

IN RE: **PETITION FOR VARIANCE**
(11310 York Road)
8th Election District
3rd Councilmanic District
Shelly Z. Hurta, Senior Counsel
McDonald's USA, LLC
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* **Case No. 2013-0124-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Variance filed by Stanley S. Fine, Esquire, on behalf of McDonald's USA, LLC, legal owner. The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") as follows:

1. Section 405.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign A on Plat to Accompany Zoning Petition).
2. Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign B on Plat to Accompany Zoning Petition).
3. Section 450.4 Attachment 1, 3(b)(VII) to permit two directional signs of 11' 3" ft. in height in lieu of the permitted 6 ft. (Sign C on Plat to Accompany Zoning Petition).
4. Section 450.4 Attachment 1, 3(a) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign D on Plat to Accompany Zoning Petition).
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 E on Plat to Accompany Zoning Petition).
6. 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 F on Plat to Accompany Zoning Petition).

ORDER RECEIVED FOR FILING _____ By _____
Date 1-17-13 _____ Date _____
By Sen _____ ORDER RECEIVED FOR FILING _____

Appearing at the public hearing in support of the requests was Jeff Bell, Area Construction Manager, and architect Robert Goldman. Caroline Hecker, Esquire appeared as counsel and represented the Petitioner. The file reveals that the Petition was properly posted and advertised as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance, and the file does not contain any letters of protest or opposition.

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

The subject property is 1.3725 acres and is zoned ML-IM. The property is improved with a McDonald's restaurant, constructed in 1996. In an effort to modernize the facility, and incorporate certain "green" environmentally-sensitive features into the operation, the Petitioner made certain improvements to the structure in late 2012. The improvements included a new interior with additional seating, expanded drive-thru lanes and a contemporary "sign package" similar to the ones installed recently in other McDonald's restaurants in the County. It is the "sign package" that was the subject of the hearing, and for which variance relief was requested.

Based on the evidence presented, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995). The site is located along an extremely busy section of York Road, and the topography somewhat obscures the restaurant, which renders the property unique and heightens the need for adequate signage. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship, given that the Petitioner (which is making a \$970,000 capital investment) would be unable to "modernize" this location.

ORDER RECEIVED FOR FILING

Date 1-17-13

By 2 Aln

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 absence of opposition from the community and County reviewing agencies. In addition, the site is situated in an entirely commercial corridor, and the new signage will not adversely affect the neighborhood.

Pursuant to the posting of the property, public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Variance request should be granted.

THEREFORE, IT IS ORDERED this 17th day of January, 2013, by the Administrative Law Judge that the Petition for Variance filed pursuant to B.C.Z.R. as follows:

1. Section 405.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign A on Plat to Accompany Zoning Petition).
2. Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign B on Plat to Accompany Zoning Petition).
3. Section 450.4 Attachment 1, 3(b)(VII) to permit two directional signs of 11' 3" ft. in height in lieu of the permitted 6 ft. (Sign C on Plat to Accompany Zoning Petition).
4. Section 450.4 Attachment 1, 3(a) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign D on Plat to Accompany Zoning Petition).
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 E on Plat to Accompany Zoning Petition).
6. 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 F on Plat to Accompany Zoning Petition),

be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

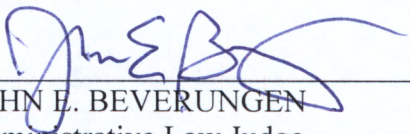
Date 1-17-13

By Sen

The relief granted herein shall be subject to the following:

1. Petitioner may apply for its appropriate 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.

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 1-17-13

By sln



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 11310 York Road

which is presently zoned ML IM

Deed References: 11740/00551

10 Digit Tax Account # 2200023490

Property Owner(s) Printed Name(s) McDonald's USA, LLC

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

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)

To be presented at hearing.

