is presently zoned BL-AS, DR5.5, DR16
Deed References: 5588/660 & 6387/189 10 Digit Tax Account # 0219581040 & 1900006557
Property Owner(s) Printed Name(s) McDonald's Corporation

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. **X** a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

PLEASE SEE ATTACHED.

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. **X** 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 below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Stanley S. Fine, Esq. / Rosenberg Martin Greenberg, LLP

Name- Type or Print

Signature

25 S. Charles Street, 21st Floor, Baltimore, MD

Mailing Address

City

State

21201

410-727-6600

sfine@rosenbergmartin.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

McDonald's Corporation

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6930 Rockledge Drive, Ste. 1100, Bethesda, MD

Mailing Address

City

State

20817

301-651-9998

lee.may@us.mcd.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lee May, Area Construction Manager

Name - Type or Print

Signature

6930 Rockledge Drive, Ste. 1100, Bethesda, MD

Mailing Address

City

State

20817

301-651-9998

lee.may@us.mcd.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0113-SPHA

Filing Date 11/15/12

Do Not Schedule Dates:

Reviewer

McDonald's Corporation
8227 Liberty Road
Zoned B.L. – A.S., DR 5.5, and DR 16
Deed Reference: 5588/660 & 6387/189
Tax Acct. # 0219581040 & 1900006557

Special Hearing Relief is Requested as Follows:

1. Section 409.8.B.1 to permit the use of land in a residential zone as parking serving a business use.

Variance Relief Is Requested From The Following Sections:

1. Off-Street Parking

- 1.1 Section 409.6.A.2 to permit 49 parking spaces in lieu of the required 68 spaces.
- 1.2 Section 409.8.B.2.c to permit drive-thru lanes, dumpster, and ESD practices where only passenger vehicles are allowed.
- 1.3 Section 409.8.A(1) to permit modifications to landscape manual standards outlined below.
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2. BL-AS Zone Area Regulations

- 2.1 Section 303.2 to permit 43.5' front yard depth in lieu of required 58.9' front yard depth (average front yard depth of existing buildings on adjacent lots is ~~57.8'~~).

58.9', per Valik
RND

3. Signage Regulations

- 3.1 Section 450.4 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).
- 3.2 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. (Sign #1).
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- 3.6 Section 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign having a face of 93 sq. ft. in lieu of the permitted 75 sq. ft. (Sign #6).

Item # 0113

3.7 Section 450.4 Attachment 1, 5(f)(VII) to permit two order boards of 6.75 feet in height in lieu of the permitted 6 feet (Sign #7).

4. Landscape Manual Standards

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4.2 Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1(c)(2) to permit the exclusion of the required 10-foot minimum landscape strip or a brick or split face block wall where the minimum 10-foot landscape strip is not feasible.

4.3 Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #2 to permit 3.7 feet of landscaping in lieu of the required 6 feet.

4.4 Part III (Requirements for Project Conditions), Condition F (Services Lanes), Standard #3(b) to permit the exclusion of the required 10-foot minimum landscape strip or a brick or split face block wall where the minimum 10-foot landscape strip is not feasible.

**DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL HEARING AND ZONING VARIANCES
8227 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
2ND ELECTION DISTRICT; 4TH COUNCILMANIC DISTRICT**

November 14, 2012

Beginning at the point located on the east side of Rolling Road having the variable width of the right-of-way, said point being located southwesterly 220 feet, more or less, from the intersection of centerlines of Rolling Road with Liberty Road, thence running the following courses and distances:

1. South 65° 32' 49" East, 159.18 feet; thence,
2. North 25° 46' 26" East, 180.89 feet; thence,
3. Along the curve to the right having a radius of 11,499.16 feet, 128.00 feet; thence,
4. South 25° 08' 10" West, 178.62 feet; thence,
5. South 65° 32' 49" East, 104.53 feet; thence,
6. South 29° 41' 59" West, 70.45 feet; thence,
7. North 65° 32' 49" West, 394.90 feet; thence,
8. North 30° 39' 07" East, 70.57 feet; thence, to the point of beginning.

Containing 50,836 square feet or 1.167 acres, more or less.

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



Item # 0113

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

No. **90131**

Date: **11/15/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 11/16/2012 11:15/2012 11:17:38 72

REG MS02 MAIL JEN JEE
 RECEIPT # 802073 11/15/2012 DELP

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$770.00

DEPT 5 528 CONTIN VERIFICATION
 CR NO. 090131

Recpt Tot \$770.00
 \$770.00 CR 4.00 CA
 Baltimore County, Maryland

Total: **\$770.00**

Rec From:

For: **Zoning hearing - case # 2013-0113-SPHA**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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: # 2013-0113-SPHA

8227 Liberty Road

E/s Rolling Road, 220 feet s/of centerline of Liberty Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): McDonald's Corporation

Special Hearing: to permit the use of land in a residential zone as parking serving a business use. **Variance:** for off-street parking; to permit 49 parking spaces in lieu of the required 68 spaces; to permit drive-thru lanes, dumpster, and ESD practices where only passenger vehicles are allowed; to permit modifications to landscape manual standards outlined below; to permit a 0 ft. buffer and a 6 ft setback in lieu of the required 50 ft. buffer and 75 ft. setback in a Residential Transition Area. BL-AS Zone Area Regulations: To permit 43.5 ft. front yard depth in lieu of required 58.9 ft. front yard depth (average front yard depth of existing buildings on adjacent lots is 58.9 ft.) Signage Regulations: To permit 6 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign #4 and #5). To permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. (Sign #1). To permit two directional signs of 9.71 ft. in height in lieu of the permitted 6 ft. (Sign #2). To permit a two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #3). To permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign #3). To permit a free-standing enterprise sign having a face of 93 sq. ft. in lieu of the permitted 75 sq. ft. (Sign #6). To permit two order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign #7).

Landscape Manual Standards: Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1 (b) to allow a four (4) ft. landscape strip in lieu of the required six (6) ft. Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1 (c)(2) to permit the exclusion of the required 10 ft. minimum landscape strip or a brick or split face block wall where the minimum 10 ft. landscape strip is not feasible. Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #2 to permit 3.7 ft. of landscaping in lieu of the required 6 ft. Part III (Requirements for Project Conditions), Condition F (Services Lanes), Standard #3 (b) to permit the exclusion of the required 10 ft. minimum landscape strip or a brick or split face block wall where the minimum 10 ft. landscape strip is not feasible.

Hearing: Friday, January 4, 2013 at 1:30 p.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.

12/165 Dec. 13

893752



501 N. Calvert Street, Baltimore, MD 21278

December 13, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on December 13, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING

RE: Case No. 2013-0113-SPHA

Petitioner: McDonald's Corporation

Hearing / Closing Date: 1/4/13

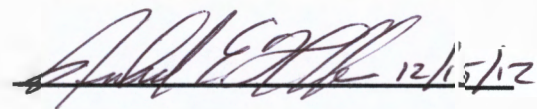
Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

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

_____ 8227 Liberty Road _____

_____ on 12/15/12 _____

Sincerely,

 12/15/12

Richard E. Hoffman

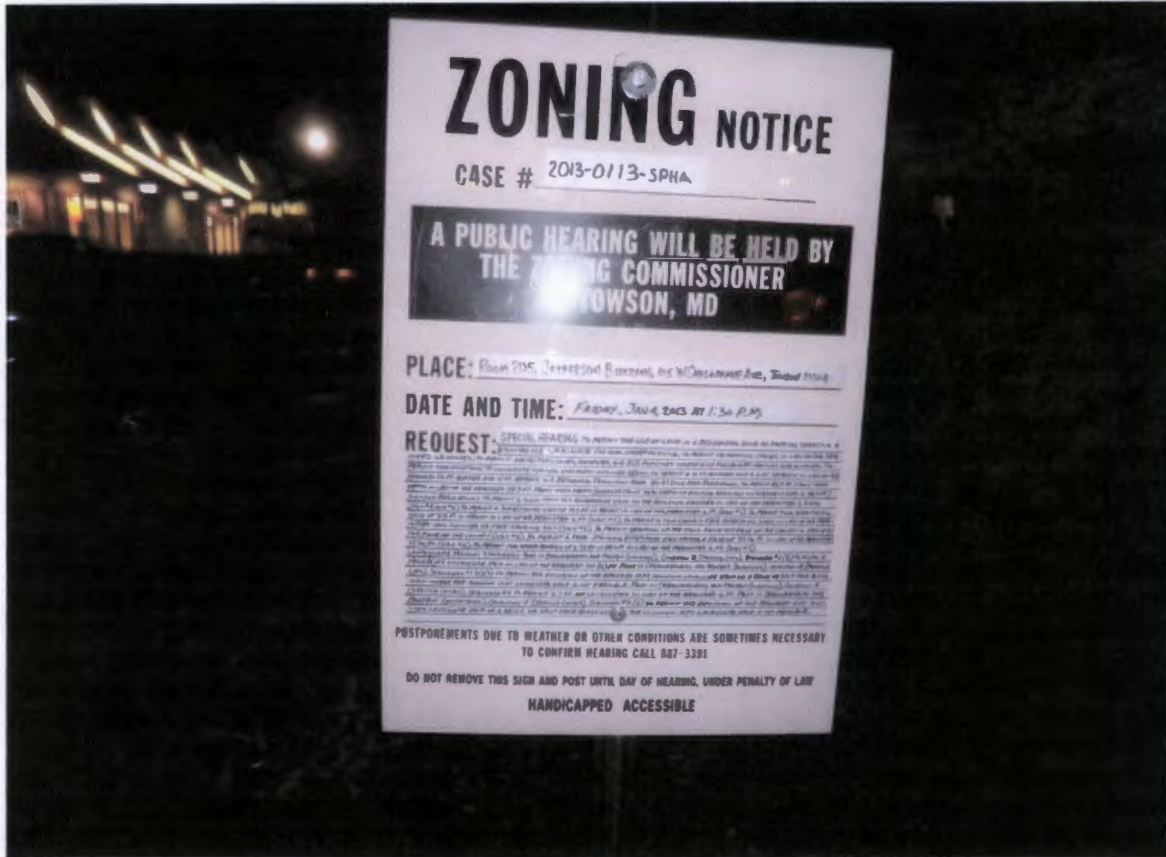
904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

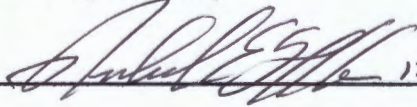
Certificate of Posting

Case No. 2013-0113-SPHA



8227 Liberty Road

(posted 12/15/12)

 12/15/12

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

Case No. 2013-0113-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: Room 205, Jefferson Building, 105 W. Chesapeake Ave., Tucson 21204

DATE AND TIME: FRIDAY, JAN 4, 2013 AT 1:30 P.M.

[illegible]

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

(posted 12/15/12)

[Signature] 12/15/12

(410) 879-3122

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 13, 2012 Issue - Jeffersonian
Please forward billing to:
Stanley Fine
25 South Charles Street, 21st Floor
Baltimore, MD 21201

410-727-6600

NOTICE OF ZONING HEARING

The Administrative Law Judge 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:

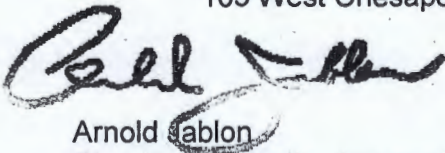
CASE NUMBER: 2013-0113-SPHA

8227 Liberty Road
E/s Rolling Road, 220 feet s/of centerline of Liberty Road
2nd Election District – 4th Councilmanic District
Legal Owners: McDonald's Corporation

Special Hearing to permit the use of land in a residential zone as parking serving a business use. Variance for off-street parking; to permit 49 parking spaces in lieu of the required 68 spaces; to permit drive-thru lanes, dumpster, and ESD practices where only passenger vehicles are allowed; to permit modifications to landscape manual standards outlined below; to permit a 0 ft. buffer and a 6 ft. setback in lieu of the required 50 ft. buffer and 75 ft. setback in a Residential Transition Area. BL-AS Zone Area Regulations: To permit 43.5 ft. front yard depth in lieu of required 58.9 ft. front yard depth (average front yard depth of existing buildings on adjacent lots is 58.9 ft.) Signage Regulations: To permit 6 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign #4 and #5). To permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. (Sign #1). To permit two directional signs of 9.71 ft. in height in lieu of the permitted 6 ft. (Sign #2). To permit a two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #3). To permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign #3). To permit a free-standing enterprise sign having a face of 93 sq. ft. in lieu of the permitted 75 sq. ft. (Sign #6). To permit two order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign #7).

Landscape Manual Standards: Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1 (b) to allow a four (4) ft. landscape strip in lieu of the required six (6) ft. Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1 (c)(2) to permit the exclusion of the required 10 ft. minimum landscape strip or a brick or split face block wall where the minimum 10 ft. landscape strip is not feasible. Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #2 to permit 3.7 ft. of landscaping in lieu of the required 6 ft. Part III (Requirements for Project Conditions), Condition F (Services Lanes), Standard #3 (b) to permit the exclusion of the required 10 ft. minimum landscape strip or a brick or split face block wall where the minimum 10 ft. landscape strip is not feasible.

Hearing: Friday, January 4, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Sablon
Director of Permits, Approvals and Inspections for Baltimore County

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

KEVIN KAMENETZ
County Executive



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

December 10, 2012

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: 2013-0113-SPHA

8227 Liberty Road

E/s Rolling Road, 220 feet s/of centerline of Liberty Road

2nd Election District – 4th Councilmanic District

Legal Owners: McDonald's Corporation

Special Hearing to permit the use of land in a residential zone as parking serving a business use.

Variance for off-street parking; to permit 49 parking spaces in lieu of the required 68 spaces; to permit drive-thru lanes, dumpster, and ESD practices where only passenger vehicles are allowed; to permit modifications to landscape manual standards outlined below; to permit a 0 ft. buffer and a 6 ft. setback in lieu of the required 50 ft. buffer and 75 ft. setback in a Residential Transition Area. BL-AS Zone Area Regulations: To permit 43.5 ft. front yard depth in lieu of required 58.9 ft. front yard depth (average front yard depth of existing buildings on adjacent lots is 58.9 ft.) Signage Regulations: To permit 6 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign #4 and #5). To permit a directional sign of 10.7 ft. in height in lieu of the permitted 6 ft. (Sign #1). To permit two directional signs of 9.71 ft. in height in lieu of the permitted 6 ft. (Sign #2). To permit a two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #3). To permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign #3). To permit a free-standing enterprise sign having a face of 93 sq. ft. in lieu of the permitted 75 sq. ft. (Sign #6). To permit two order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign #7).

Landscape Manual Standards: Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1 (b) to allow a four (4) ft. landscape strip in lieu of the required six (6) ft. Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1 (c)(2) to permit the exclusion of the required 10 ft. minimum landscape strip or a brick or split face block wall where the minimum 10 ft. landscape strip is not feasible. Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #2 to permit 3.7 ft. of landscaping in lieu of the required 6 ft. Part III (Requirements for Project Conditions), Condition F (Services Lanes), Standard #3 (b) to permit the exclusion of the required 10 ft. minimum landscape strip or a brick or split face block wall where the minimum 10 ft. landscape strip is not feasible.

Hearing: Friday, January 4, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Stanley Fine, 25 S. Charles Street, 21st Fl., Baltimore 21201
McDonald's Corp., 6930 Rockledge Drive, Ste. 1100, Bethesda 20817

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 15, 2012.**
- (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.

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: 2013-0113-SPHA
Petitioner: McDONALD'S CORPORATION
Address or Location: 8227 LIBERTY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: STANLEY FINE
Address: 25 S CHARLES STREET 21st FL
BALTIMORE MD 21201
Telephone Number: 410-727-6600

fax 410-727-1115



KEVIN KAMENETZ
County Executive

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

January 3, 2013

McDonald's Corporation
Lee May
6930 Rockledge Drive
Suite 1100
Bethesda MD 20817

RE: Case Number: 2013-0113 SPHA, Address: 8227 Liberty Road

Dear Mr. May:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 15, 2012. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Stanley S. Fine, Esquire, 25 S. Charles Street, 21st Floor, Baltimore MD 21201

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-27-12

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

RE: Baltimore County
Item No. 2013-0113-SPHA.
Special Hearing Variance
McDonald's Corporation
8227 Liberty Road
MD26

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 11-26-12. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2013-0113-SPHA, the applicant must contact the State Highway Administration to obtain an entrance permit. - See attached letter from SAA

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 E-mail 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/raz

\cc: Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. David Peake, District Engineer, SHA

1/4 1:30pm
205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: December 6, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8227 Liberty Road

INFORMATION:

Item Number: 13-113

Petitioner: McDonald's Inc.

Zoning: DR 2

Requested Action: Special Hearing and Variance

RECEIVED

DEC 11 2012

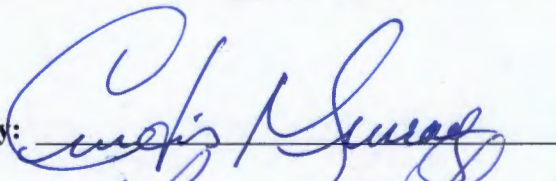
OFFICE OF ADMINISTRATIVE HEARINGS

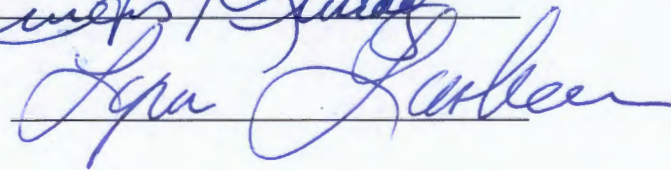
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's requests for a special hearing and multiple variances to construct a restaurant in approximately the same location as the existing restaurant on a small and irregularly shaped lot. However, the following comments are offered:

1. The Department of Planning supports the requested modifications to the Landscape Manual subject to the review and approval by Jean Tansey, Baltimore County Landscape Architect.
2. The Department of Planning supports the requested sign variances and special hearing subject to the following:
 - a. The dumpster surround shall be constructed of masonry materials to match the building.
 - b. Sidewalk connections are made to the sidewalk in the public right-of-way and sidewalks in the public right-of-way are replaced.

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

Prepared by: 

Division Chief: 
AVA/LL: CM

*New
File*

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



Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

July 5, 2012

Ms. Colleen M. Kelly
Development Manager
Development/Management/Permits
Inspections & Approvals
County Office Building-Room 123
111 West Chesapeake Avenue
Towson, MD 21204

RE: Baltimore County
MD 26 (south side)
190' east of Rolling Road
"McDonald's - 8227 Liberty Road"
DRC 071012D
SHA Tracking No. 12APBA016
Mile Post 7.27

Dear Ms. Kelly:

Thank you for the opportunity to review the development plan for the proposed re-construction of the McDonald's restaurant on MD 26. The State Highway Administration (SHA) offers the following:

- The proposed improvements to the entrances on MD 26 will be subject to the terms of an access permit that must be obtained from the Access Management Division (AMD). The following criteria and details will apply and must be reflected on future plan submittals:
 1. The entrance widths should be 25', which is the minimum width for SHA commercial entrances unless the entrances will be directional only. If the entrances are directional then the width must be no greater than 20'.
 2. All proposed curb & gutter within SHA right-of-way must be 8" Type 'A' curb & gutter (MD 620.02).
 3. All sidewalk along the property frontage on MD 26 must be upgraded to be 5' wide and have a crossslope that does not exceed 2%.
 4. Sidewalk ramps must be constructed on the entrance radii, the most current standard MD 655.11, 655.12, 655.13, whichever is appropriate must be utilized and noted on the plan.
 5. A 60" pathway with no greater than a 2% crossslope must be maintained across the entrances between the sidewalk ramps. This note shall be placed on the plan.
 6. The SHA full depth paving section to be utilized for the entrance construction should be shaded or hatched on the plan from the edge of the travel lane to the right-of-way line and noted on the plans as follows:

2" Hot Mix Asphalt Superpave 12.5 mm for Surface - PG 64-22, Level 2

6" Hot Mix Asphalt Superpave 19.0 mm for Base - PG 64-22, Level 2 (two 3" lifts)

12" Base Course Using Graded Aggregate (two 6" lifts)

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

Ms. Colleen M. Kelly

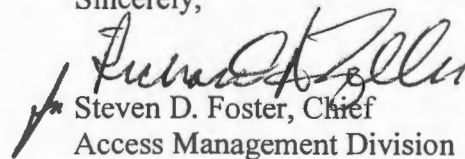
Page 2

- A copy of the Access Management Division (AMD) plan submission checklist is attached for the design engineer's use in preparing the revised plans. When plans have been revised to reflect the above criteria and details and the attached checklist, seven (7) sets of plans may be submitted to the AMD reflecting the above criteria and details and plan review checklist initiating SHA's review of these entrance and frontage improvements towards the issuance of the access permit.

SHA has **no objection to approval** of this Development Plan. We will withhold approval of the building permit until the developer has obtained the required access permit.

If there are any questions, please contact Richard Zeller at 410-545-5598 or our toll free number in Maryland only, 1-800-876-4742 (extension 5598). You may also E-mail him (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

Attachment:

cc: Mr. Dennis A. Kennedy / Baltimore County Development Management
111 W. Chesapeake Avenue, Towson, MD 21204
Ms. Darlene Kuluch / Baltimore County Development Management
111 W. Chesapeake Avenue, Towson, MD 21204
Baltimore Land Design Group Inc. / 230 Schilling Circle, Suite 364
Hunt Valley, MD 21031 **w/attachment**
McDonald's Corporation / 6903 Rockledge Drive, Suite 1100, Bethesda, MD 20817
Mr. David Peake, District 4 - District Engineer
Mr. Michael Pasquariello, District 4 Utility Engineer **w/plan**
Mr. Donald Distance, District 4 Traffic **w/plan**

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: November 29, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 26, 2012
Item Nos. 2013-0113, 0114, 0115, 0117 and 0118,

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

DAK:CEN
cc: File

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
8227 Liberty Road; E/S Rolling Road, 220'	*	OF ADMINSTRATIVE
of the c/line of Liberty Road		
2 nd Election & 4 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): McDonald's Corporation	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2013-113-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

NOV 28 2012

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of November, 2012, a copy of the foregoing Entry of Appearance was mailed to Lee May, Area Construction Manager, 6903 Rockledge Drive, Suite 1100, Bethesda, MD 20817 and Stanley Fine, Esquire, 25 S. Charles Street, 21st Floor, Baltimore Maryland 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: February 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0113-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on February 8, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 20, 2012

HAND DELIVERED

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: McDonald's Corporation
8227 Liberty Road
Case No.: 2013-006-SPHA

RECEIVED

SEP 20 2012

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Judge Beverungen,

The present hybrid zoning petition involves a new or rebuilt McDonald's restaurant at Liberty and Rolling Roads. McDonald's asks, by way of special hearing, for grandfathering of its off-street parking in a residential zone and its parking lot location in the residential transition area based on Case No. 73-28-SPH. McDonald's also asks for a modification of the 1973 relief to allow a drive-thru lane, dumpster, and ESD practices in residential zones, where passenger parking only was previously allowed. At the same time, McDonald's asks for variances relating to the number of parking spaces, landscape manual modifications, front yard depth, and numerous sign standards.

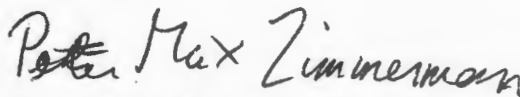
Upon review of the present petition and new site plan (sheets 1 and 2), and corresponding documentation in the history of earlier case No. 73-28-SPH (earlier petition and site plan, attached), and after communication with the present attorneys, we must still express our view that the present requests are not allowed under any "grandfather" theory. The earlier case, almost 40 years ago, involved a fairly skeletal site plan. The current plan appears to be different in many respects; the neighborhood has undoubtedly changed in some respects; and the zoning law has changed significantly, especially with fairly comprehensive amendments in Bill 36-88.

Under these circumstances, this follows up and elaborates upon the opinion I have expressed informally. Our office's position is that McDonald's must demonstrate satisfaction with the current legal standards applicable to the use permit for business parking in a residential zone and to the several variances pertinent to parking in a residential zone and in a residential transition area, number of parking spaces, landscape manual standards, front yard depth and signage (including BCZR Section 450.8.A.1 as well as the basic 307.1 for the signage). This is to say that the present petition must be treated as an entirely new petition, as if there were no 1973 case.

Given that, in our view, the appropriate relief applicable to the case is different from the relief requested, the question arises as to whether the petition should be amended and the property reposted for notice purposes? We shall, at this point, bring the issue to your attention. The main thing is that each deviation from current standards be treated as such, in the context of the use permit (special exception) requirements for off-street parking in the residential zone, the specific standards for such off-street parking, the residential transition area requirements, the quantitative requirements for off-street parking, the landscape manual standards, the front yard depth minimum setback, and various signage criteria.

Thank you in advance for your attention.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter Max Zimmerman". The signature is written in a cursive, somewhat stylized script.

Peter Max Zimmerman

People's Counsel for Baltimore County

cc: Stanley Fine, Esquire
Caroline Hecker, Esquire

PETITION FOR SPECIAL HEARING

73-28-SPH
(Dim 16.8)

#73-28-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Rolph Lampher

I, or we, RALPH LAMPHAR legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone pursuant to Section 409.4

FILE	28
DIVISION	6-4
DISTRICT	2
DATE	7/11/72
TYPE	
HEARING	SP
BY	619
FINAL	10-7-72
BY	619

See attached description

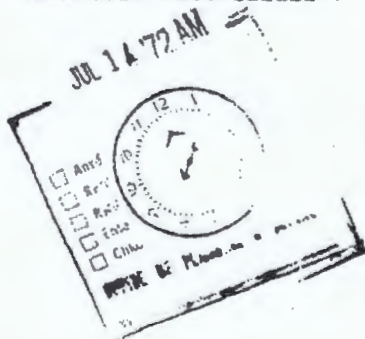
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ORDERED BY COMMISSIONER FOR FILING

Contract Purchaser	Legal Owner
Address	Address <u>8227 LIBERTY ROAD</u>
	<u>BALTIMORE, MD 21207</u>
Petitioner's Attorney	Protestant's Attorney
Address	

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of July, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of August, 1972, at 10:00 o'clock A. M.



Eric DiKenna
Zoning Commissioner of Baltimore County

(over)

10:00A
8/11/72
12:00



SPH

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the public health, safety and general welfare of the locality involved not being adversely affected.

the above Special Hearing for Off-street Parking in a Residential Zone in accordance with the plat dated April 28, 1972; revised May 24, 1972, ~~by the same on June 27, 1972, and August 11, 1972; and approved August 21, 1972,~~ by Albert V. Quimby, Acting Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of September, 1967, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this Order, to permit Off-street Parking in a Residential Zone, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER FOR FILING

September 6, 1972
S. R. P. [illegible]

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 02 Account Number - 0219581040

Owner Information

Owner Name:	MCDONALDS CORP C/O GOLDEN ARCH MANAGEMENT	Use:	COMMERCIAL
Mailing Address:	PO BOX 1800 CENTERVILLE VA 20122-8800	Principal Residence:	NO
		Deed Reference:	1) /05588/ 00660 2)

Location & Structure Information

Premises Address	Legal Description
8231 LIBERTY RD 0-0000	.5319 AC SWS LIBERTY 181 SE ROLLING RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0077	0023	0633		0000				I	
									Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1973	3004	23,169 SF	24

Stories	Basement	Type	Exterior
		FAST FOOD	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	403,100	403,100		
Improvements:	362,000	354,100		
Total:	765,100	757,200	765,100	757,200
Preferential Land:	0			0

Transfer Information

Seller:	SNYDER ALVIN,ET AL	Date:	12/02/1975	Price:	\$169,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/05588/ 00660	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
--------------------------------------	----------------

McDonald's CORPORATION - 8227
CASE NAME 2013-0113-SP1A 4827Y RD
CASE NUMBER 2013-0113-SP1A
DATE 1/4/13

[illegible]

Case No.:

2013 - 113 - SPHA

1-10-13
Den

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan - 2 sheets 1A & 1B	
No. 2	Photos existing site	
No. 3	Zoning Petition + Plan in #73-28 (3A + 3B)	
No. 4	Signage Drawings	
No. 5	Report from Traffic Concepts May 29, 2012	
No. 6	Email dated 10-3-2012 LRBA	
No. 7	Final Landscape Plan	
No. 8	Color Exhibit - Proposed + Existing Conditions (8A + 8B)	
No. 9	Hearing Outline	
No. 10		
No. 11		
No. 12		



EXHIBIT

2









PETITION FOR SPECIAL HEARING

73-28-SPH
(Rem to 8)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RALPH LAMPHOR ^{Ralph Lamphor} legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone pursuant to Section 409.4

See attached description

FILE NO.	28
DATE	NOV 6-74
PETITION	
DISTRICT	2
D. T.	11/7/74
TYPE	
HEARING	SA
BY	MS
FINAL	10-7-72
BY	SN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ORDERED BY THE ZONING COMMISSIONER FOR FILING

ADMINISTRATIVE ASSISTANT	Contract Purchaser	<u>Ralph Lamphor</u>	Legal Owner
Address	Address	<u>8227 LIBERTY ROAD</u>	
		<u>BALTIMORE, MD 21207</u>	
Petitioner's Attorney	Protestant's Attorney		
Address			

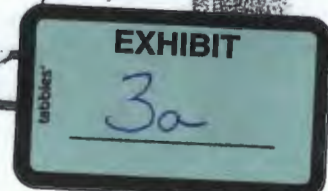
ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of July, 19672, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of August, 19672, at 10:00 o'clock A. M.



Eric A. Kenna
Zoning Commissioner of Baltimore County

(over)

10:00 A
8/14/72
12:00



TRAFFIC CONCEPTS, INC.

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

May 29, 2012

Mr. Valek Zarski
BLDG
BALTIMORE LAND DESIGN GROUP, INC.
230 Schilling Circle, Suite 364
Hunt Valley, Maryland 21031

Re: McDonald's Restaurant – 8227 Liberty Road
Parking Lot Occupancy Study

Dear Mr. Zarski:

Traffic Concepts, Inc. conducted parking lot occupancy counts for the McDonald's store located at 8227 Liberty Road. The purpose of the study is to determine the parking occupancy at this McDonald's site during peak operating hours. To accomplish this task, we identified the existing on-site parking supply and determined the peak parking demand. To determine demand, we counted the number of occupied spaces every 15 minutes for the time periods listed below.

- Wednesday 5/16/12, 11 AM – 2 PM
- Friday 5/25/12, 11 AM – 2 PM
- Saturday 5/12/12, 7 AM – 1 PM

The parking adequacy was determined by comparing the peak parking demand to the existing parking supply. The existing on-site parking supply is 60 parking spaces. The May parking count data with the existing 60 spaces shows the peak parking demand does not exceed 50 percent. Therefore, the existing parking supply is adequate to serve the site during weekday and Saturday peak time periods. The table on the following page shows the fifteen minute peak time periods for each count.

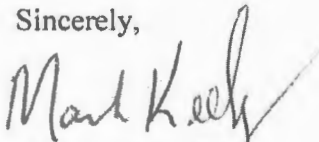
Mr. Valek Zarski
May 29, 2012
Page 2 of 2

Peak Period Parking Demand

DATE	Peak 15 minute Time Period	Peak Hour Utilization	Actual Peak Period Parked Vehicles/spaces
Wed. 5/16/12	12:30-12:45	33.3%	20/60
Friday 5/25/12	12:15-12:30	28.3%	17/60
Saturday 5/12/12	11:45-12:00	50.0%	30/60

Our findings show that the existing parking supply is adequate to serve the peak hour parking demand. Please do not hesitate to contact me if you have any questions about this study.

Sincerely,



Mark Keeley, PTP
Traffic Concepts, Inc.

Enclosures: Parking Lot Count Sheets

2780

Hecker, Caroline

From: Mark McFadden [mmcfadden@lrba.biz]
Sent: Wednesday, October 03, 2012 10:12 PM
To: Hecker, Caroline; lrba@lrba.biz
Subject: RE: McDonald's - 8227 Liberty Road
Attachments: Application 082712.pdf

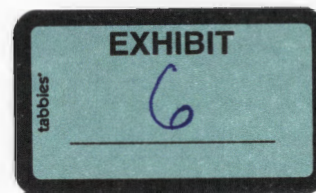
Ms. Hecker,

LRBA thanks you and Mr. May from McDonalds for coming to our general body meeting on Tuesday October 2, 2012. The information presented was informative and we look forward to the newly constructed McDonald's at the corner of Liberty Road and Rolling Road.

LRBA is "in business for your business" this has been our motto since 1979, we are advocates for businesses large and small in the Liberty Road corridor. You mention the various variances encountered with the rebuild. If LRBA can be of help please do not hesitate to reach out to us. We have helped other like businesses in the corridor before with these types of items with the county.

We also look forward to building a relationship with McDonald's and look forward to McDonald's joining LRBA. Attached is an application feel free to fill out and return if you have any questions/concerns, please feel free to reach out to our offices at 410-655-7766.

Mark McFadden
President
Liberty Road Business Association
443-865-2264
www.lrba.biz
mmcfadden@lrba.biz





BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 8227 LIBERTY ROAD

JANUARY 4, 2013

INTRODUCTION

1. Caroline Hecker and Stanley Fine – Rosenberg Martin Greenberg, LLP
2. Lee May – Area Construction Manager, McDonald's Corporation
3. Iwona Zarska – Baltimore Land Design Group, Inc.

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? 8227 Liberty Road

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 March of 1967 (almost 46 years)

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

McDonald's is proposing to demolish the existing restaurant and rebuild a new restaurant in its place.

Describe existing conditions at the McDonalds.

EXHIBIT – PLAT TO ACCOMPANY ZONING PETITION

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

Identify photographs of McDonald's at 8227 Liberty Road

EXHIBIT – PHOTOS

Describe the location of this McDonald's.

This McDonald's restaurant is located along the Liberty Road commercial corridor just south of the intersection with Rolling Road.

Why are you proposing to rebuild this McDonald's?

The existing structure is almost 46 years old and is operationally inadequate.

It has been remodeled several times over the years to add a dining room, a drive-thru, and additional parking and access from Rolling Road.

The new restaurant will be a much more modern and efficient building, both operationally and in terms of energy usage.

What is the square footage of the existing restaurant? 3,387 sq. ft.

(4,287 s. ft. with basement)

What is the square footage of the new restaurant? 4,215 sq. ft.

How many seats does the existing restaurant have? 84

How many seats will the new restaurant have? 84

What is being proposed at this location?

SEE EXHIBIT – PLAT TO ACCOMPANY ZONING PETITION

McDonald's is proposing to rebuild a new McDonald's restaurant in the approximate location of the existing restaurant.

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

There is an existing freestanding McDonald's sign on Liberty Road, which is 198 sq. ft. which McDonald's proposes to replace with a new freestanding sign that is 93 sq. ft.

The site contains 60 parking spaces, which complies with the previous decision of the Zoning Commissioner in Case No. 73-0028-SPH

EXHIBIT – Case No. 73-0028-SPH

Describe how proposed construction will improve the operation.

The new 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.

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

EXHIBIT – ELEVATIONS / SIGNAGE DETAILS

- 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 consisting of: 2 signs on the front of the building; 2 signs on the drive-thru side of the building; 1 sign on the non-drive-thru side of the building; and 1 sign 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.

In addition, 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.

Finally, we are requesting a variance for the freestanding enterprise sign on Liberty Road to permit a freestanding sign of 93 sq. ft. in lieu of 75 sq. ft.

This is a reduction from the existing sign, which is 198 sq. ft.

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 eleven (11) 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., Eastpoint Mall, 6830 Loch Raven Blvd., and 1655 Belmont Ave.

Have any parking studies been completed relating to the existing McDonald's?

Yes.

EXHIBIT – PARKING STUDY

When was this parking study conducted?

Saturday, May 12, 2012, from 7:00 a.m. to 1:00 p.m.

Wednesday, May 16, 2012 from 11:00 a.m. to 2:00 p.m.

Friday, May 25, 2012, from 11:00 a.m. to 2:00 p.m.

Why was the parking study conducted at those times?

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

What did this parking study reveal?

The parking study, conducted by Traffic Concepts, Inc., indicated that there are 60 marked parking spaces on the property, one of which is occupied by a dumpster. As a result, 60 spaces were used to determine the peak period parking utilization rates.

Between the hours of 11:00 a.m. and 2:00 p.m. on Wednesday, no more than 20 of these spaces (33.3%) were occupied at any time.

Between 7:00 a.m. and 1:00 p.m. on ~~Friday~~^{Sat}, no more than 17 spaces (28.3%) were occupied at any one time.

Between 11:00 a.m. and 2:00 p.m. on ~~Tuesday~~^{Wed.}, no more than 30 spaces (50%) were occupied at any one time.

As a result Traffic Concepts, Inc. concluded that adequate parking exists on site to accommodate the peak parking demands.

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

63.6%

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

No.

Based on your experience operating this McDonald's, do you believe that the 49 parking spaces to be provided will adequately meet the parking demands of the restaurant?

Yes. Since we do a substantial amount of business at the drive-thru windows, the demands of this restaurant do not require as much parking as the Zoning Regulations would require. We expect that, with the new restaurant, our business at the drive-thru will increase to approximately 67%, which is in line with the national averages for McDonald's.

Have you met with the neighboring community associations regarding this variance petition and the construction of the new restaurant?

Yes, we have met and shared our plans with the Liberty Road Community Council and have contacted the Liberty Road Business Association.

EXHIBIT – EMAIL FROM LIBERTY ROAD BUSINESS ASSOCIATION

What is the amount of capital investment for this project?

In excess of \$2,420,000 in private investment

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

If the petition is approved, we expect to begin construction in June 2013.



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 8227 LIBERTY ROAD

JANUARY 4, 2013

IWONA ZARSKA – TESTIMONY

Name: Iwona Zarska

Address:

Employer, employer's address: Baltimore Land Design Group, Inc.
230 Schilling Circle, Ste. 364
Hunt Valley, MD 21031

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 or Administrative Law Judge (ALJ) of Baltimore County?

Yes.

Have you ever been accepted and 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 ALJ? Yes.

What has been your involvement with this project?

I prepared the Plats to Accompany the Petitions for Special Hearing and Variance.

As a result of the Petitioner's application, what relief is being requested?

Special Hearing Relief Is Requested As Follows:

1. Section 409.8.B.1 to permit the use of land in a residential zone as parking serving a business use.

Variance Relief Is Requested From The Following Sections:

1. Off-Street Parking

- a. Section 409.6.A.2 to permit 49 parking spaces in lieu of the required 68 spaces.
- b. Section 409.8.B.2.c to permit drive-thru lanes, dumpster, and Environmental Site Design practices where only passenger vehicles are allowed.
- c. Section 409.8.A(1) to permit modifications to landscape manual standards outlined below.
- d. Section 1B01.1.B.1.(e)(5) to permit a 0' buffer and a 6' setback in lieu of the required 50' buffer and 75' setback for a parking lot in a Residential Transition Area.

2. BL-AS Zone Area Regulations

- a. Section 303.2 to permit 43.5' front yard depth in lieu of required 58.9' front yard depth (average front yard depth of existing buildings on adjacent lots is 57.8').

3. Signage Regulations

- a. 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 (Sign #4 and #5 on Plat to Accompany Zoning Petition)
- b. 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. (Sign #1 on Plat to Accompany Zoning Petition)
- c. Section 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)
- d. Section 450.4 Attachment 1, 3(II) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #3 on Plat to Accompany Zoning Petition)

- e. Section 450.5.B.3.b to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign #3 on Plat to Accompany Zoning Petition)
- f. Section 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign having a face of 93 sq. ft. in lieu of the permitted 75 sq. ft. (Sign #6 on Plat to Accompany Zoning Petition)
- g. Section 450.4 Attachment 1, 5(f)(VII) to permit two order boards of 6.75 feet in height in lieu of the permitted 6 feet (Sign #7 on Plat to Accompany Zoning Petition)

4. Landscape Manual Standards

- a. Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1(b) to allow a four (4) foot landscape strip in lieu of the required six (6) feet
- b. Part III (Requirements for Project Conditions), Condition B (Parking Lots), Standard #1(c)(2) to permit the exclusion of the required 10-foot minimum landscape strip or a brick or split face block wall where the minimum 10-foot landscape strip is not feasible
- c. Part III (Requirements for Project Conditions), Condition F (Service Lanes), Standard #2 to permit 3.7 feet of landscaping in lieu of the required 6 feet
- d. Part III (Requirements for Project Conditions), Condition F (Services Lanes), Standard #3(b) to permit the exclusion of the required 10-foot minimum landscape strip or a brick or split face block wall where the minimum 10-foot landscape strip is not feasible.