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):

Shelly Z. Hurta, Senior Counsel, McDonald's USA, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

One McDonald's Plaza, Oak Brook, Illinois

Mailing Address

City

State

60523

630/623-3000

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jeff Bell, Area Construction Manager

Name - Type or Print

Signature

6903 Rockledge Dr., Ste. 1100

Bethesda

MD

Mailing Address

City

State

20817

(703) 395-8595

jeff.bell@us.mcd.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0124-A

Filing Date 11/29/12

Do Not Schedule Dates: _____

Reviewer JS

McDonald's USA, LLC
11310 York Road
Zoned ML IM
Deed Reference: 11740/00551
Tax Acct. # 2200023490

Variance Relief Is Requested From The Following Sections:

1. Section 405.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign A on Plat to Accompany Zoning Petition)
2. Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign B on Plat to Accompany Zoning Petition)
3. Section 450.4 Attachment 1, 3(b)(VII) to permit two directional signs of 11' 3" ft. in height in lieu of the permitted 6 ft. (Sign C on Plat to Accompany Zoning Petition);
4. Section 450.4 Attachment 1, 3(a) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign D on Plat to Accompany Zoning Petition)
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 E on Plat to Accompany Zoning Petition)
6. 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 F on Plat to Accompany Zoning Petition)

11310 YORK RD.

(Legal Description)

BEING KNOWN AND DESIGNATED as Lot No. 2, as shown on a Plat entitled, "BELL ATLANTIC, RESUBDIVISION OF A PORTION OF LOT B, BLOCK A, GREATER BALTIMORE INDUSTRIAL PARK, recorded among the Land Records of Baltimore County, Maryland on June 30, 1995 in Plat Book SM67, folio 114, as amended by that certain Plat entitled, "PLAT FOR RESUBDIVISION OF LOT 4, BELL ATLANTIC, GREATER BALTIMORE INDUSTRIAL PARK", recorded November 28, 1995 in Plat Book SM68, folio 20.

BEING A PART of the property conveyed by Deed dated January 2, 1962 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 3942, folio 286 from Opfer-Dickinson Co., Inc., unto The Chesapeake and Potomac Telephone Company of Maryland, now known as Bell Atlantic-Maryland Inc.

2013-0124-A

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/neighbor 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: 2013-0124-A
Petitioner: MCDONALD'S USA, LLC
Address or Location: 11310 YORK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHESAPEAKE DESIGN GROUP
Address: 419 NORTH CHARLES ST.
BALT, MD 21201
Telephone Number: 410-837-3622

No. 91795

Date: 11/29/20

PAID RECEIPT

BUSINESS	ACTUAL	TIME	ISW
1/30/2012	11/29/2012	15:47:26	8

REC-1504 WALKIN SMIL SAM
X-RECEIPT # 549837 11/29/2012

Page: 5 528 ZONING VERIFICATION

Recpt Tot \$395.00
 \$395.00 OK \$.00 CA
 Baltimore County, Maryland

[illegible]

Total: \$ 385.00

Rec From: McDonald's USA, LLC.

For: 2013-0134-4

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

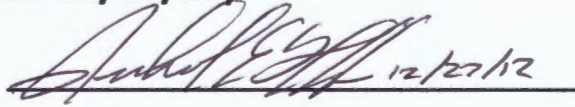
Certificate of Posting

Case No. 2013-0124-A



11310 York Road

(posted 12/27/12)

 12/27/12

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

CERTIFICATE OF POSTING

RE: Case No. 2013-0124-A

Petitioner: McDonald's Corporation

Hearing / Closing Date: 1/16/13

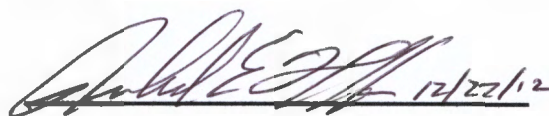
Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

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

11310 York Rd.

on 12/27/12

Sincerely,

 12/27/12

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 27, 2012 Issue - Jeffersonian

Please forward billing to:
Chesapeake Design Group
419 North Charles Street
Baltimore, MD 21201

410-837-3622

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: 2013-0124-A

11310 York Road

W/s York Road, 200 ft. N/of centerline of intersection with Schilling Road

3rd Election District – 8th Councilmanic District

Legal Owners: McDonald's USA, LLC

Variance to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs; to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft.; to permit two directional signs of 11 ft. 3 inches height in lieu of the permitted 6 ft.; to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs; to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy; to permit two order boards of 6.75 ft. in height in lieu of the permitted 6 feet.

Hearing: Wednesday, January 16, 2012 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 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

December 17, 2012

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

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Stanley Fine, 25 S. Charles Street, 21st Fl., Baltimore 21201
Shelly Hurta, One McDonald's Plaza, Oak Brook Illinois 60523
Jeff Bell, 6903 Rockledge Dr., Ste. 1100, Bethesda 20817

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THUR., DECEMBER 27, 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.**

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with Schilling Road

3rd Election District - 8th Councilmanic District

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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.

12/309 Dec. 27

895412



501 N. Calvert Street, Baltimore, MD 21278

December 27, 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 27, 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



KEVIN KAMENETZ
County Executive

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

January 9, 2013

Shelly Z. Hurta, Senior Counsel
McDonald's USA, LLC
One McDonald's Plaza
Oak Brook, Illinois 60523

RE: Case Number: 2013-0124 A, Address: 11310 York Road

Dear Ms. Hurta:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 29, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jeff Bell, Area Construction Manager, 6903 Rockledge Drive, Suite 1100, Bethesda MD 20817
Stanley S. Fine, Esquire, 25 S. Charles Street, 21st Floor, Baltimore MD 21201

RE: PETITION FOR VARIANCE
11310 York Road; W/S York Road, 200' N
Of c/line of intersection with Schilling Road
3rd Election & 8th Councilmanic Districts
Legal Owner(s): McDonald's USA LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-124-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

DEC 14 2012

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of December, 2012, a copy of the foregoing Entry of Appearance was mailed to Jeff Bell, Construction Manager, 6903 Rockledge Drive, Suite 1000, Bethesda, MD 20817 and Stanley Fine, Esquire, 25 S. Charles Street, 21st Floor, Baltimore, MD 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2012
Item Nos. 2013-0124, 0125, 0126, 0128, 0129, 0130 and 0131.

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

DAK:CEN
Cc: file

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-13-12

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

RE: Baltimore County
Item No. 2013-0124-A
Variance
Shelly Z. Hurta, Senior Counsel
11310 York Road.

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 12-11-12. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0124-A.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov



KEVIN KAMENETZ
County Executive

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

January 17, 2013

Caroline Hecker, Esquire
25 S. Charles Street
21st Floor
Baltimore, Maryland 21201

RE: Petition for Variance
Case No.: 2010-0124-A
Property: 11310 York Road

Dear Mrs. Hecker:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c:

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 2200023490

Owner Information

Owner Name:	GOLDEN ARCH LIMITED PARTNERSHIP C/O MCDONALDS CORP	Use:	COMMERCIAL
Mailing Address:	PO BOX 182571 COLUMBUS OH 43218-2571	Principal Residence:	NO
		Deed Reference:	1) /11740/ 00551 2)

Location & Structure Information

Premises Address	Legal Description
11310 YORK RD	1.3725 AC
COCKEYSVILLE MD 21030-1910	11310 YORK RD WS
	BELL ATLANTIC

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0042	0015	0445		0000			2	2	
									Plat Ref: 0067/ 0114

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1996	2651	1.3700 AC	24

Stories	Basement	Type	Exterior
		FAST FOOD	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	1,172,000	1,472,000		
Improvements:	461,700	423,700		
Total:	1,633,700	1,895,700	1,808,367	1,895,700
Preferential Land:	0			0

Transfer Information

Seller:	BELL ATLANTIC-MD	Date:	08/09/1996	Price:	\$744,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/11740/ 00551	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