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

SEE EXHIBITS – PLAT TO ACCOMPANY ZONING PETITION AND SIGNAGE DETAILS

EXHIBIT – APPROVED LANDSCAPE PLAN

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

Yes. The property is irregularly shaped with a very narrow portion fronting on both Liberty Road and Rolling 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 irregular shape of the property limits the visibility of the restaurant from Liberty Road, as well as the location and number of parking spaces that can be provided on the site, which would create practical difficulties for McDonald's if strict compliance with the Zoning Regulations were required.

Formerly, the well known mansard roof, which was visible from Liberty Road, 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 Liberty Road.

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 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 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 replace an outdated restaurant with a more modern, attractive one. This will improve the general welfare of the surrounding neighborhood.

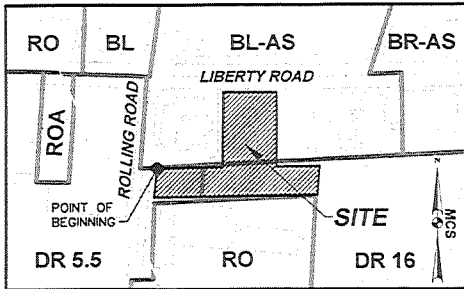
Would the granting of the variances cause any injury to the public health, safety, or general welfare?

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 special hearing relief and variances be granted.

EXHIBIT – OUTLINE OF TESTIMONY



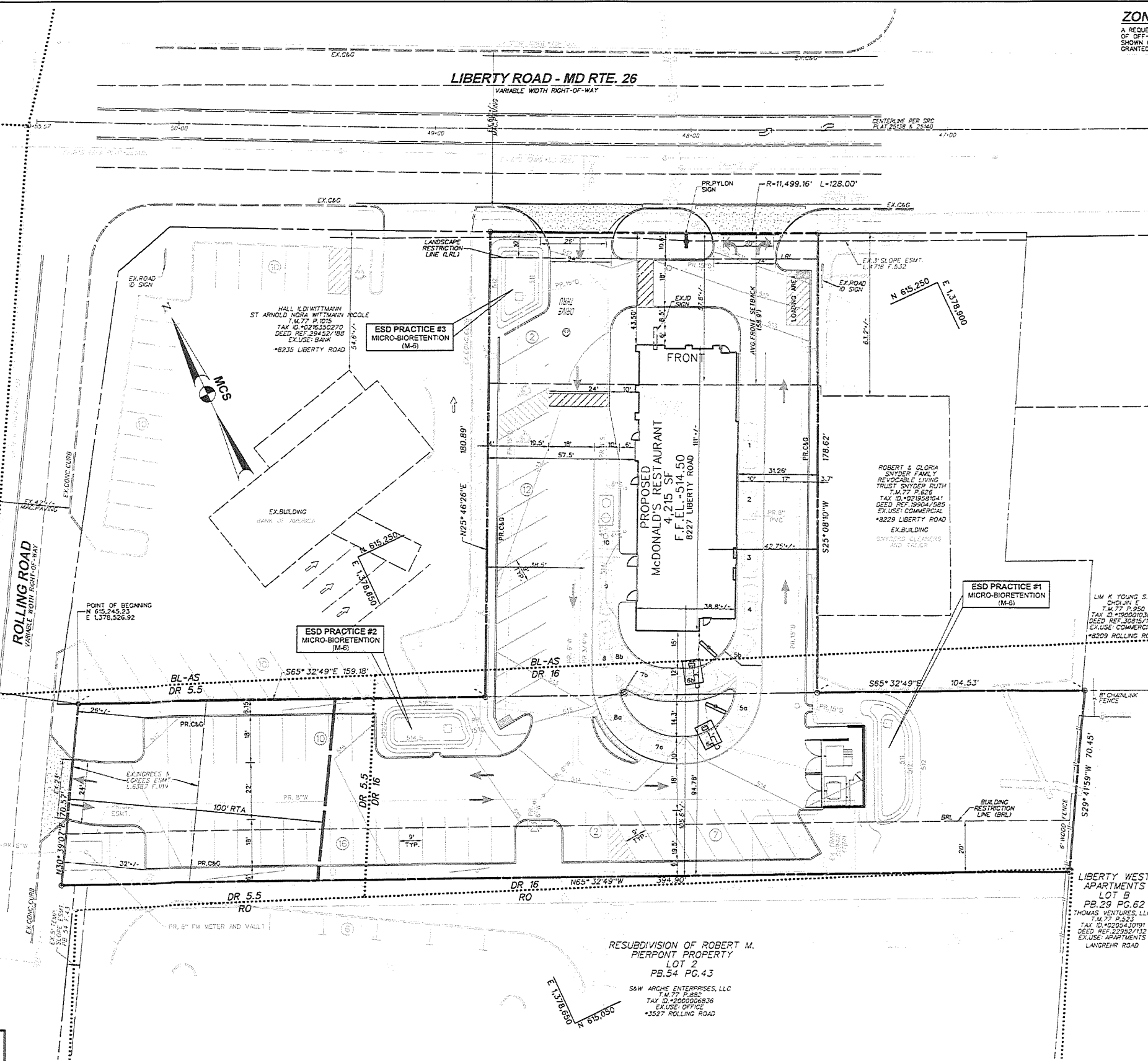
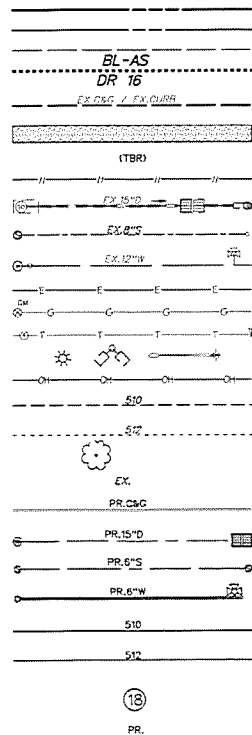
ZONING MAP

SCALE: 1" = 200'

(MAP 77 C3)

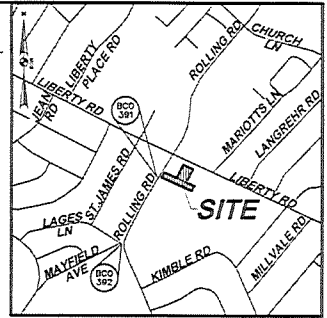
LEGEND

- RIGHT-OF-WAY LINE
PROPERTY LINE
EX. EASEMENT
ZONING LINE
EX. CONCRETE CURB & GUTTER
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. OVERHEAD LINE
EX. INDEX CONTOURS
EX. INTERMEDIATE CONTOURS
EX. TREE
"EXISTING" DESIGNATION
PR. CONCRETE CURB & GUTTER
PR. STORM DRAIN, MANHOLE & INLET
PR. SANITARY SEWER & CLEANOUT
PR. WATER MAIN, VALVE & FIRE HYDRANT
PR. INDEX CONTOURS
PR. INTERMEDIATE CONTOURS
PR. PARKING COUNT
"PROPOSED" DESIGNATION



ZONING HISTORY

A REQUEST, VIA A SPECIAL HEARING, FOR APPROVAL OF OFF-STREET PARKING IN A RESIDENTIAL ZONE SHOWN ON A PLAN FILED AS EXHIBIT 'A' WAS GRANTED ON 9/6/72. (CASE #73-28-SPH).



VICINITY MAP

SCALE: 1" = 1,000'

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:
CONTROL POINT 391: N 614.194.65; E 1378.430.37; EL. 518.80
DESCRIPTION: SPK IN ASPHALT PARKING LOT ON WEST SIDE OF ROLLING RD. 31.77' NORTH WEST OF WATER VALVE IN ROLLING ROAD. 922.09' SOUTH TO BCD-392.

CONTROL POINT 392: N 614.376.57; E 1378.005.05; EL. 522.29
DESCRIPTION: SPK IN PAVING AT INTERSECTION OF ROLLING ROAD, LAGES LANE AND MAYFIELD AVENUE. 35.35' SOUTHWEST OF WATER VALVE IN LAGES LANE. 922.09' NORTH TO BCD-391.

SITE DATA

- AREA OF TRACT:
PARCEL 835: 23,173 SF OR .532 AC.
PARCEL 538: 27,563 SF OR .633 AC.
TOTAL: 50,736 SF OR 1.167 AC.
- OWNER:
MCDONALD'S CORPORATION
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626
- TAX MAP REFERENCES:
T.M. 77: C. 23; P. 538; TAX ID #0219581040 &
T.M. 77: C. 23; P. 538; TAX ID #1900006557
- DEED REFERENCES: L. 5588; F. 660 & L. 6387 F. 189
- PLAT REFERENCE: NONE
- ELECTION DISTRICT: 2; COUNCILMANIC DISTRICT: 4
- EXISTING ZONING: BL AS, DR 5.5 & DR 16, MAP #077 C3
- EXISTING USE: EX. MCDONALD'S TO BE RAZED
PROPOSED USE: NEW MCDONALD'S
- MINIMUM SETBACK REQUIREMENT:
FRONT: 10 FEET FROM PROPERTY LINE; 40 FEET FROM STREET CENTERLINE AND AVERAGE FRONT YARDS OF ADJACENT LOTS, PER SECTION 232.14. 303.2 OF BCZ
SIDE: NONE, OR AS PER SECTION 232.2 OF BCZ
REAR: NONE, OR AS PER SECTION 232.3 OF BCZ
- F.A.R. ALLOWED = 3.0 MAX.
PROPOSED F.A.R. FOR LEASE AREA 4,215 / 50,836 = 0.08
- BUILDING HEIGHT:
PERMITTED 40 FEET
PROPOSED: 23.3 FEET
- ADT:
(550 X 4.215 SF) / 1,000 = 2,318 DAILY TRIPS
- CENSUS TRACT: 402303
REGIONAL PLANNING DISTRICT: 319
TRANSPORTATION ZONE: 0635
ZIP CODE: 20817
WATERSHED: GWYNNS FALLS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL, OR AS APPROVED OTHERWISE BY BALTIMORE COUNTY.
- STORM WATER MANAGEMENT (SWM):
THIS SITE IS A RE-DEVELOPMENT. SWM SHALL BE ADDRESSED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- REDUCTION OF EX. IMPERVIOUS AREAS WITHIN LIMIT OF DISTURBANCE (LOD) BY 50%
- IMPLEMENTATION OF ESD PRACTICES TO MEET TO PROVIDE WATER QUALITY TREATMENT AT LEAST 50% OF EX. IMPERVIOUS AREA WITHIN LOD OR
- USE A COMBINATION OF IMPERVIOUS AREA REDUCTION AND ESD IMPLEMENTATION FOR AT LEAST 50% OF EX. IMPERVIOUS AREAS
- USE OF ALTERNATIVE SWM MEASURES
SINCE THE FULL REDUCTION OF EXISTING IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, THEREFORE ESD PRACTICES MICRO BIOTRETION 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, 100YR FLOODPLAINS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- THE DEVELOPER IS REQUESTING A VARIANCE TO SECTION 33-9-109 (IN PART) OF THE BALTIMORE COUNTY CODE TO RESTRICT APPLICABILITY OF THE FOREST CONSERVATION REGULATIONS TO THE PROPOSED LIMIT OF DISTURBANCE. THE RESULTING 0.2 ACRE AFFORESTATION OBLIGATION WILL BE MET BY PURCHASE OF CREDIT IN A COUNTY APPROVED FOREST RETENTION BANK.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.B. AND ALL SIGN POLICES OR AS APPROVED 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 360 OF 580, MAP NUMBER 240000360 F. MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERRECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOLLER ENGINEERING, NO. DATED FEBRUARY 9, 2012.

PARKING REQUIREMENTS

EXISTING PARKING SPACES: 61 PS
PARKING SPACES REQUIRED: 4,215 SF @ 16 PS / 1000 SF = 68 PS
PARKING SPACES PROVIDED: 49 PS (INCL. 2 HDOP)
PETITIONS FOR ZONING HEARINGS / VARIANCES HAVE BEEN FILED WITH BALTIMORE COUNTY.

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. MORE INFO 83/91: VERT: NAVD 88

ZONING HEARING REQUEST

- SPECIAL HEARING:
1. SECTION 409.8.9.1 TO PERMIT THE USE OF LAND IN A RESIDENTIAL ZONE AS PARKING SERVING A BUSINESS USE.

BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21081
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



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

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, 2014.

OWNER

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

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
FOR SPECIAL HEARING**

MCDONALD'S RESTAURANT

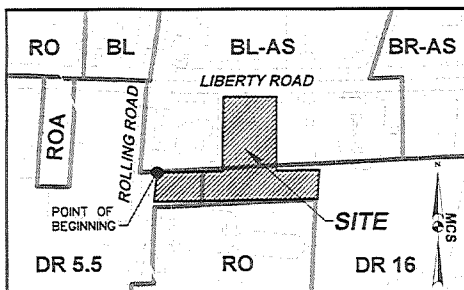
8227 LIBERTY ROAD
BALTIMORE, MARYLAND 21244

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 2, C4
DATE: NOVEMBER, 2012

DRAWING NO.

EXHIBIT
1a



ZONING MAP

SCALE: 1" = 200'
(MAP 77 C3)

LEGEND

RIGHT-OF-WAY LINE	
PROPERTY LINE	
EX. EASEMENT	
ZONING LINE	
EX. CONCRETE CURB AND GUTTER	
EX. STORM DRAIN, MANHOLE & INLET	
EX. SANITARY SEWER, MANHOLE & CLEANOUT	
EX. WATER MAIN, VALVE & FIRE HYDRANT	
EX. ELECTRIC LINE, POLE & BOX	
EX. GAS LINE	
EX. TELEPHONE LINE, POLE & BOX	
EX. OVERHEAD LINE	
EX. INDEX CONTOURS	
EX. INTERMEDIATE CONTOURS	
EX. TREE	
"EXISTING" DESIGNATION	
PR. CONCRETE CURB & GUTTER	
PR. STORM DRAIN, MANHOLE & INLET	
PR. SANITARY SEWER & CLEANOUT	
PR. WATER MAIN, VALVE & FIRE HYDRANT	
PR. INDEX CONTOURS	
PR. INTERMEDIATE CONTOURS	
PR. PARKING COUNT	
"PROPOSED" DESIGNATION	

ZONING VARIANCE REQUESTS

1. HEARING FOR ZONING VARIANCES:

1. VARIANCE FOR PARKING REGULATIONS:

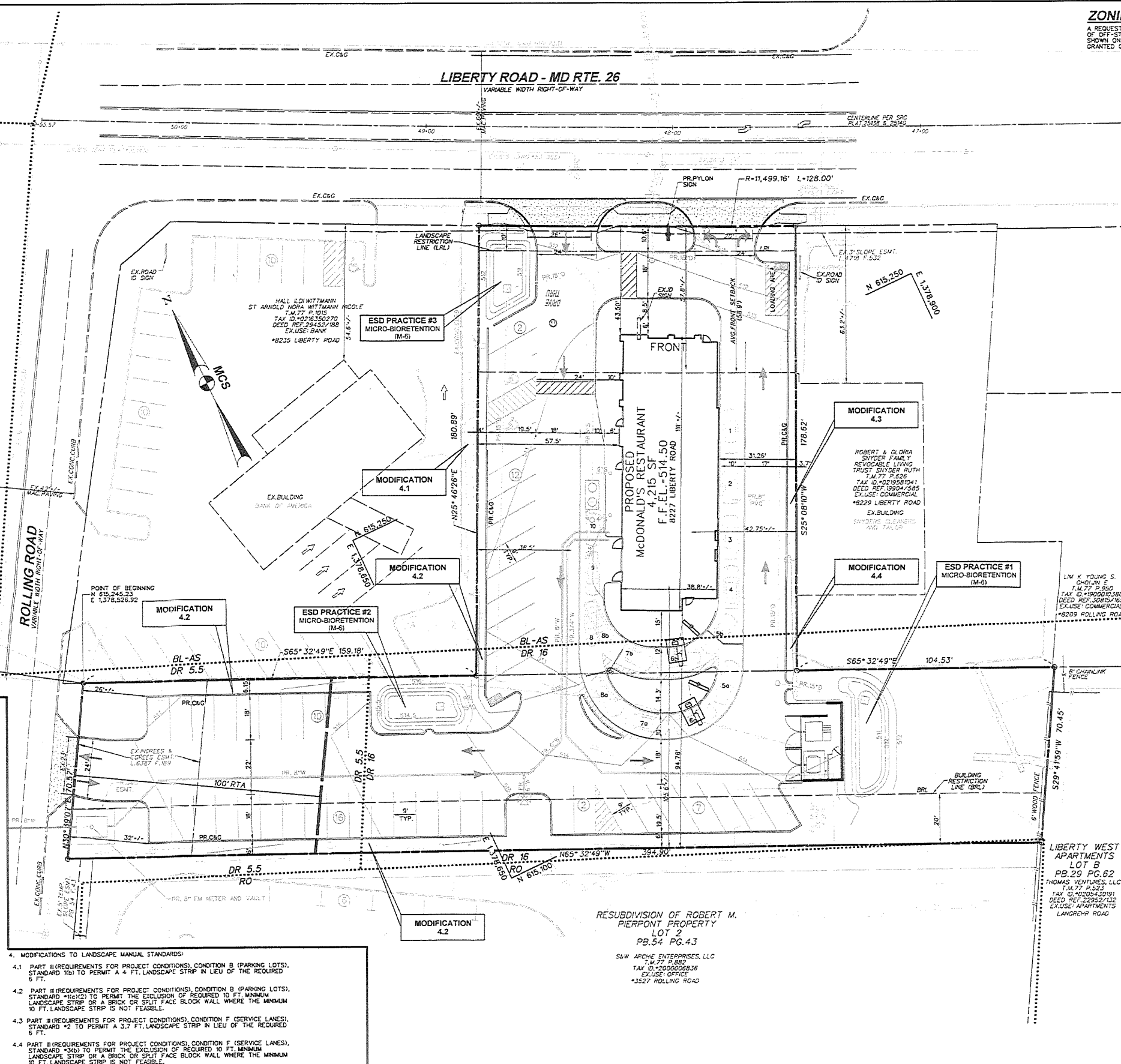
- VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 49 SPACES IN LIEU OF THE REQUIRED 68 SPACES.
- VARIANCE FROM SECTION 409.8.B.2.c TO PERMIT DRIVE-THRU LANES, DUMPSTER, AND ESD PRACTICES WHERE ONLY PASSENGER VEHICLES ARE ALLOWED.
- VARIANCE FROM SECTION 409.8.A.10 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW MODIFICATIONS TO LANDSCAPE MANUAL STANDARDS OUTLINED BELOW.
- VARIANCE FROM SECTION 1801.1.B.1.i.(K) TO PERMIT 0' BUFFER AND 6' SETBACK IN LIEU OF THE REQUIRED 50' BUFFER AND 70' SETBACK FOR PARKING LOT WITHIN THE 100-FOOT RESIDENTIAL TRANSITION AREA.

2. VARIANCE FOR BL-AS ZONE AREA REGULATIONS:

- VARIANCE FROM SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 43.50 FT. FRONT YARD DEPTH IN LIEU OF THE REQUIRED 58.9 FT. (AVERAGE OF THE FRONT YARD DEPTHS OF THE ADJACENT LOTS). EXISTING AVERAGE SETBACK IS 57.8 FT.

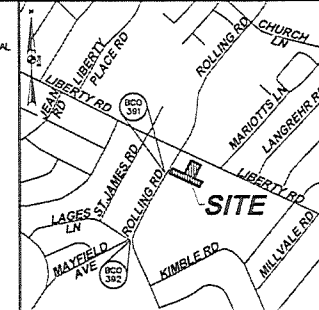
3. VARIANCE FOR SIGN REGULATIONS:

- SECTION 450.4 ATTACHMENT 1.5.(vi)(v) TO PERMIT 6 WALL MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGNS *4 & *5)
- SECTION 450.4 ATTACHMENT 1.3.(vi)(v) TO PERMIT A DIRECTIONAL SIGN OF 9.7 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN *1)
- SECTION 450.4 ATTACHMENT 1.3.(vi)(v) TO PERMIT A DIRECTIONAL SIGN OF 9.7 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (TWO SIGNS, SIGN *2)
- SECTION 450.4 ATTACHMENT 1.3.(vi) TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (TWO SIGNS, 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. (TWO SIGNS, SIGN *3)
- SECTION 450.4 ATTACHMENT 1.5.(vi)(v) TO PERMIT A FREE-STANDING ENTERPRISE SIGN HAVING A FACE OF 93 SF IN LIEU OF THE PERMITTED 75 SF. (SIGN *6)
- SECTION 450.4 ATTACHMENT 1.5.(vi)(v) TO PERMIT TWO ORDER BOARDS OF 6.75 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (TWO SIGNS, SIGN *7)



ZONING HISTORY

A REQUEST, VIA A SPECIAL HEARING, FOR APPROVAL OF OFF-STREET PARKING IN A RESIDENTIAL ZONE SHOWN ON A PLAN FILED AS EXHIBIT 'A' WAS GRANTED ON 9/6/72. (CASE #75-28-SPH).