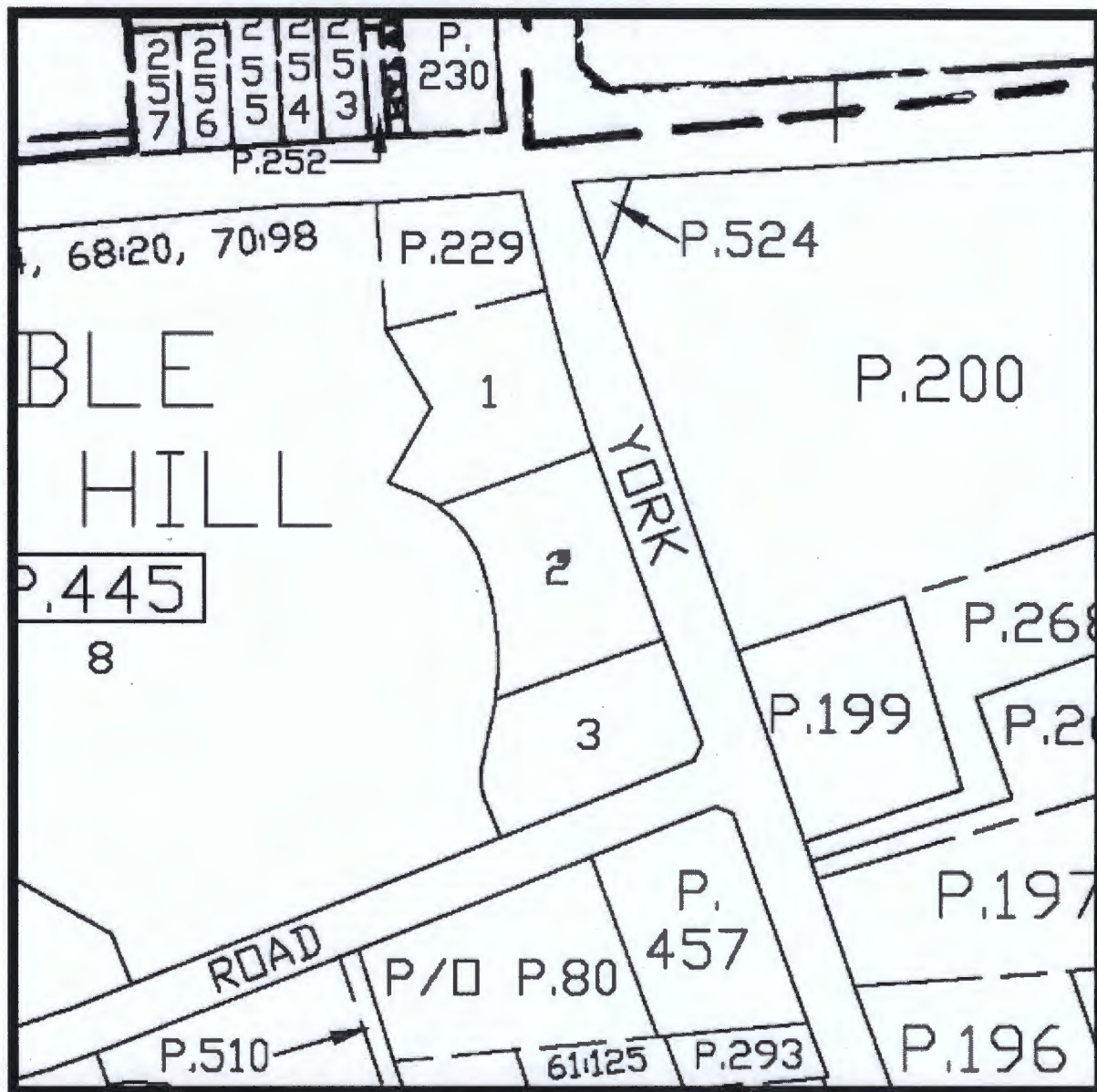
Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

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

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search
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District - 08 Account Number - 2200023490



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

M E M O R A N D U M

DATE: February 20, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0124-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 19, 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

CASE NO. 2013- 0124 A

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

12/17/12

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NO/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

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

12/13/12

STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERING

NO Obj

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/27/12

SIGN POSTING

Date:

12/27/12

by

Hoffman

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

CASE NAME M^cDonald's
CASE NUMBER 2013-124-A
DATE 1-16-13

[illegible]

Case No.:

2013-124-A

1-17-13

pen

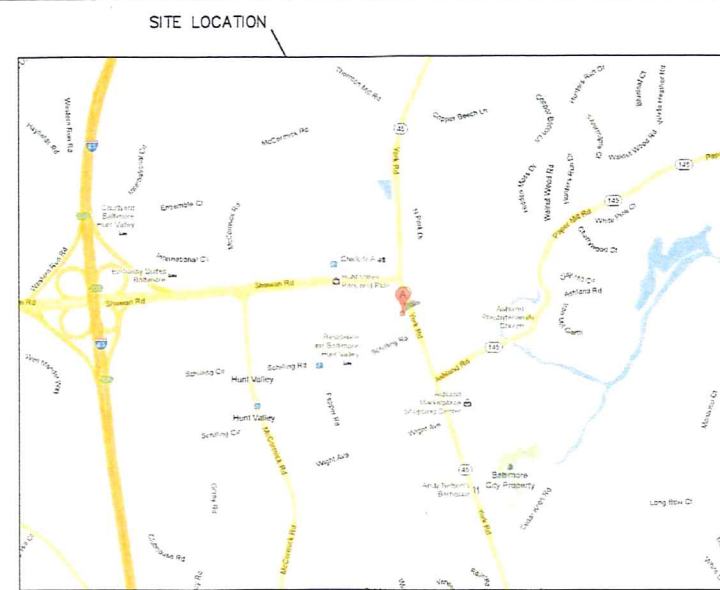
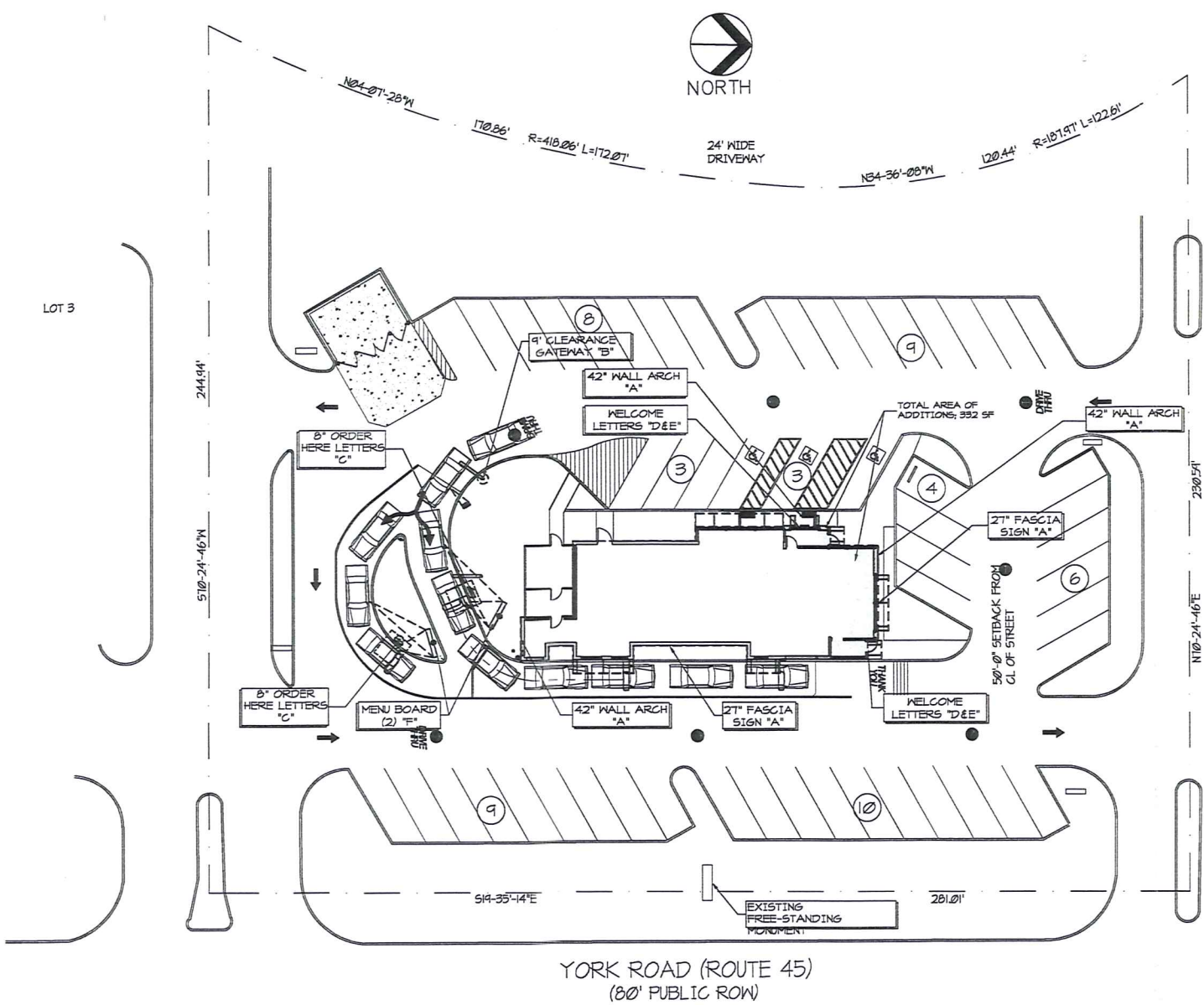
Exhibit Sheet

Petitioner/Developer

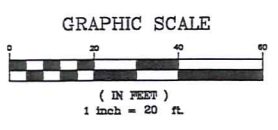
Protestant

2-20-13
DW

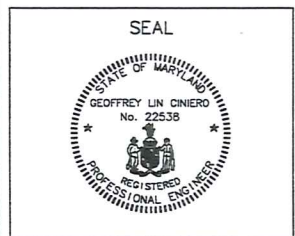
No. 1	Site Plan	
No. 2	Color Photos	
No. 3	Bldg. Permit	
No. 4	Sign Detail Exhibit	
No. 5	Hearing Outline	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