VICINITY MAP

SCALE: 1" = 1,000'

BENCH MARK

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

CONTROL POINT 391: N 615,184.65; E 1,378,430.37; EL 518.80
DESCRIPTION: SPIKE IN ASPHALT PARKING LOT ON WEST SIDE OF ROLLING RD, 31.77' NORTH WEST OF WATER VALVE IN ROLLING ROAD, 922.09' SOUTH TO BCO-392.

CONTROL POINT 392: N 614,376.57; E 1,378,005.05; EL 522.29
DESCRIPTION: SPIKE IN PAVING AT INTERSECTION OF ROLLING RD AND LACES LANE AND MAYFIELD AVENUE, 30.35' SOUTHEAST OF WATER VALVE IN LACES LANE, 922.09' NORTH TO BCO-391.

SITE DATA

- AREA OF TRACT:
PARCEL 633: 23,173 SF OR .532 AC.
PARCEL 538: 27,663 SF OR .635 AC.
TOTAL: 50,836 SF OR 1.167 AC.
- OWNER:
MCDONALD'S CORPORATION
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626
- TAX MAP REFERENCES:
T.M. 77: P. 233; TAX ID #0219581040 &
T.M. 77: C. 231; P. 538; TAX ID #1900006557
- DEED REFERENCES: L 5588; F.660 & L. 6387 F.189
- PLAT REFERENCE: NONE
- ELECTION DISTRICT: 2; COUNCILMANIC DISTRICT: 4
- EXISTING ZONING: BL AS, DR 5.5 & DR 16, MAP #077 C3
- EXISTING USE: EX. MCDONALD'S TO BE RAZED
PROPOSED USE: NEW MCDONALD'S
- MINIMUM SETBACK REQUIREMENT:
FRONT: 10 FEET FROM PROPERTY LINE; 40 FEET FROM STREET CENTERLINE AND AVERAGE FRONT YARDS OF ADJACENT LOTS PER SECTION 232.1 & 203.2 OF BCZR
SIDE: NONE OR AS PER SECTION 232.2 OF BCZR
REAR: NONE OR AS PER SECTION 232.3 OF BCZR
- F.A.R. ALLOWED = 3.0 MAX.
PROPOSED F.A.R. FOR LEASE AREA 4,215 / 50,836 = 0.08
- BUILDING HEIGHT:
PERMITTED: 40 FEET
PROPOSED: 23.3 FEET
- ADT: 1550 X 4,215 SF / 1,000 = 2,318 DAILY TRIPS
- CENSUS TRACT: 402303
REGIONAL PLANNING DISTRICT: 319
TRANSPORTATION ZONE: 0635
ZIP CODE: 20814
APPROVED FOREST RETENTION BANK
WATERSHED: GWYNNS FALLS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL, OR AS APPROVED OTHERWISE BY BALTIMORE COUNTY.
- STORM WATER MANAGEMENT (SWM):
THIS SITE IS A RE-DEVELOPMENT. SWM SHALL BE ADDRESSED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- REDUCTION OF EX. IMPERVIOUS AREAS WITHIN LIMIT OF DISTURBANCE (LOD) BY 50%
- REDUCTION OF EX. IMPERVIOUS AREAS WITHIN LIMIT OF DISTURBANCE (LOD) BY 50%
- TREATMENT FOR AT LEAST 50% OF EX. IMPERVIOUS AREA WITH LOD OR
- USE A COMBINATION OF IMPERVIOUS AREA REDUCTION AND ESD IMPLEMENTATION FOR AT LEAST 50% OF EX. IMPERVIOUS AREAS
- USE OF ALTERNATIVE SWM MEASURES

SINCE THE FULL REDUCTION OF EXISTING IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, THEREFORE ESD PRACTICES MICRO BIOTRETION 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, 100YR. FLOODPLAINS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- THE DEVELOPER IS REQUESTING A VARIANCE TO SECTION 33-6-109 (IN PART) OF THE BALTIMORE COUNTY CODE TO RESTRICT APPLICABILITY OF THE FOREST CONSERVATION REGULATIONS TO THE PROPOSED LIMIT OF DISTURBANCE. THE RESULTING 0.2 ACRE AFFORESTATION OBLIGATION WILL BE MET BY PURCHASE OF CREDIT IN A COUNTY APPROVED FOREST RETENTION BANK.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES OR AS APPROVED 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 360 OF 580, MAP NUMBER #400000350, MAP REVISED SEPTEMBER 26, 2009" AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING CO. DATED FEBRUARY 9, 2012.

PARKING REQUIREMENTS

EXISTING PARKING SPACES: 61 PS
PARKING SPACES REQUIRED: 4,215 SF @ 16 PS / 1000 SF = 68 PS
PARKING SPACES PROVIDED: 49 PS (INCL. 2 HOCP)
PETITIONS FOR ZONING HEARINGS / VARIANCES HAVE BEEN FILED WITH BALTIMORE COUNTY.

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

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
239 SCHILLING CIRCLE, SUITE 304 • HUNT VALLEY, MARYLAND 21031
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, 2014.

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

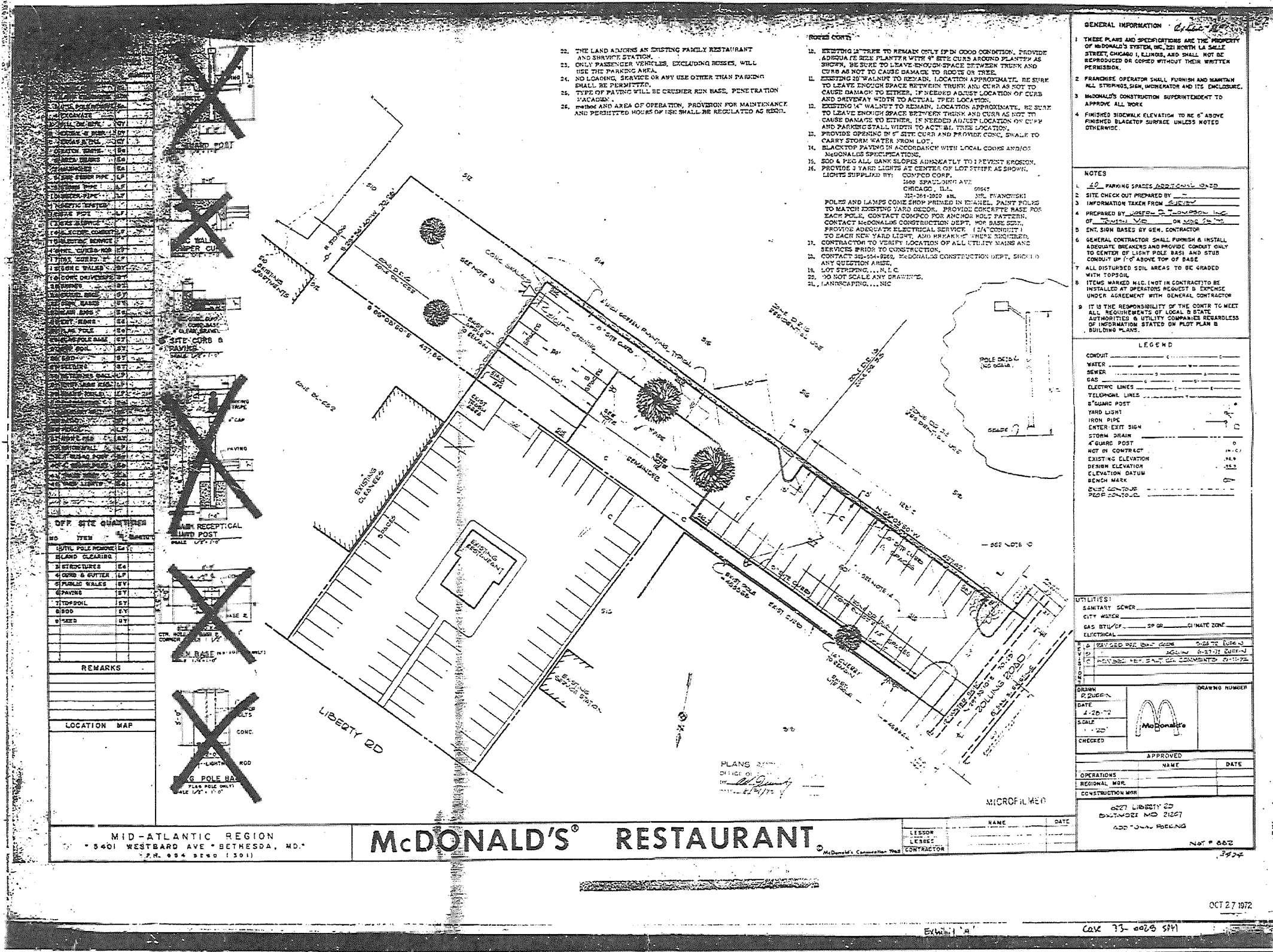
DEVELOPER / APPLICANT
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BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY ZONING PETITION FOR
ZONING VARIANCES AND ALTERNATIVE SPECIAL HEARING
McDONALD'S RESTAURANT
8227 LIBERTY ROAD
BALTIMORE, MARYLAND 21244
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

DRAWING NO.
ELECTION DISTRICT 2, C4
DATE: NOVEMBER, 2012
SHEET

EXHIBIT
1b



OFF SITE QUANTITIES		
NO	ITEM	QUANTITY
1	10" POLY PIPE	100
2	10" POLY PIPE	100
3	10" POLY PIPE	100
4	10" POLY PIPE	100
5	10" POLY PIPE	100
6	10" POLY PIPE	100
7	10" POLY PIPE	100
8	10" POLY PIPE	100
9	10" POLY PIPE	100
10	10" POLY PIPE	100
11	10" POLY PIPE	100
12	10" POLY PIPE	100
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93	10" POLY PIPE	100
94	10" POLY PIPE	100
95	10" POLY PIPE	100
96	10" POLY PIPE	100
97	10" POLY PIPE	100
98	10" POLY PIPE	100
99	10" POLY PIPE	100
100	10" POLY PIPE	100

GENERAL INFORMATION

1. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S SYSTEM, INC. 221 NORTH LA SALLE STREET, CHICAGO, ILLINOIS, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THEIR WRITTEN PERMISSION.

2. FRANCHISEE OPERATOR SHALL FURNISH AND MAINTAIN ALL STORMWATER, SEWER, WATER, AND GAS LINES.

3. McDONALD'S CONSTRUCTION SUPERINTENDENT TO APPROVE ALL WORK.

4. FINISHED SIDEWALK ELEVATION TO BE 6" ABOVE FINISHED DRIVEWAY SURFACE UNLESS NOTED OTHERWISE.

NOTES

1. 20 PARKING SPACES ADDITIONAL 10' WIDE

2. SITE CHECK OUT PREPARED BY

3. INFORMATION TAKEN FROM SURVEY

4. PREPARED BY JAMES J. THOMPSON, INC.

5. ENT. SIGN BASES BY GEN. CONTRACTOR

6. GENERAL CONTRACTOR SHALL FURNISH & INSTALL ADEQUATE BREAKERS AND PROVIDE CONDUIT ONLY TO CENTER OF LIGHT POLE BASE AND STUD CONDUIT UP 1'-0" ABOVE TOP OF BASE

7. ALL DISTURBED SOIL AREAS TO BE GRADED WITH TOPSOIL

8. ITEMS MARKED N.C. (NOT IN CONTRACT) TO BE INSTALLED AT OPERATOR'S REQUEST & EXPENSE UNDER AGREEMENT WITH GENERAL CONTRACTOR

9. IT IS THE RESPONSIBILITY OF THE CONTR. TO MEET ALL REQUIREMENTS OF LOCAL & STATE AUTHORITIES & UTILITY COMPANIES REGARDLESS OF INFORMATION STATED ON PLOT PLAN & BUILDING PLANS.

LEGEND

CONDUIT

WATER

SEWER

GAS

ELECTRIC LINES

TELEPHONE LINES

STORM DRAIN

IRON PIPE

ENTER-EXIT SIGN

STORM DRAIN

4" GUARD POST

NOT IN CONTRAST

EXISTING ELEVATION

DESIGN ELEVATION

ELEVATION DATUM

BENCH MARK

EXIST. CONTOUR

PROP. CONTOUR

UTILITIES

SANITARY SEWER

CITY WATER

GAS

ELECTRIC

TELEPHONE

APPROVED

NAME

DATE

OPERATIONS

REGIONAL MGR.

CONSTRUCTION MGR.

2227 LIBERTY RD

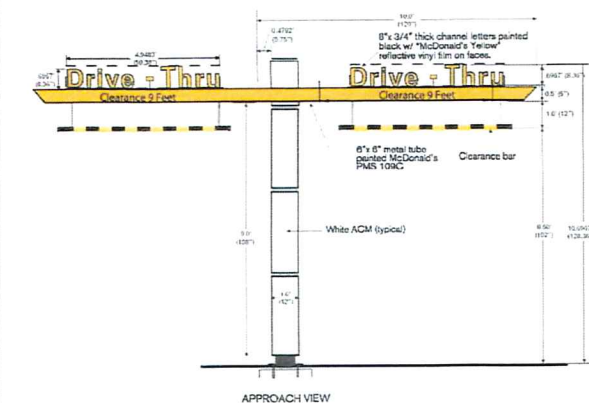
BETHESDA, MD 20814

ADD "JAMES J. THOMPSON, INC."

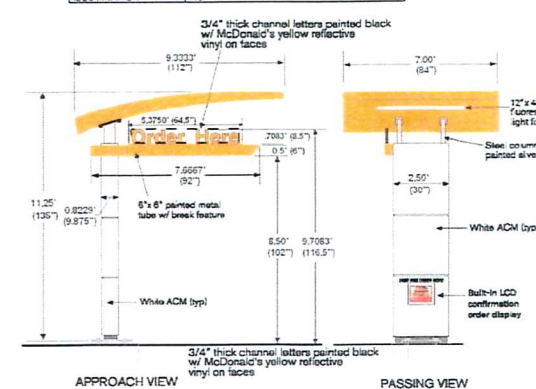
Not P 002



1	WELCOME POINT GATEWAY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	2 x 0.6957' x 4.9483' = 6.8950 SF
QUANTITY:	1
HEIGHT:	10.6967 FT.
ILLUMINATION:	NO



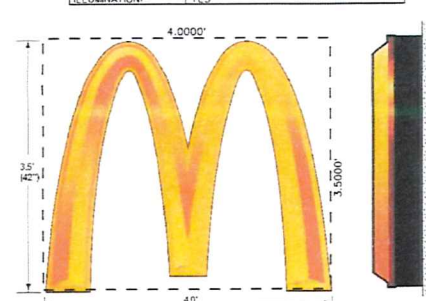
2	DRIVE-THRU SINGLE POLE CANOPY
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	5.3750' x 0.7083' = 3.8000 SF
QUANTITY:	2
HEIGHT:	9.7083 FT.
ILLUMINATION:	NO



3	WELCOME LETTERS
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	CANOPY
FACE AREA:	3.7292' x 0.6979' = 2.6026 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	NO



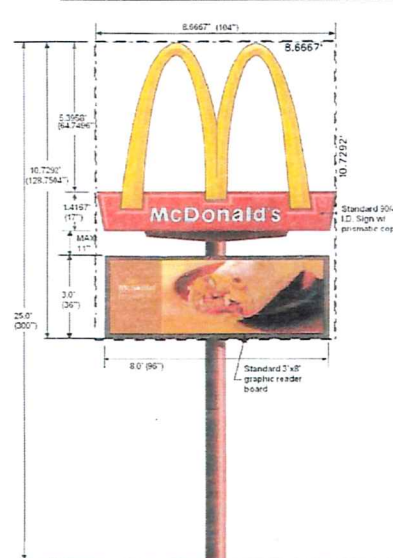
4	42" ILLUMINATED ARCH LOGO
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA (BOXED):	4.0000' x 3.5000' = 14.0000 SF
QUANTITY:	4
HEIGHT:	N/A
ILLUMINATION:	YES



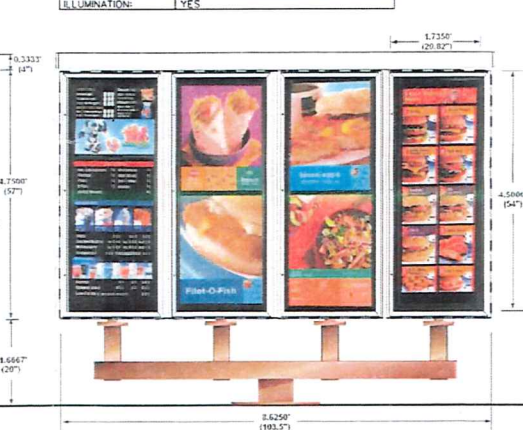
5	UNBODY ELEMENT
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	18.0000' x 2.2917' = 41.2506 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES



6	90x40 PYLON ROAD SIGN
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	10.7292' x 8.6667' = 92.9868 SF
QUANTITY:	1
HEIGHT:	25 FT.
ILLUMINATION:	YES

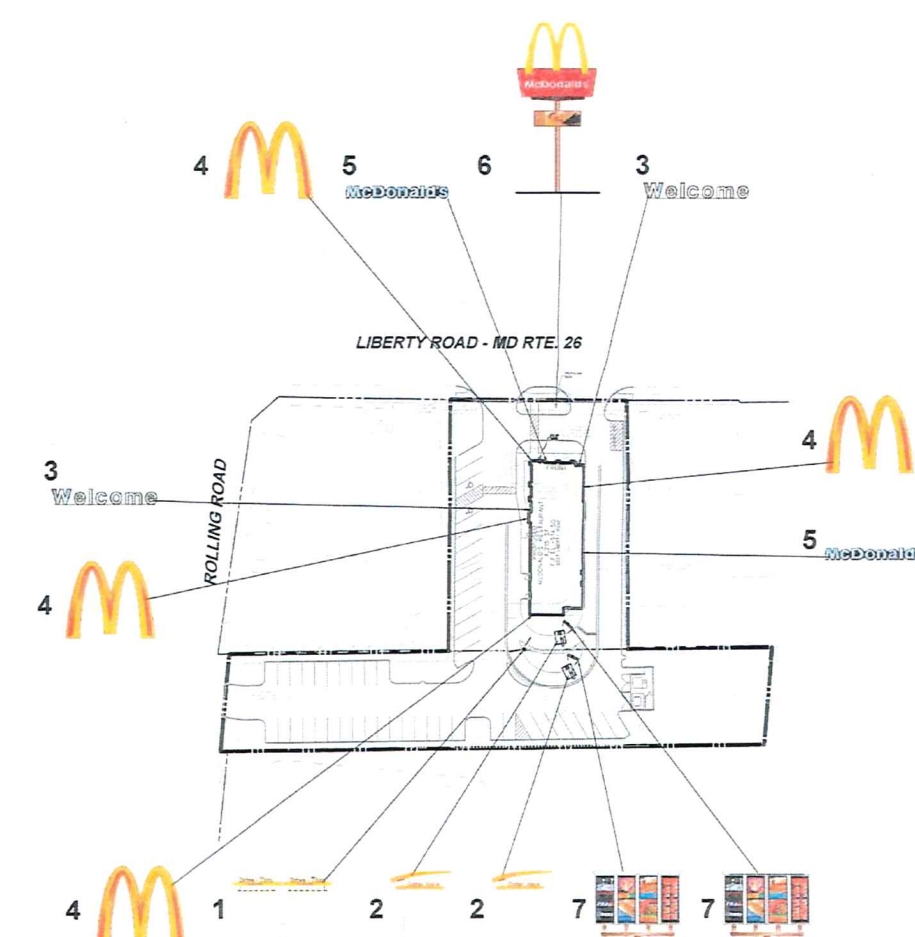


7	MENU BOARD
CLASS:	ORDER BOARD
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	8.6250' x 4.7500' = 40.9688 SF
QUANTITY:	2
HEIGHT:	6.75 FT.
ILLUMINATION:	YES



- 1. ENTERPRISE SIGN ON THE BUILDING FACADES**
- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 38.8')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 38.8' x 77.6 SF
 - AREA / FACE PROPOSED: SIGN #5 = 41,250.6 SF
 - SIGN #4 = 14,000.0 SF
 - TOTAL = 55,250.6 SF < 77.6 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 111.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 111.0' x 222.00 SF
 - AREA / FACE PROPOSED: SIGN #4 = 14,000.0 SF
 - TOTAL = 14,000.0 SF < 222.00 SF
 - DRIVE-THRU FACADE (LENGTH = 111.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 111.0' x 222.00 SF
 - AREA / FACE PROPOSED: SIGN #5 = 41,250.6 SF
 - SIGN #4 = 14,000.0 SF
 - TOTAL = 55,250.6 SF < 222.00 SF
 - REAR FACADE (LENGTH = 38.8')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 38.8' x 77.6 SF
 - AREA / FACE PROPOSED: SIGN #4 = 14,000.0 SF
 - TOTAL = 14,000.0 SF < 77.6 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 = 5,375.0 SF < 8 SF ALLOWED
 - SIGN #2 = 3,800.0 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 > 6 FT
 - SIGN #2 = 9.71 FT > 6 FT
- IV. ENTERPRISE FREESTANDING PYLON SIGN (SIGN #6)**
- MAX. AREA / FACE ALLOWED: 75 SF
 - MAX. AREA / FACE PROPOSED: 92.9868 SF
 - AREA / FACE OF EXISTING SIGN TO BE REMOVED: 196 SF +/-
 - MAX. HEIGHT ALLOWED: 25 SF
 - MAX. HEIGHT PROPOSED: 25 SF
 - MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
 - NUMBER OF PROPOSED SIGNS: 1
- V. ENTERPRISE FREESTANDING ORDER BOARD (SIGN #7)**
- MAX. AREA / FACE ALLOWED: 50 SF PER ORDER BOARD
 - MAX. AREA / FACE PROPOSED: 40.9688 SF
 - MAX. HEIGHT ALLOWED: 6 FT
 - MAX. HEIGHT PROPOSED: 6.75 FT > 6 FT
 - MAX. NUMBER / PREMISES ALLOWED: 2
 - NUMBER OF PROPOSED SIGNS: 2



BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

250 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21081
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



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

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, 2014.