- GENERAL NOTES:**
1. OWNER:
Golden Arch Limited Partnership
c/o McDonald's USA, LLC
One McDonald's Plaza
Oak Brook, IL 60523
(630) 623-3000
2. SITE AREA: 54,186 SF / 1.3125 AC
3. EXISTING BUILDING AREA: 2,878 SF
4. PROPOSED BUILDING AREA: 3,210 SF
5. UTILITIES:
PUBLIC WATER
PUBLIC SEWER
6. THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 20400100235F PANEL 0235 OF 500 DATED SEPTEMBER 26, 2006.
7. PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 16/1,000
EXISTING: 2,878 SF = 46 REQUIRED
PROPOSED: 3,210 SF = 52 REQUIRED
PROVIDED: 52 SPACES
8. SETBACKS
REQUIRED
FRONT 50' FROM STREET OR 25' TO PROPERTY LINE
SIDE 30'
REAR 30'
9. HEIGHT OF STRUCTURE:
MAX PERMITTED: UNLIMITED
PROVIDED: 18' Max
10. DEED REFERENCE: I1740 / 00551
11. TAX ACCOUNT #: 2200023440
12. COUNCILMANIC DISTRICT: 3
13. WATERSHED: LOCH RAVEN RESEVOIR
14. ZONING: ML IM
15. TAX MAP: 0042
16. PREVIOUS ZONING CASES: THE SITE WAS THE SUBJECT OF ZONING CASE #4846. A REQUEST FOR RECLASSIFICATION FROM BR TO AN ML ZONE, AN R-20 TO AN ML ZONE, AND BL TO AN ML ZONE. THE RECLASSIFICATION WAS APPROVED BY THE DEPUTY ZONING COMMISSIONER ON FEBRUARY 9, 1960. THE CASE WAS APPEALED AND UPHOLD BY THE BOARD OF APPEALS ON JULY 14, 1960. THE BOARD OF APPEALS DECISION WAS APPEALED TO THE CIRCUIT COURT AND WAS DISMISSED ON DECEMBER 8, 1960.
17. PREVIOUS DRC MEETINGS: None
18. FLOOR AREA FOR ML IM = 2.0
FLOOR AREA RATION PROVIDED = 0.05
19. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
20. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
20. PERMITS OF FILE: None



ZONING VARIANCE REQUEST SUMMARY		
LABEL	DESCRIPTION	# BY VARIANCE
"A"	450.4 Attachment 1, 5 (a) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	2
"B"	450.4 Attachment 1, 3(b) to permit one (1) freestanding directional sign of 10.67 ft in height in lieu of the permitted 6 ft;	1
"C"	450.4 Attachment 1, 3(b) to permit two (2) directional signs of 11'-3" ft. in height in lieu of the permitted 6 ft;	2
"D"	450.4 Attachment 1, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;	2
"E"	450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	2
"F"	450.5 Attachment 1, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2

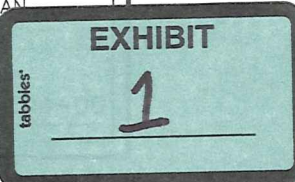


REVISIONS		
NO.	DESCRIPTION	DATE
DATE: 0/14/13		
SCALE: AS NOTED		
BUILDING AREA N/A SQ. FT.		
DINING ROOM SEATING N/A SQ. FT.		
PROJECT # :12ARCADE45		
DRAWN BY:JD CHECKED BY:WN		

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
HUNT VALLEY
11310 YORK RD
HUNT VALLEY, MD 21031
REGION: BWR
LC NO. 019-0529

SHEET TITLE
ZONING VARIANCE
REQUESTS:
SITE PLAN

SHEET NOSPL

















BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B796985 CONTROL #: C- DIST: 08 PREC: 01
DATE ISSUED: 10/12/2012 TAX ACCOUNT #: 2200023490 CLASS: 24

PLANS: CONST 02 PLOT 9 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 11310 YORK RD
SUBDIVISION: BELL ATLANTIC

OWNERS INFORMATION

NAME: GOLDEN ARCH LIMITED PARTNERSHIP AND C/O MCDONALDS
ADDR: PO BOX 182571; COLUMBUS, OH 43218

TENANT:

CONTR: TBD

ENGNR:

SELLR:

WORK: CONST ONE-STORY ADD'N ON FRONT OF MCDONALD'S
13'X32'6"=338SF; ALSO WIDEN SIDE ENTRANCE T/B
ADA COMPLIANT & CONST NEW STOREFRONT. INT ALTS
TO INSTALL DOORS IN RESTRMS TO ADA COMPLIANCE,
CEILING TILES, FIXTURES & FINISHES. 1200SF.
SEPARATE PERMIT REQ'D FOR ANY ADD'L WORK.

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: MCDONALDS RESTAURANT & ADD'N & ALTS
EXISTING USE: MCDONALDS RESTAURANT

TYPE OF IMPRV: ADDITION

USE: STORE, MERCANTILE, RESTAURANT

FOUNDATION: BASEMENT:

SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 1.370AC

FRONT STREET:

SIDE STREET:

FRONT SETB:

SIDE SETB:

SIDE STR SETB:

REAR SETB:

**THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE**

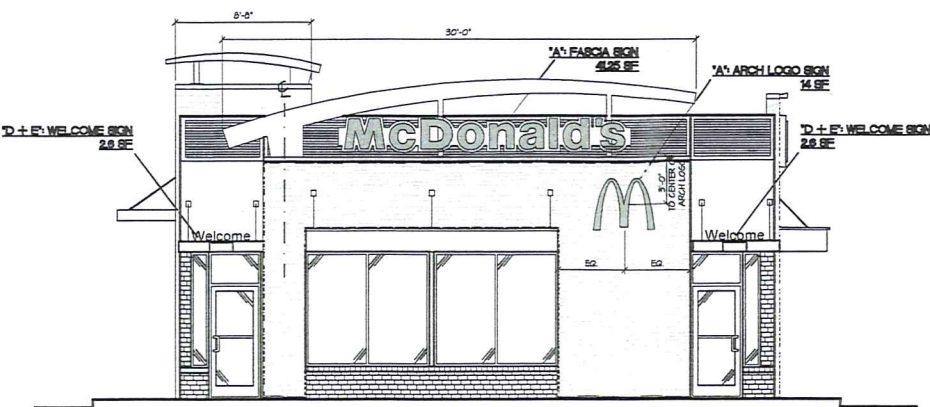
PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