OWNER

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

DEVELOPER / APPLICANT

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

REVISIONS				BY
DATE	NO.	DESCRIPTION		

PLAN TO ACCOMPANY ZONING PETITION FOR ZONING VARIANCES
McDONALD'S RESTAURANT

8127 LIBERTY ROAD
BALTIMORE, MARYLAND 21244
BALTIMORE COUNTY, MARYLAND
SCALE: N.T.S.

ELECTION DISTRICT 2, C4
DATE: NOVEMBER, 2012

DRAWING NO.

EXHIBIT

4

Plant Identification: All plants shall be properly marked for identification and checking.

List of Plant Materials: The Contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

Plant Quantity. All plants shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to the American Standard Nursery Stock (ANSI z60.1, latest edition), and shall have a well-shaped, healthy, sturdy structure. Plants with a main stem or leader are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Plant Spacing: Plant spacing is to scale on the plan or as shown on the plant list.

Soil Mix. Soil mix will be 2/3 existing soil and 1/3 leaf mold or equal organic material, thoroughly mixed and homogenized.

Ball Size: The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard for Nursery Stock, ANSI z60.1, latest edition.

Excavation: Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be entirely retitled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. A 2" layer of organic material (i.e., leaf mold) will be incorporated into plant beds by tiling again.

Planting: Backfill shall be done with soil mix, reasonably free of stones, subsoil, clay, roots, stumps, roots, well, debris, organic litter, toxic substances, or any other material which may be harmful to plant growth or hinder root bedding, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade.

Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay back burpax from top of all B&B material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

Transplanting Trees by Tree Machines: Trees shall be moved by machines that provide a minimum of 9" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

Cultivation: All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with shredded bark. The area around isolated plants shall be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

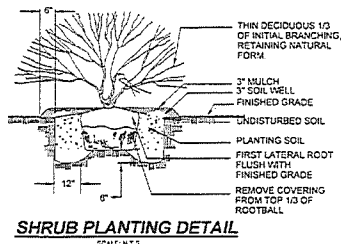
Maintenance: The Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer: Fertilizer shall be a slow release type contained in polyethylene perforated bags with micro pore holes for controlled feeding, such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 3555, Suffern, New York 10990, or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-16-16 per unit to last three (3) years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used, the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis, 50% organic, at the following rates: Trees @ 2-3 lbs. per caliper inch; Shrub Beds @ 3-5 lbs. per 100 sq. ft.; and Groundcover Beds @ 2-3 lbs. per 100 sq. ft.

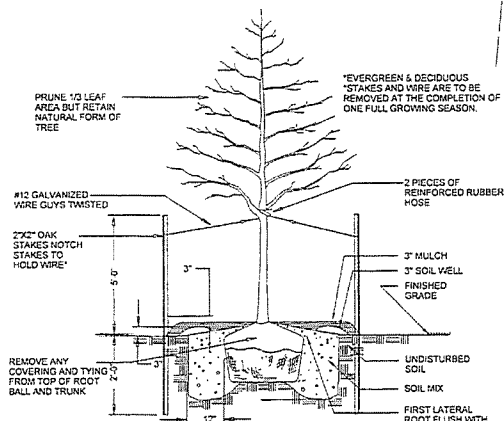
Groundcover: All areas of groundcover shall be retailed to a depth of 6". Apply 2" organic material and refill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement. All material shall be unconditionally guaranteed for one (1) year. The Contractor is responsible for watering but not for losses or damage caused by mechanical injury or vandalism.

Diagram showing a thin deciduous branch of an initial branch retaining its natural form. The branch is shown with a vertical scale bar indicating 6'.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL
SCALE: N.T.S.

HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-825-3885

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 2103
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

THIS PLAN IS SEALED AND CERTIFIED
TO BE IN ACCORDANCE WITH ALL
AGENCY COMMENTS

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, 2014.

OWNER
McDONALD S. CORPORATION
BALTIMORE • WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 100
BETHESDA, MARYLAND 20814
PHONE (202) 497-3000

DEVELOPER / APPLICANT
MODERN USA LLC
 10000 E. 1st Avenue, Suite 100
 Denver, CO 80231
 303.755.1100
 www.modernusa.com

05/13/11		PRELIMINARY BID SET	RM	BLOC
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McDON

FINAL LANDSCAPE PLAN
NALD'S RESTA
8227 LIBERTY ROAD
BALTIMORE, MARYLAND 21244

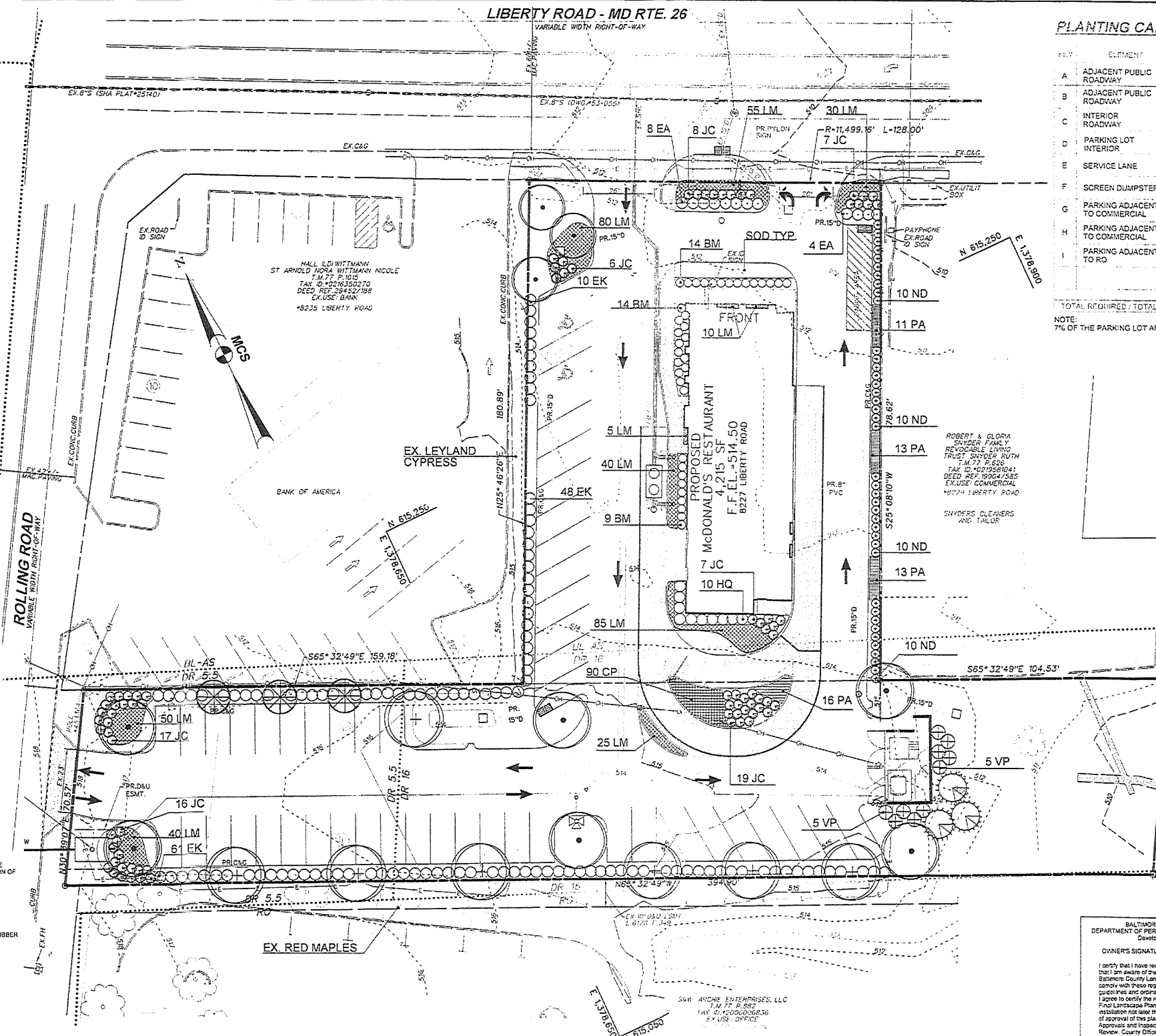
THE COORDINATE SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN DATUM OF 1983.
THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988.
HCRZ: NAD 83/91; VERT: NAVD 88

WARRANT

ELECTION DISTRICT 2, C4
DATE: SEPTEMBER, 2012

EXHIBIT 7

VARIABLE WIDTH RIGHT-OF-WAY



POS.	ELEMENT	RATE	LINEAR FEET	PLANTING UNITS (PU)
A	ADJACENT PUBLIC ROADWAY	1 PU / 40 LF	128 LF	3
B	ADJACENT PUBLIC ROADWAY	1 PU / 40 LF	71 LF	2
C	INTERIOR ROADWAY	1 PU / 20 LF	123 LF	6
D	PARKING LOT INTERIOR	1 PU / 12 SPACES	49 SPACES	4
E	SERVICE LANE	1 PU / 15 LF	310 LF	21
F	SCREEN DUMPSTER	1 PU / 15 LF	68 LF	5
G	PARKING ADJACENT TO COMMERCIAL	1 PU / 20 LF	150 LF	8
H	PARKING ADJACENT TO COMMERCIAL	1 PU / 20 LF	91 LF	5
I	PARKING ADJACENT TO RO	1 PU / 15 LF	264 LF	18
TOTAL REQUIRED / TOTAL PROPOSED			72 / 89 P.U.'S	

NOTE:
7% OF THE PARKING LOT AREA HAS BEEN RESERVED FOR INTERIOR LANDSCAPING

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
	7	ACER RUBRUM 'RED SUNSET' 'RED SUNSET' RED MAPLE	2-2 1/2" CAL	B & B	AS SHOWN
	9	ZELKOVA SERATA 'GREEN VASE' 'GREEN VASE' ZELKOVA	2-2 1/2" CAL	B & B	AS SHOWN
		LACERSTROEMA INDICA 'NATCHEZ' 'NATCHEZ' CRAPPEMYRTLE	6-10' HT.	B & B	AS SHOWN
		THUJA X 'GIANTETOIDES' 'GREEN GIANT ARBORVITAE'	6-7' HT.	B & B	10 O.C. STAGGER
BM	37	BUXUS MICROPHYLLA 'GREEN VELVET' 'GREEN VELVET' BOXWOOD	16"-21"	#3 CONT.	AS SHOWN
EA	12	EUNYMIUS LAATUS 'FIRE BALL' 'FIRE BALL' BURNING BUSH	2-2.5' HT.	#5 CONT.	SPACE 4' O.C.
EK	119	EUNYMIUS KALLETAE 'EUNYMIUS MANHATTAN' MANHATTAN EUNYMIUS	2-5.3' HT.	#7 CONT.	SPACE 4' O.C.
HQ	10	HYDRANGEA QUERCIFOLIA 'PEE WEE' 'PEE WEE' OAKLEAF HYDRANGEA	18"-24" SPD	#3 CONT.	SPACE 3' O.C.
JC	80	JUNIPERUS CHINENSIS SARGENTII SARGENT JUNPER	18"-24" SPD	#3 CONT.	SPACE 3.5' O.C. STAGGER
ND	40	NANDINA DOMESTICA 'GULF STREAM' 'GULF STREAM' NANDINA	18"-24" SPD	#3 CONT.	SPACE 3' O.C.
VP	10	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA' 'SHASTA' VIBURNUM	3'-4' HT.	#7 CONT.	SPACE 5' O.C. STAGGER
LM	420	LIROPE MUSCARI VARIEGATA VARIEGATED LIROPE	#1	CONT.	SPACE 18" O.C.
CP	80	CERATOSTIGMA PLUMBIGINOIDES PLUMBAGO	#1	CONT.	SPACE 18" O.C.
PA	53	PENNSYLVANIA ALOPECUROIDES 'HAEMEL' 'DWARF FOUNTAIN GRASS	#1	CONT.	SPACE 24" O.C.

- 1 CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777
- 2 THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LANDSCAPE MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT
- 3 THIS PLAN IS FOR PLANTING ONLY.
- 4 NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
- 5 SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

APPROVED Final Landscape Plan
Baltimore County
Dept. of Permits, Approvals & Inspections

Jeanette M. Storm-Tansoy 9.25.12
Jeanette M. Storm-Tansoy, R.L.A. Date

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan that I am aware of the regulations presented in the Baltimore County Landscaping Manual and I agree to comply with these regulations and all applicable policy, laws and regulations.

I agree to certify the implementation of this approved landscape plan. I am certain that the Baltimore County Department of Permits, Approvals & Inspections will not take more than one (1) year from the date of approval of this plan to the Department of Permits, Approvals & Inspections to complete the review. County Office Building, Room 211, Towson, MD 21204

LEE MAY *LM* Date 8/19/11

Owner's signature Date

LEE MAY
NEDONALDI'S USA LLC 240 467 3626

Owner's name Title

3005 ROCKLEDGE RD
SUITE 200 MD 20817
(P) 410 467 3626 address-city-state-zip

DRAFT BUILDING PERMIT

PAIR 0032211E

FINAL LANDSCAPE PLAN
LANDSCAPE ARCHITECT CERTIFICATION FORM

It is certified that this landscape plan is in compliance with all plans previously approved by Baltimore County and the Baltimore County comments attendant thereto

Sally Malena SALLY MALENA
Signature Print Name

7/24/12
Date

Seal of the Baltimore County Department of Planning and Zoning, Maryland. The seal is circular with the text "BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING" around the top and "MARYLAND" around the bottom. In the center, it says "PLANNING AND ZONING" and "JUL 24 2012".

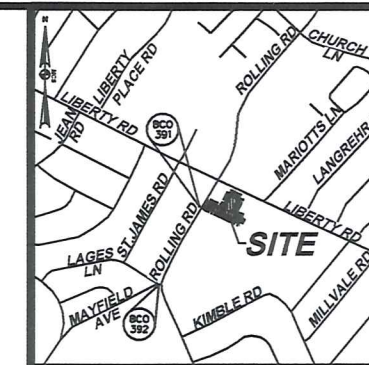
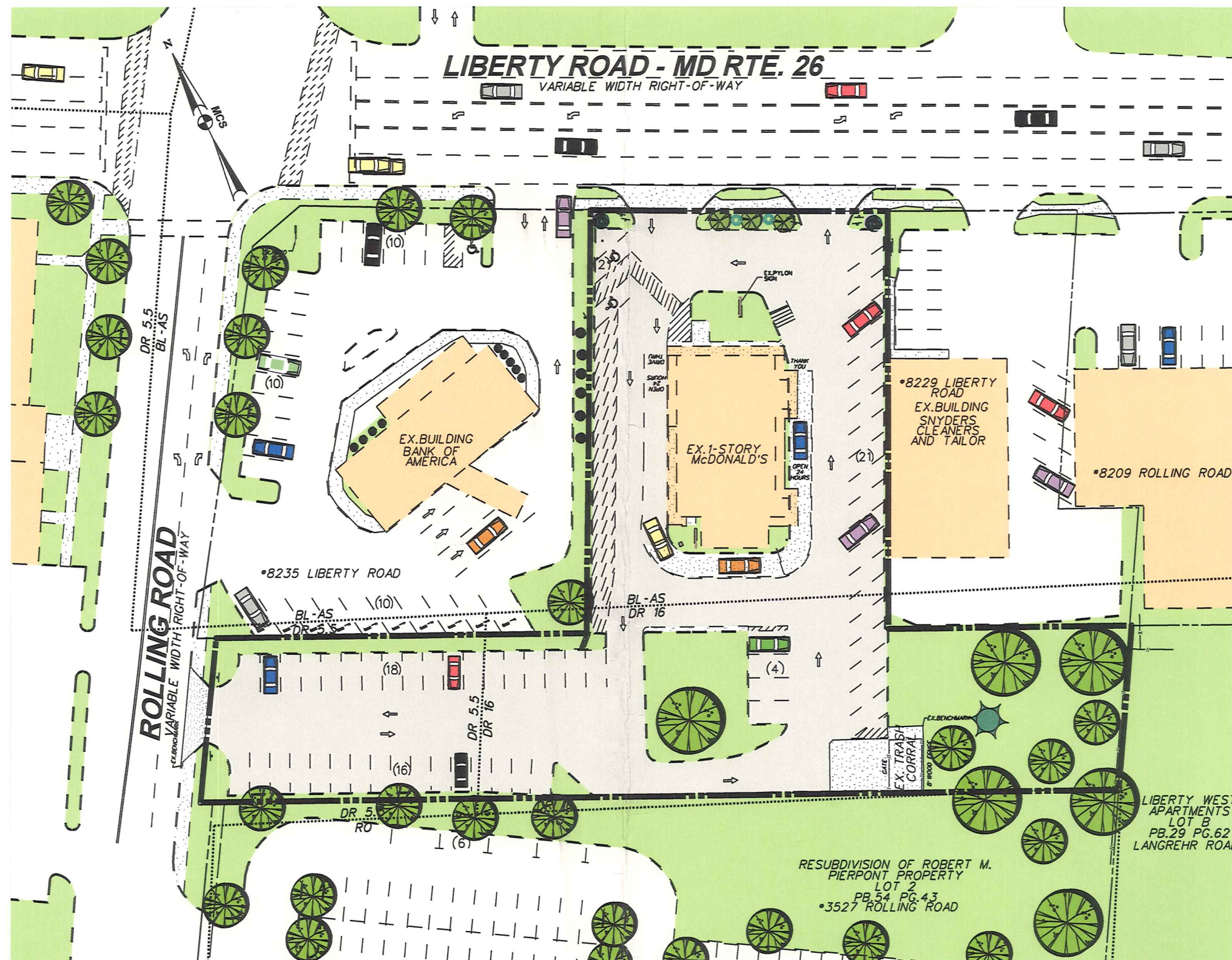
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THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988.
MCR: NAD 83/91; VERT: NAVD 88

L	SHEET 1 OF 1
DRAWING NO.	

FINAL LANDSCAPE PLAN

McDONALD'S RESTAURANT

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'



VICINITY MAP

SCALE: 1" = 2,000'

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031

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

BA

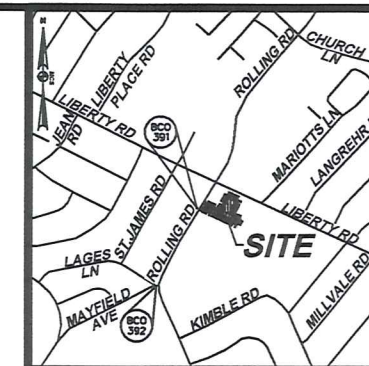
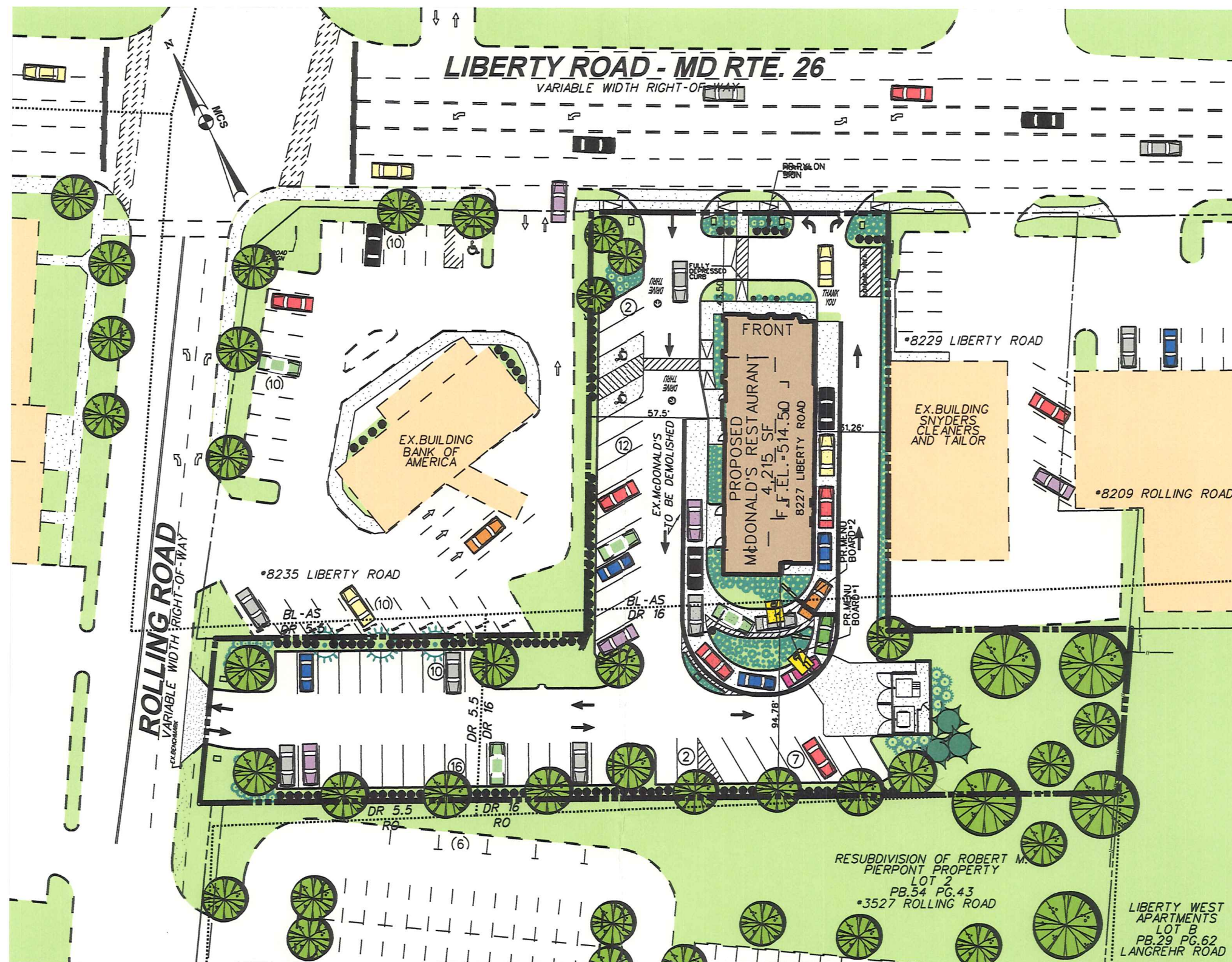
EXISTING CONDITIONS

COLOR EXHIBIT McDONALD'S RESTAURANT

8227 LIBERTY ROAD
BALTIMORE, MARYLAND 21244

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT 2, C4
DATE: JANUARY, 2013



VICINITY MAP

SCALE: 1" = 2,000'

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031

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

BB

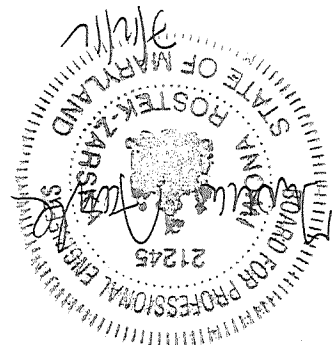
PROPOSED CONDITIONS

COLOR EXHIBIT McDONALD'S RESTAURANT

8227 LIBERTY ROAD
BALTIMORE, MARYLAND 21244

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT 2, C4
DATE: JANUARY, 2013



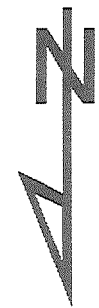
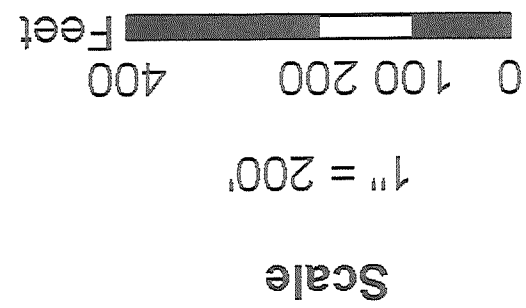
Plan Sheet: 077C3
Note:
The zoning depicted in this application incorporates the actions
associated with 2008 Comprehensive Zoning Map Process, zoning
changes associated with an adopted Community Plan and
Baltimore County Board of Appeals actions through December 31,
2008.

Legend

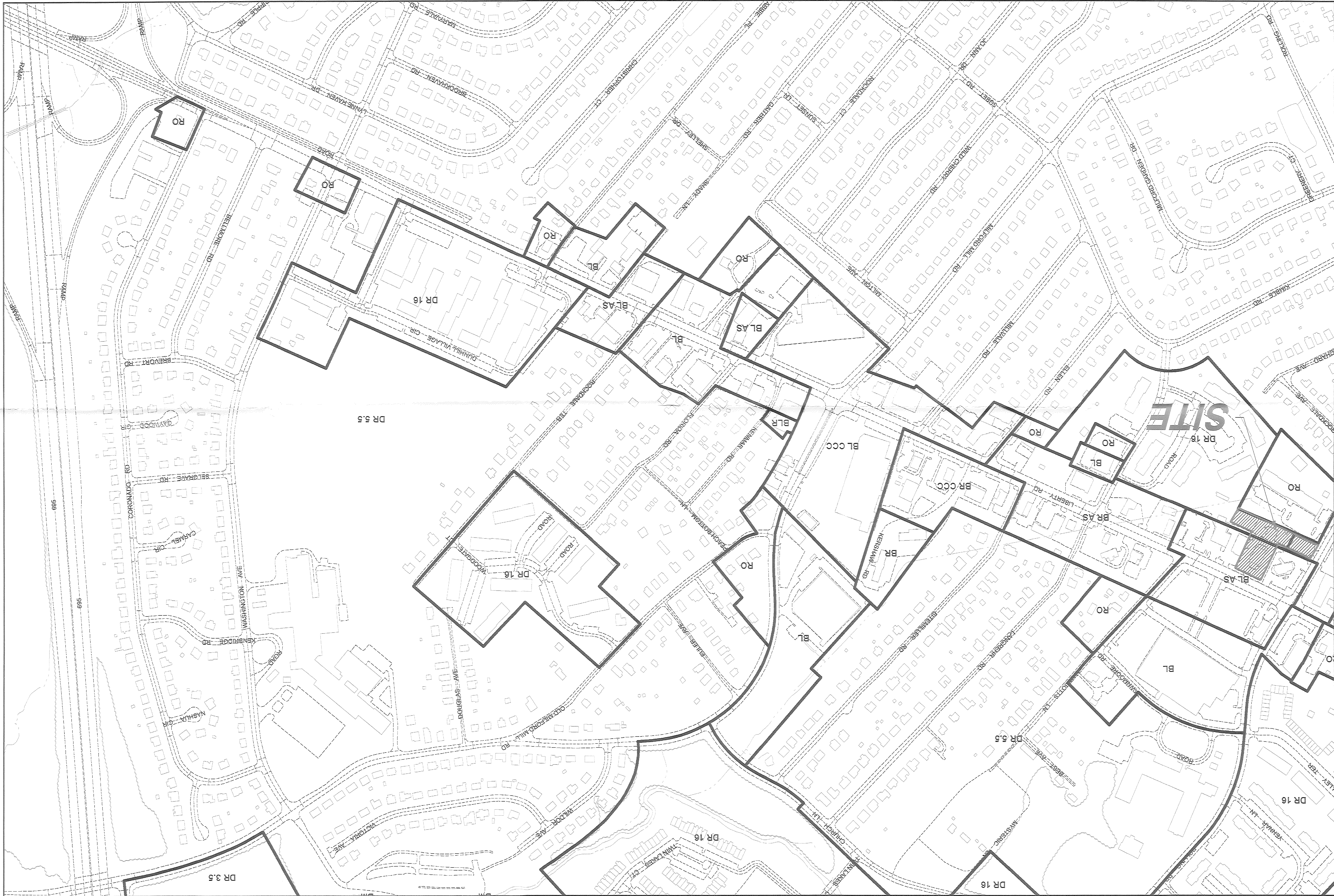
- Zoning
- Buildings
- Streams
- Roads
- Rail Lines
- Vegetation

Baltimore County Office of Planning and Zoning Official Zoning Map

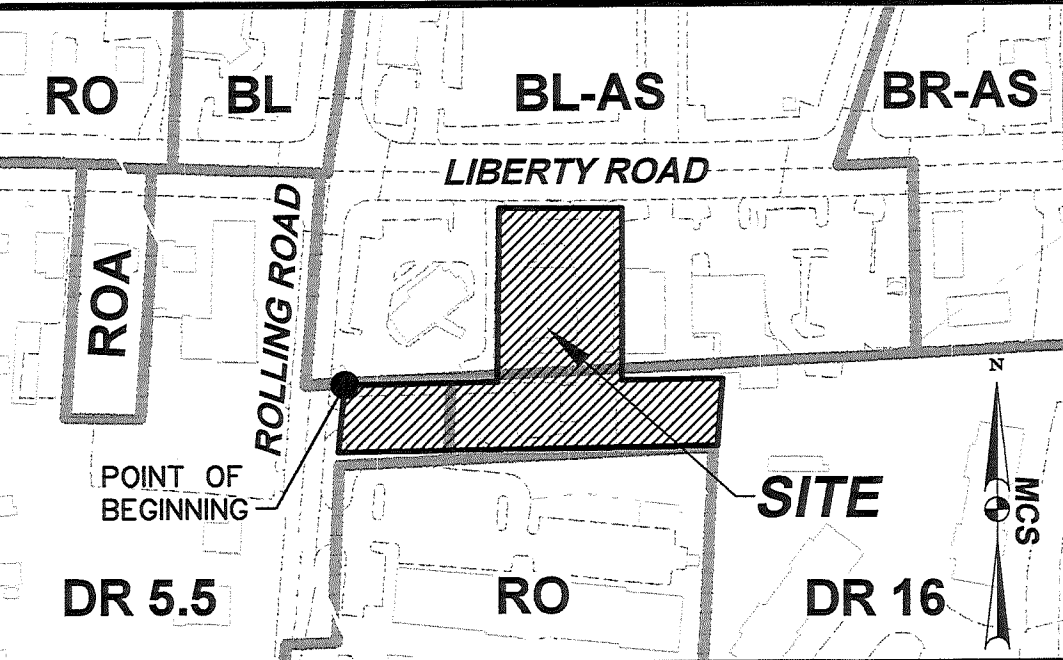
087A1	087B1	087C1	088A1	088B1
077A2	077B2	077C2	078A2	078B2
077A3	077B3	077C3	078A3	078B3
087A1	087B1	087C1	088A1	088B1



Data Sources:
Planning Data - Baltimore County
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008



Item #0113

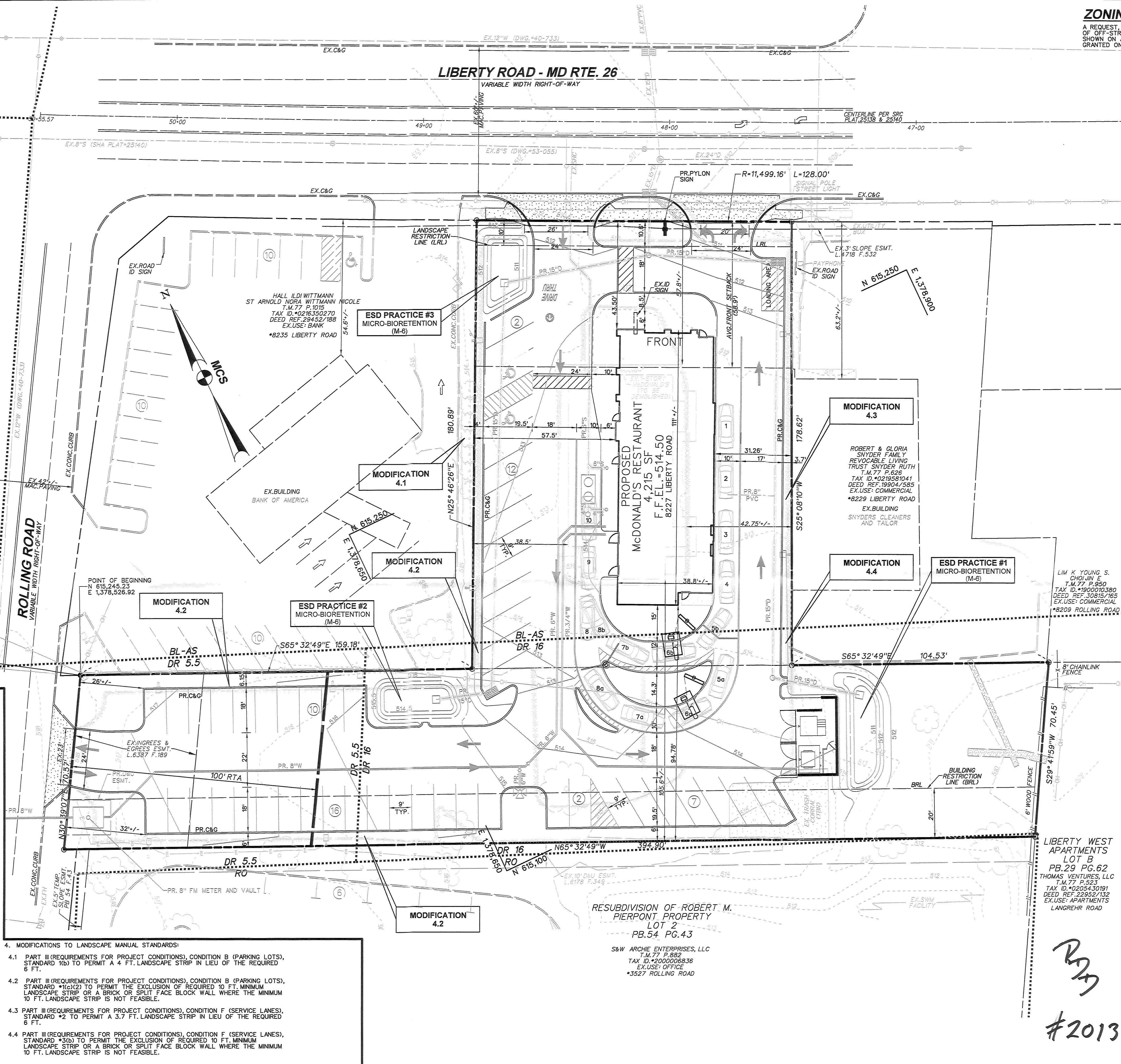


LEGEND

RIGHT-OF-WAY LINE	
PROPERTY LINE	
EX. EASEMENT	
ZONING LINE	
EX. CONCRETE CURB AND GUTTER	
EX./PR. CONCRETE	
TO BE REMOVED DESIGNATION	
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. OVERHEAD LINE	
EX. INDEX CONTOURS	
EX. INTERMEDIATE CONTOURS	
EX. TREE	
"EXISTING" DESIGNATION	EX.
PR. CONCRETE CURB & GUTTER	PR.C&G
PR. STORM DRAIN, MANHOLE & INLET	PR.15"D
PR. SANITARY SEWER & CLEANOUT	PR.6"W
PR. WATER MAIN, VALVE & FIRE HYDRANT	PR.6"W
PR. INDEX CONTOURS	510
PR. INTERMEDIATE CONTOURS	512
PR. PARKING COUNT	18
"PROPOSED" DESIGNATION	PR.

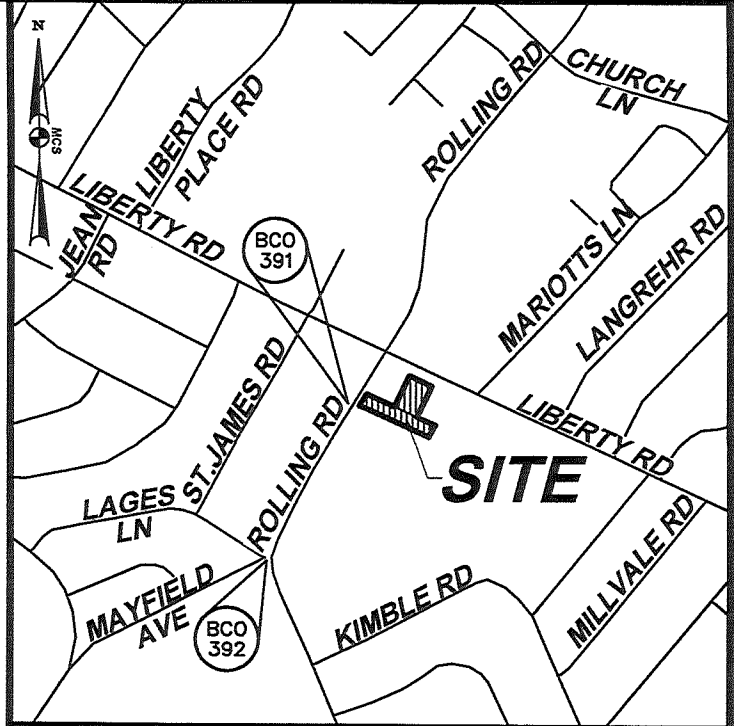
ZONING VARIANCE REQUESTS

- I. HEARING FOR ZONING VARIANCES:
1. VARIANCE FOR PARKING REGULATIONS:
- VARIANCE FROM SECTION 409.8.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 49 SPACES IN LIEU OF THE REQUIRED 68 SPACES.
 - VARIANCE FROM SECTION 409.8.B.2.c TO PERMIT DRIVE-THRU LANES, DUMPSTER, AND ESD PRACTICES WHERE ONLY PASSENGER VEHICLES ARE ALLOWED.
 - VARIANCE FROM SECTION 409.8.A(1) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW MODIFICATIONS TO LANDSCAPE MANUAL STANDARDS OUTLINED BELOW.
 - VARIANCE FROM SECTION 1001.1.B.1.(b)(5) TO PERMIT 0' BUFFER AND 6' SETBACK IN LIEU OF THE REQUIRED 50' BUFFER AND 75' SETBACK FOR PARKING LOT WITHIN THE 100-FOOT RESIDENTIAL TRANSITION AREA.
2. VARIANCE FOR BL-AS ZONE AREA REGULATIONS:
- VARIANCE FROM SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 43.50 FT. FRONT YARD DEPTH IN LIEU OF THE REQUIRED 58.9 FT. (AVERAGE OF THE FRONT YARD DEPTHS OF THE ADJACENT LOTS). EXISTING AVERAGE SETBACK IS 57.8 FT.
3. VARIANCE FOR SIGN REGULATIONS:
- SECTION 450.4 ATTACHMENT 1.5.(b)(v) TO PERMIT 6 WALL MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGNS *4 & *5)
 - SECTION 450.4 ATTACHMENT 1.3.(b)(v) TO PERMIT A DIRECTIONAL SIGN OF 10.7 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN *1)
 - SECTION 450.4 ATTACHMENT 1.3.(b)(v) TO PERMIT A DIRECTIONAL SIGN OF 9.71 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (TWO SIGNS, SIGN *2)
 - SECTION 450.4 ATTACHMENT 1.3.(b) TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (TWO SIGNS, 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. (TWO SIGNS, SIGN *3)
 - SECTION 450.4 ATTACHMENT 1.5.(b)(v) TO PERMIT A FREE-STANDING ENTERPRISE SIGN HAVING A FACE OF 93 SF IN LIEU OF THE PERMITTED 75 SF. (SIGN *6)
 - SECTION 450.4 ATTACHMENT 1.5.(f)(v) TO PERMIT TWO ORDER BOARDS OF 6.75 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (TWO SIGNS, SIGN *7)



ZONING HISTORY

A REQUEST, VIA A SPECIAL HEARING, FOR APPROVAL OF OFF-STREET PARKING IN A RESIDENTIAL ZONE SHOWN ON A PLAN FILED AS EXHIBIT 'A' WAS GRANTED ON 9/6/72. (CASE #73-28-SPH).



BENCH MARK

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

CONTROL POINT 391: N 615,194.65; E 1,378,430.37; EL.518.80
DESCRIPTION: SPIKE IN ASPHALT PARKING LOT ON WEST SIDE OF ROLLING RD. 31.77' NORTH WEST OF WATER VALVE IN ROLLING ROAD. 922.09' SOUTH TO BCO#392.

CONTROL POINT 392: N 614,376.57; E 1,378,005.05; EL.522.28
DESCRIPTION: SPIKE IN PAVING AT INTERSECTION OF ROLLING ROAD, LAGES LANE AND MAYFIELD AVENUE. 35.35' SOUTHEAST OF WATER VALVE IN LAGES LANE. 922.09' NORTH TO BCO#391.

SITE DATA

- AREA OF TRACT: PARCEL 633: 23,173 SF OR .532 AC. PARCEL 538: 27,863 SF OR .635 AC. TOTAL: 50,836 SF OR 1.167 AC.
- OWNER: McDONALD'S CORPORATION
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626
- TAX MAP REFERENCES: T.M. 77: G. 23: P. 538; TAX ID. #0219581040 & T.M. 77: G. 23: P. 538; TAX ID. #1900006557
- DEED REFERENCES: L. 5588; F.660 & L. 6387 F.189
- PLAT REFERENCE: NONE
- ELECTION DISTRICT: 2; COUNCILMANIC DISTRICT: 4
- EXISTING ZONING: BL AS, DR 5.5 & DR 16, MAP #077 C3
- EXISTING USE: EX. McDONALD'S TO BE RAZED
PROPOSED USE: NEW McDONALD'S
- MINIMUM SETBACK REQUIREMENT: FRONT: 10 FEET FROM PROPERTY LINE; 40 FEET FROM STREET CENTERLINE AND AVERAGE FRONT YARDS OF ADJACENT LOTS. PER SECTION 232.1 & 303.2 OF BCZR
SIDE: NONE, OR AS PER SECTION 232.2 OF BCZR
REAR: NONE, OR AS PER SECTION 232.3 OF BCZR
- F.A.R. ALLOWED - 3.0 MAX.
PROPOSED F.A.R. FOR LEASE AREA 4,215 / 50,836 = 0.08
- BUILDING HEIGHT: PERMITTED: 40 FEET
PROPOSED: 23.3 FEET
- ADT: (550 X 4,215 SF) / 1,000 = 2,318 DAILY TRIPS
- CENSUS TRACT: 4020303
REGIONAL PLANNING DISTRICT: 319
TRANSPORTATION ZONE: 0635
ZIP CODE: 21244
WATERSHED: GWYNNS FALLS
- LANDSCAPE REQUIREMENTS: LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL, OR AS APPROVED OTHERWISE BY BALTIMORE COUNTY.
- STORM WATER MANAGEMENT (SWM):

THIS SITE IS A RE-DEVELOPMENT. SWM SHALL BE ADDRESSED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- REDUCTION OF EX. IMPERVIOUS AREAS WITHIN LIMIT OF DISTURBANCE (LOD) BY 50%
- IMPLEMENTATION OF ESD PRACTICES TO MITIGATE TO PROVIDE WATER QUALITY TREATMENT FOR AT LEAST 50% OF EX. IMPERVIOUS AREA WITHIN LOD OR
- USE A COMBINATION OF IMPERVIOUS AREA REDUCTION AND ESD IMPLEMENTATION FOR AT LEAST 50% OF EX. IMPERVIOUS AREAS
- USE OF ALTERNATIVE SWM MEASURES

SINCE THE FULL REDUCTION OF EXISTING IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, THEREFORE ESD PRACTICES, MICRO BIORETENTION 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, 100YR. FLOODPLAINS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- THE DEVELOPER IS REQUESTING A VARIANCE TO SECTION 33-6-109 (IN PART) OF THE BALTIMORE COUNTY ZONING 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.
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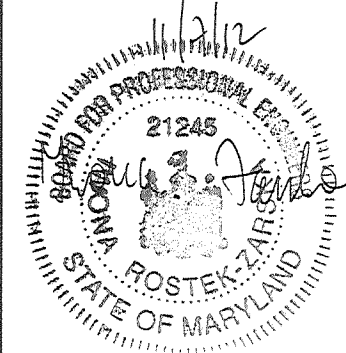
PARKING REQUIREMENTS

EXISTING PARKING SPACES: 61 PS
PARKING SPACES REQUIRED: 4,215 SF @ 16 PS / 1000 SF = 68 PS
PARKING SPACES PROVIDED: 49 PS (INCL. 2 HDOP)
PETITIONS FOR ZONING HEARINGS / VARIANCES HAVE BEEN FILED WITH BALTIMORE COUNTY.

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McDONALD'S CORPORATION
BALTIMORE - WASHINGTON REGION
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REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY ZONING PETITION FOR
ZONING VARIANCES AND ALTERNATIVE SPECIAL HEARING
McDONALD'S RESTAURANT

8227 LIBERTY ROAD
BALTIMORE, MARYLAND 21244
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 2, C4
DATE: NOVEMBER, 2012

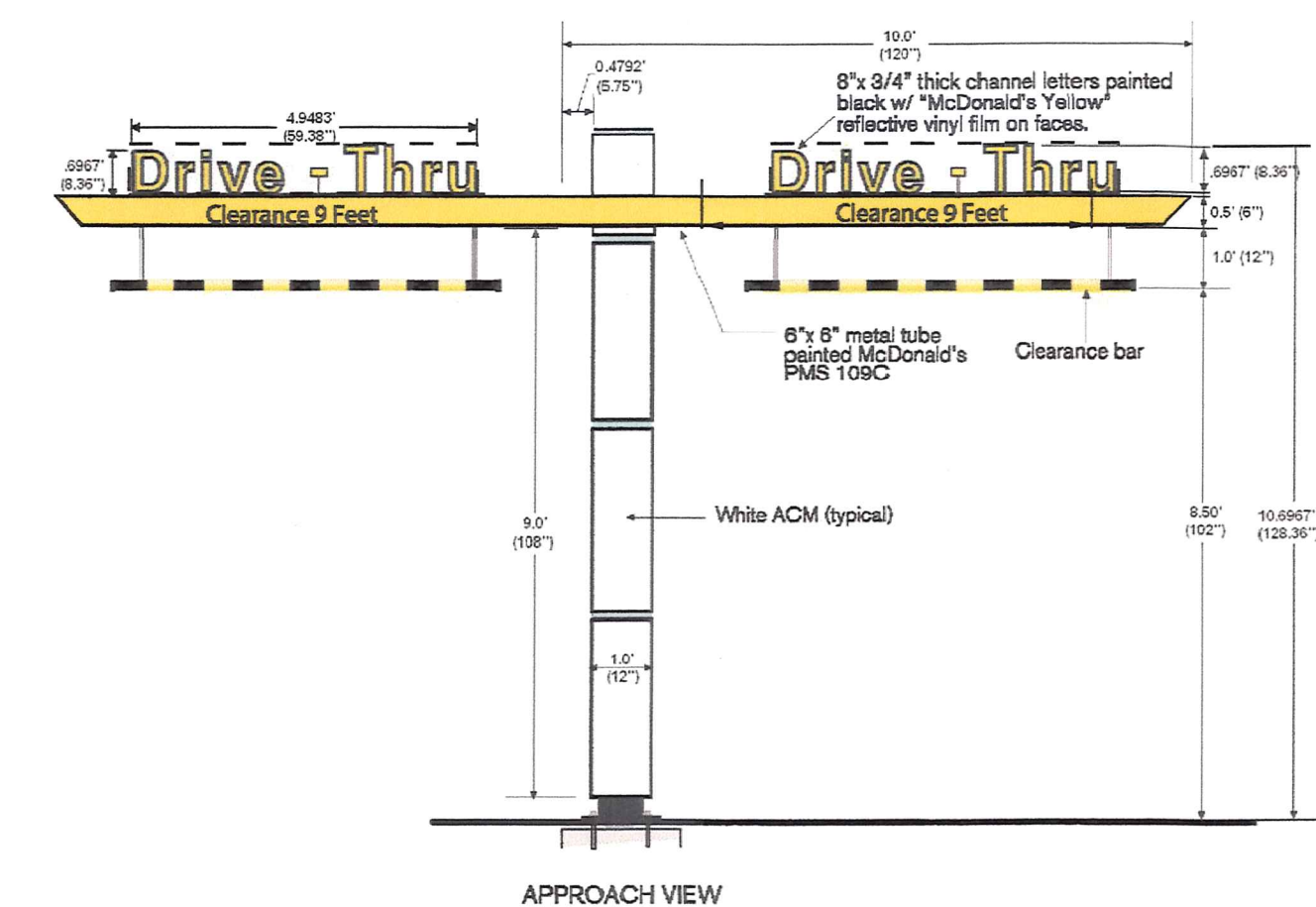
DRAWING NO.

V-1

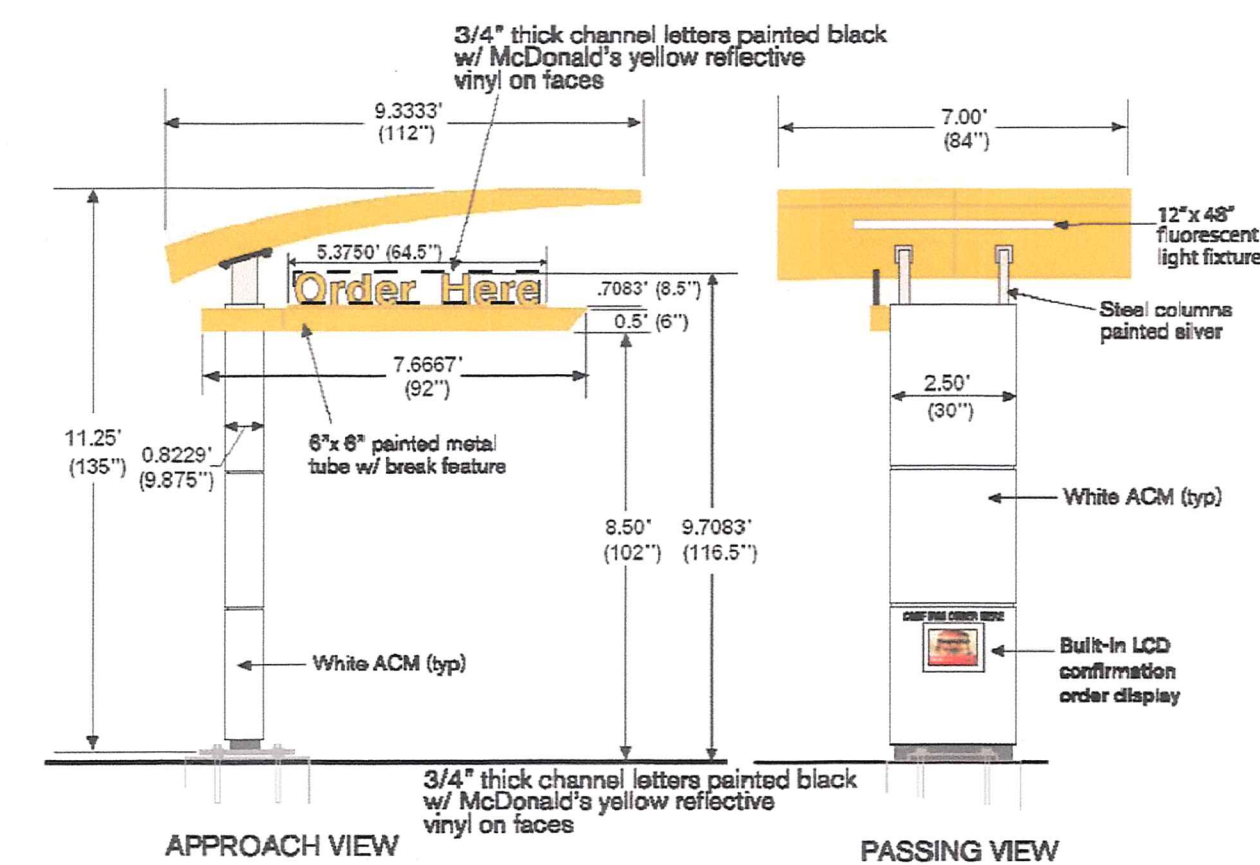
SHEET 1 OF 2



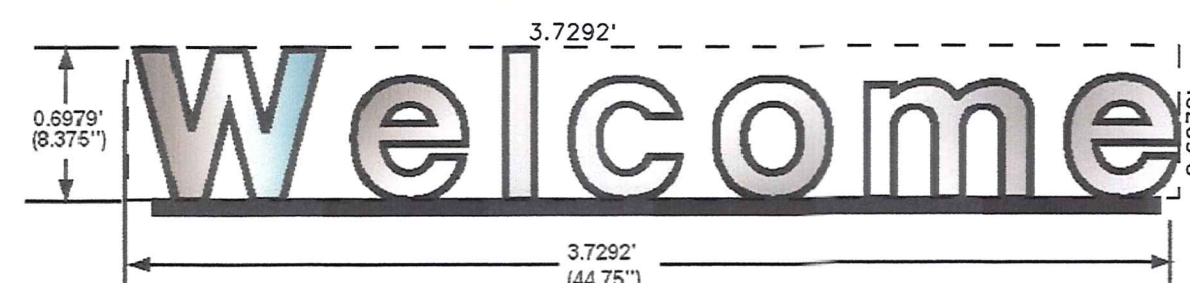
1	WELCOME POINT GATEWAY
	CLASS: DIRECTIONAL
	STRUCTURAL TYPE: FREESTANDING
	FACE AREA: 2 x 0.6967' x 4.9483' = 6.8950 SF
	QUANTITY: 1
	ILLUMINATION: NO



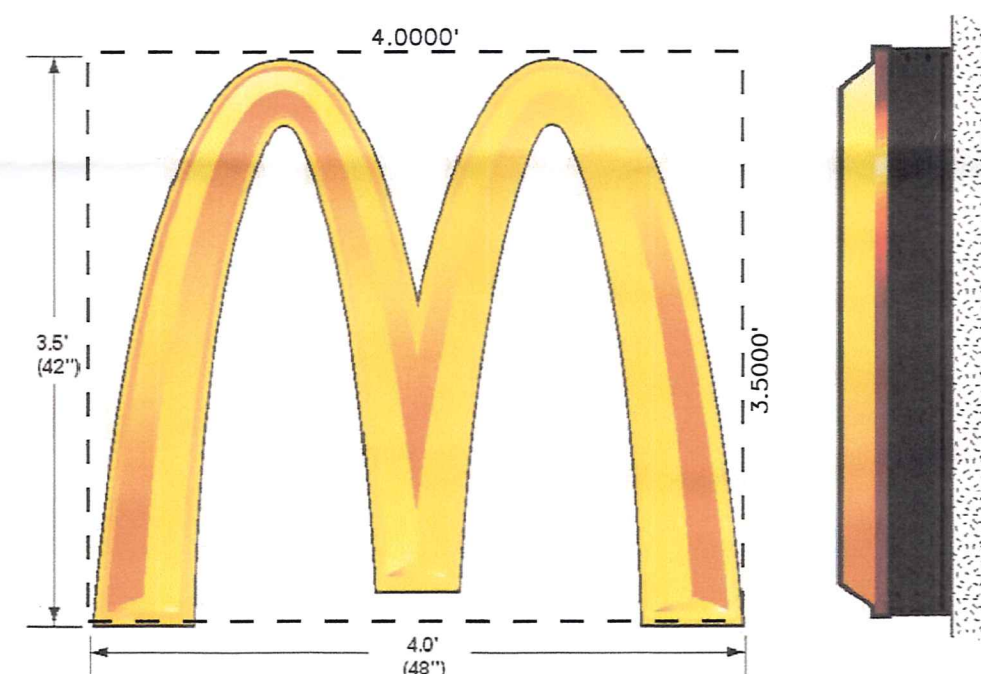
2	DRIVE-THRU SINGLE POLE CANOPY
	CLASS: DIRECTIONAL
	STRUCTURAL TYPE: FREESTANDING
	FACE AREA: 5.3759' x 0.7083' = 3.8000 SF
	QUANTITY: 2
	ILLUMINATION: NO



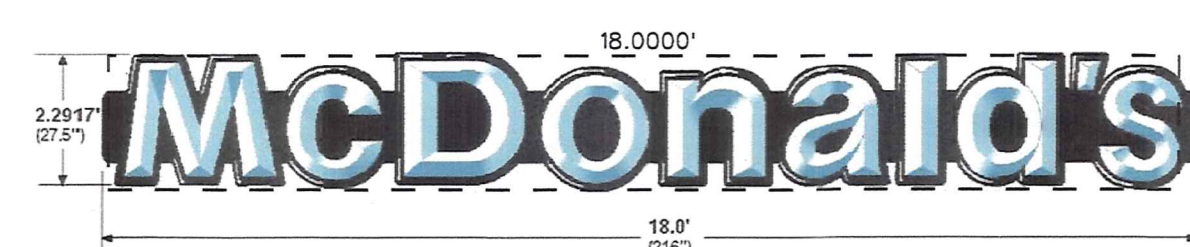
3	WELCOME LETTERS
	CLASS: DIRECTIONAL
	STRUCTURAL TYPE: CANOPY
	FACE AREA: 3.7292' x 0.6979' = 2.6026 SF
	QUANTITY: 2
	ILLUMINATION: NO



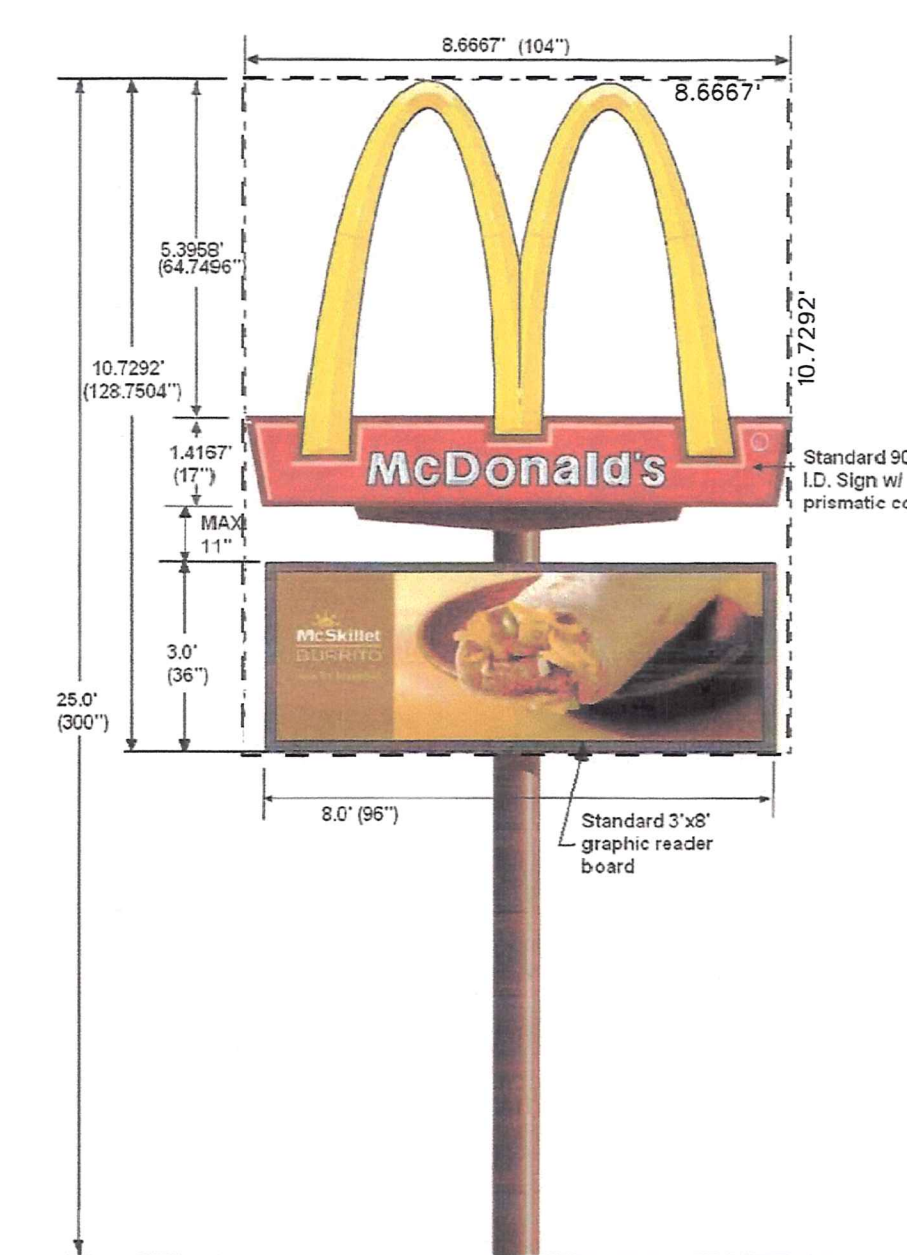
4	42" ILLUMINATED ARCH LOGO
	CLASS: ENTERPRISE
	STRUCTURAL TYPE: WALL-MOUNTED
	FACE AREA (BOXED): 4.0000' x 3.5000' = 14.0000 SF
	QUANTITY: 4
	ILLUMINATION: YES



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



6	90'-40' PYLON ROAD SIGN
	CLASS: ENTERPRISE
	STRUCTURAL TYPE: FREESTANDING
	FACE AREA: 10.7292' x 8.6667' = 92.9868 SF
	QUANTITY: 1
	ILLUMINATION: YES



7	MENU BOARD
	CLASS: ORDER BOARD
	STRUCTURAL TYPE: FREESTANDING
	FACE AREA (BOXED): 8.6250' x 4.7500' = 40.9688 SF
	QUANTITY: 2
	ILLUMINATION: YES



I. ENTERPRISE SIGN ON THE BUILDING FACADES

- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 38.8')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 38.8' x 77.6 SF
 - AREA / FACE PROPOSED: SIGN #5 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 77.6 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 111.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 111.0' x 222.0 SF
 - AREA / FACE PROPOSED: SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 SF < 222.0 SF
 - DRIVE-THRU FACADE (LENGTH = 111.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 111.0' x 222.0 SF
 - AREA / FACE PROPOSED: SIGN #5 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 222.0 SF
 - REAR FACADE (LENGTH = 38.8')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 38.8' x 77.6 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 SF < 77.6 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

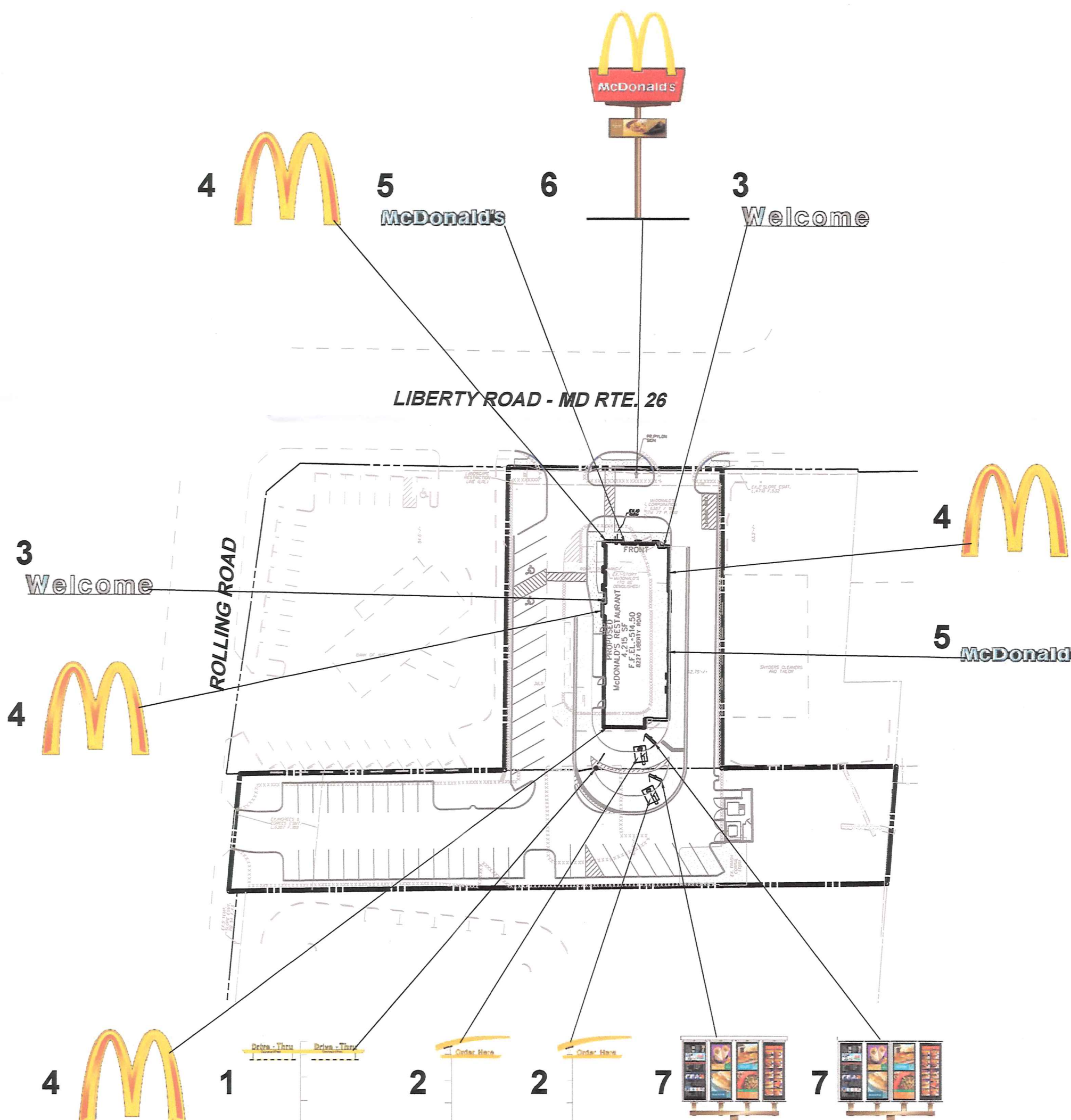
- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED: SIGN #1 = 6.8950 SF < 8 SF ALLOWED
- SIGN #2 = 3.8000 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: FREESTANDING (SIGNS #1 & #2)
- STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
- MAX. HEIGHT ALLOWED: 6 FT
- MAX. HEIGHT PROPOSED: SIGN #1 = 10.70 FT > 6 FT
- SIGN #2 = 9.71 FT > 6 FT

IV. ENTERPRISE FREESTANDING PYLON SIGN (SIGN #6)

- MAX. AREA / FACE ALLOWED: 75 SF
- MAX. AREA / FACE PROPOSED: 92.9868 SF
- AREA / FACE OF EXISTING SIGN TO BE REMOVED: 198 SF +/-
- MAX. HEIGHT ALLOWED: 25 SF
- MAX. HEIGHT PROPOSED: 25 SF
- MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
- NUMBER OF PROPOSED SIGNS: 1

V. ENTERPRISE FREESTANDING ORDER BOARD (SIGN #7)

- MAX. AREA / FACE ALLOWED: 50 SF PER ORDER BOARD
- MAX. AREA / FACE PROPOSED: 40.9688 SF
- MAX. HEIGHT ALLOWED: 6 FT
- MAX. HEIGHT PROPOSED: 6.75 FT > 6 FT
- MAX. NUMBER / PREMISES ALLOWED: 2
- NUMBER OF PROPOSED SIGNS: 2



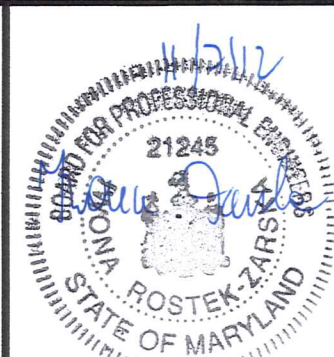
#2013-0113-SPHA

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PLAN TO ACCOMPANY ZONING PETITION
FOR ZONING VARIANCES

McDONALD'S RESTAURANT

8227 LIBERTY ROAD
BALTIMORE, MARYLAND 21244

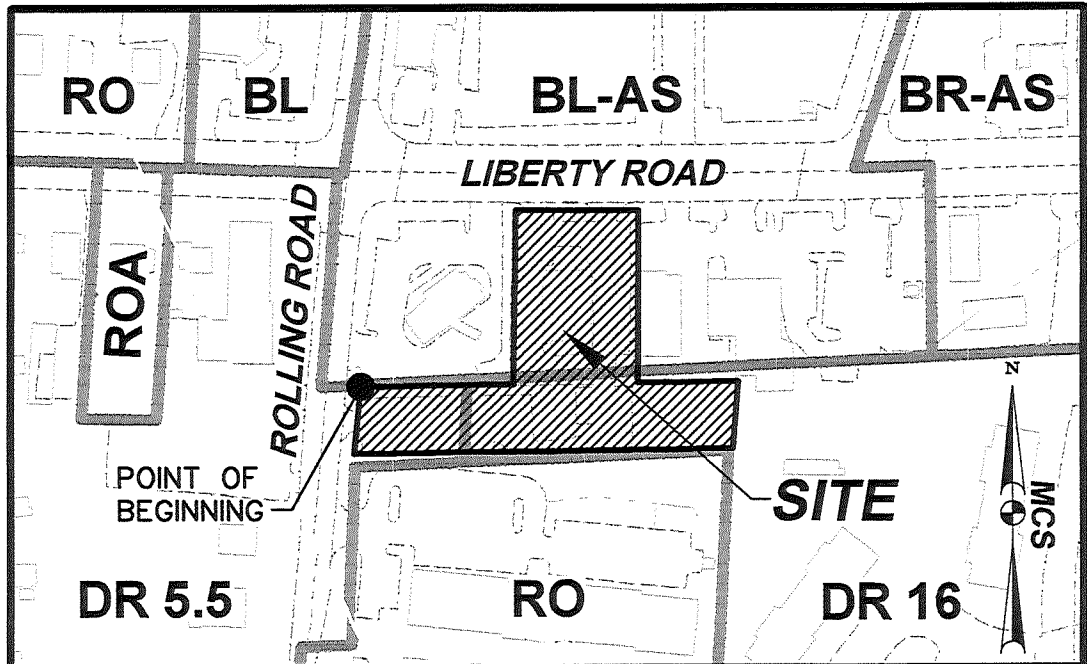
BALTIMORE COUNTY, MARYLAND
SCALE: N.T.S.

ELECTION DISTRICT 2, C4
DATE: NOVEMBER, 2012

DRAWING NO.

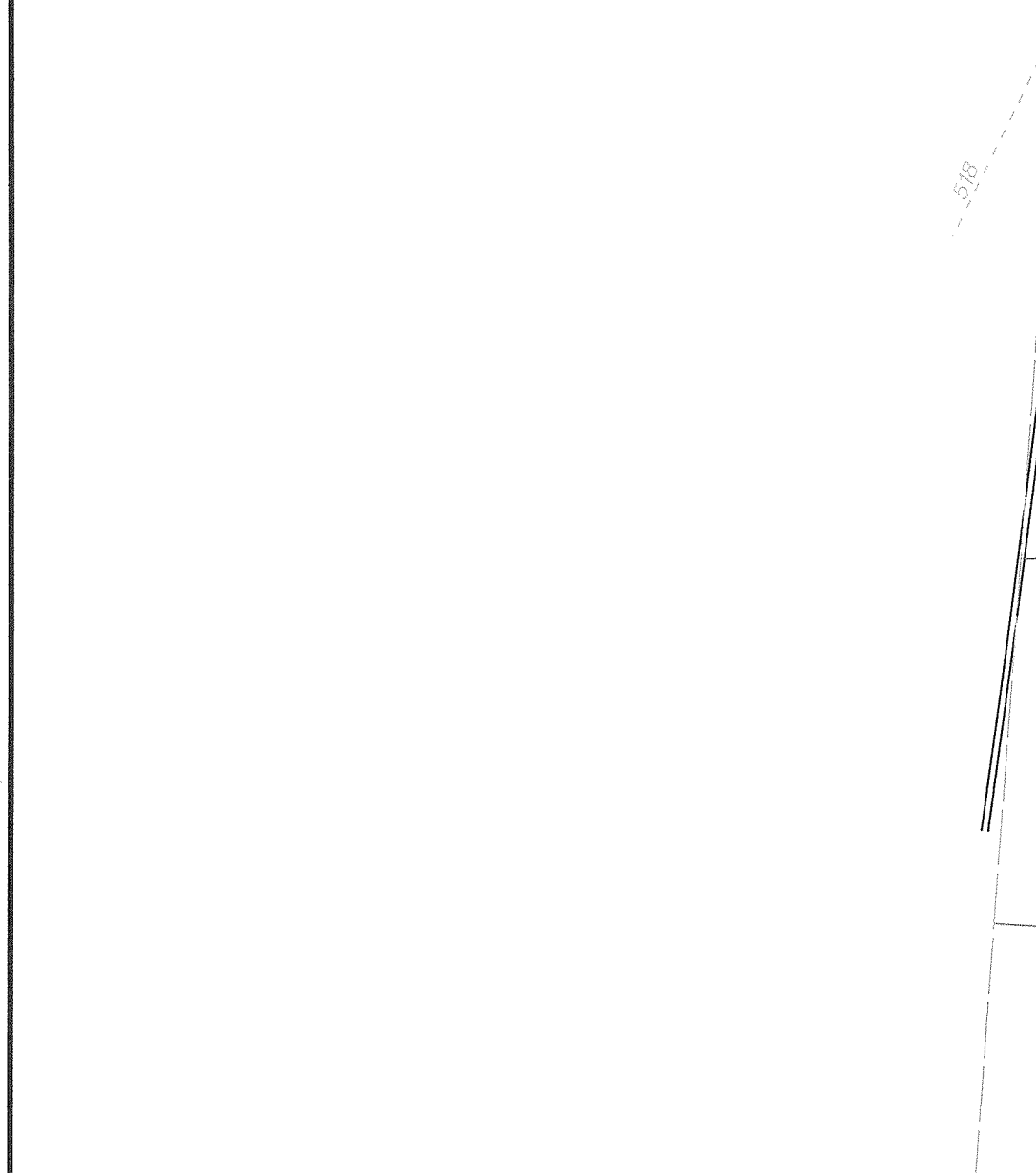
V-2

SHEET 2 OF 2



ZONING MAP
SCALE: 1" = 200'
(MAP 77 C3)

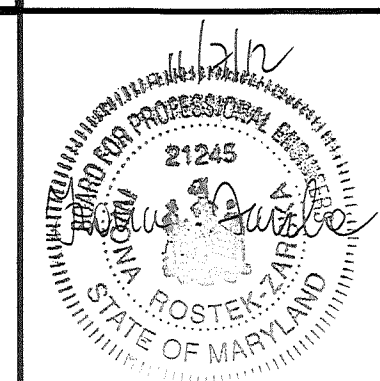
- LEGEND**
- RIGHT-OF-WAY LINE
PROPERTY LINE
EX. EASEMENT
ZONING LINE
- EX. CONCRETE CURB AND GUTTER
EX./PR. CONCRETE TO BE REMOVED DESIGNATION
EX. WOOD FENCE
EX. STORM DRAIN, MANHOLE & INLET
EX. SANITARY SEWER, MANHOLE & CLEANOUT
EX. WATER MAIN, VALVE & FIRE HYDRANT
EX. ELECTRIC LINE
EX. GAS LINE
EX. TELEPHONE LINE, POLE & BOX
EX. POLE WITH LIGHT
EX. OVERHEAD LINE
EX. INDEX COUNTOURS
EX. INTERMEDIATE COUNTOURS
EX. TREE
- "EXISTING" DESIGNATION
- PR. CONCRETE CURB & GUTTER
PR. STORM DRAIN, MANHOLE & INLET
PR. SANITARY SEWER & CLEANOUT
PR. WATER MAIN, VALVE & FIRE HYDRANT
PR. INDEX COUNTOURS
PR. INTERMEDIATE COUNTOURS
PR. PARKING COUNT
- "PROPOSED" DESIGNATION



ZONING HEARING REQUEST

1. SPECIAL HEARING:
1. SECTION 409.8.B.1 TO PERMIT THE USE OF LAND IN A RESIDENTIAL ZONE AS PARKING SERVING A BUSINESS USE.

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PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL HEARING
McDONALD'S RESTAURANT
8227 LIBERTY ROAD
BALTIMORE, MARYLAND 21244
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION DISTRICT 2, C4
DATE: NOVEMBER, 2012

DRAWING NO.
SH-1
SHEET 1 OF 1

ZONING HISTORY
A REQUEST, VIA A SPECIAL HEARING, FOR APPROVAL OF OFF-STREET PARKING IN A RESIDENTIAL ZONE SHOWN ON A PLAN FILED AS EXHIBIT 'A' WAS GRANTED ON 9/6/72. (CASE #73-28-SPH).

VICINITY MAP
SCALE: 1" = 1,000'

BENCH MARK
ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:
CONTROL POINT 391: N 615.194.65; E 1,378.430.37; EL. 518.80
DESCRIPTION: SPIKE IN ASPHALT PARKING LOT ON WEST SIDE OF ROLLING RD. 31.77' NORTH WEST OF WATER VALVE IN ROLLING ROAD. 922.09' SOUTH TO BC0+392.
CONTROL POINT 392: N 614.376.57; E 1,378.005.05; EL. 522.29
DESCRIPTION: SPIKE IN PAVING AT INTERSECTION OF ROLLING ROAD, LAGES LANE AND MAYFIELD AVENUE. 35.35' SOUTHEAST OF WATER VALVE IN LAGES LANE. 922.09' NORTH TO BC0+391.

SITE DATA

- AREA OF TRACT:
PARCEL 633: 23,173 SF OR .532 AC.
PARCEL 538: 27,663 SF OR .635 AC.
TOTAL: 50,836 SF OR 1.167 AC.
- OWNER:
McDONALD'S CORPORATION
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626
- TAX MAP REFERENCES:
T.M. 77: G. 23; P. 633; TAX ID. #0219581040, & T.M. 77: G. 23; P. 538; TAX ID. #1900006557
- DEED REFERENCES: L. 5588; F. 660 & L. 6387 F. 189
- PLAT REFERENCE: NONE
- ELECTION DISTRICT: 2; COUNCILMANIC DISTRICT: 4
- EXISTING ZONING: BL AS, DR 5.5 & DR 16, MAP #077 C3
- EXISTING USE: EX. McDONALD'S TO BE RAZED
PROPOSED USE: NEW McDONALD'S
- MINIMUM SETBACK REQUIREMENT:
FRONT: 10 FEET FROM PROPERTY LINE; 40 FEET FROM STREET CENTERLINE AND AVERAGE FRONT YARDS OF ADJACENT LOTS, PER SECTION 232.1 & 303.2 OF BCZR
SIDE: NONE, OR AS PER SECTION 232.2 OF BCZR
REAR: NONE, OR AS PER SECTION 232.3 OF BCZR
- F.A.R. ALLOWED - 3.0 MAX.
PROPOSED F.A.R. FOR LEASE AREA 4,215 / 50,836 - 0.08
- BUILDING HEIGHT:
PERMITTED: 40 FEET
PROPOSED: 23.3 FEET
- ADT:
1,550 X 4,215 SF / 1,000 = 2,318 DAILY TRIPS
- CENSUS TRACK: 402303
REGIONAL PLANNING DISTRICT: 319
TRANSPORTATION ZONE: 0635
ZIP CODE: 21244
WATERSHED: GWYNNS FALLS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL, OR AS APPROVED OTHERWISE BY BALTIMORE COUNTY.
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#2013-0113-SPHA

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