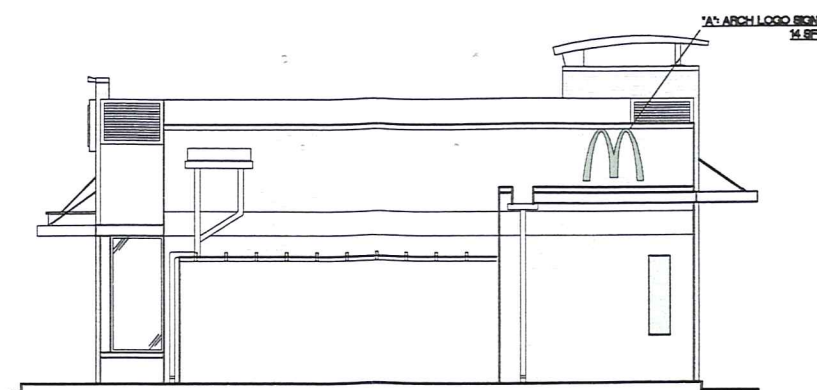
EXHIBIT

3

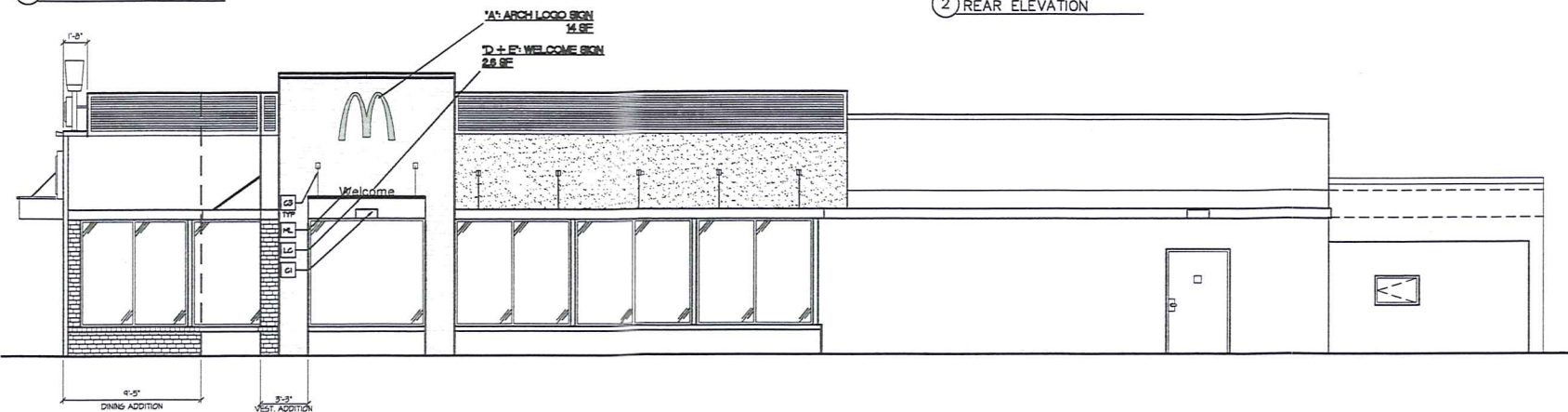
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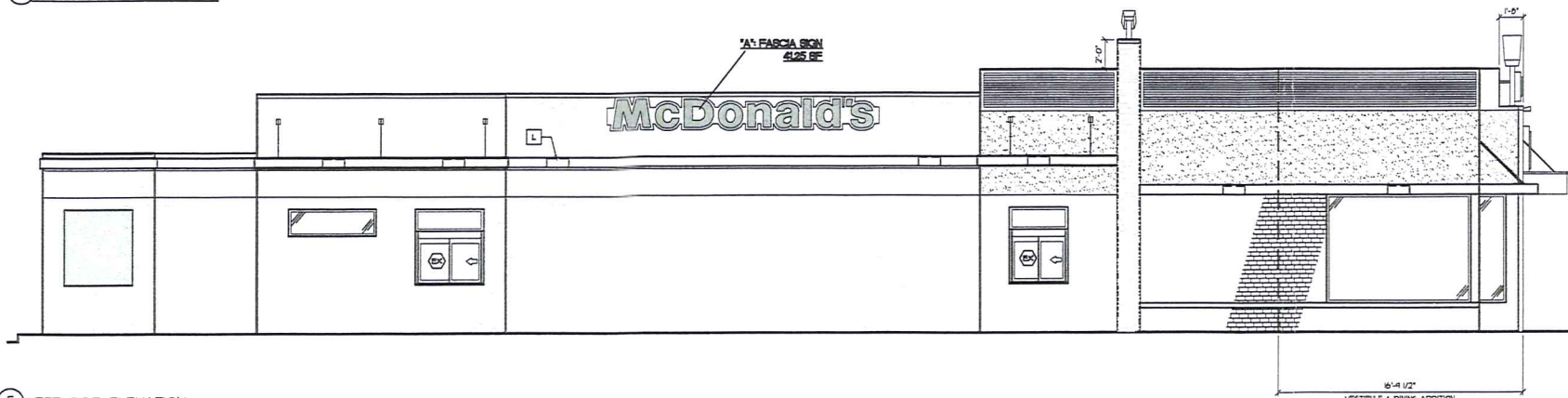
1 STOREFRONT ELEVATION



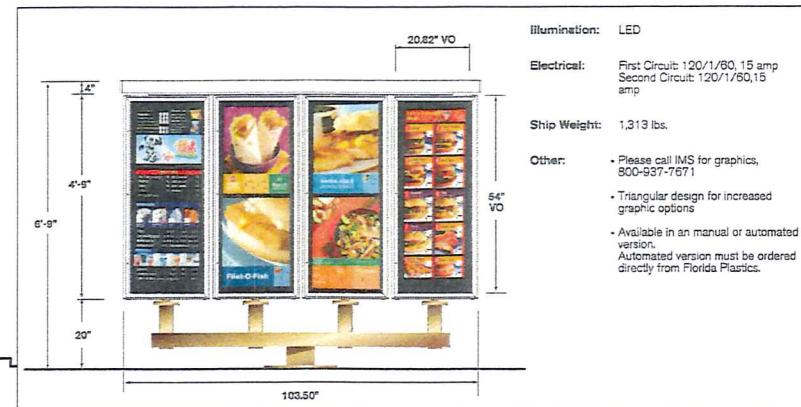
2 REAR ELEVATION



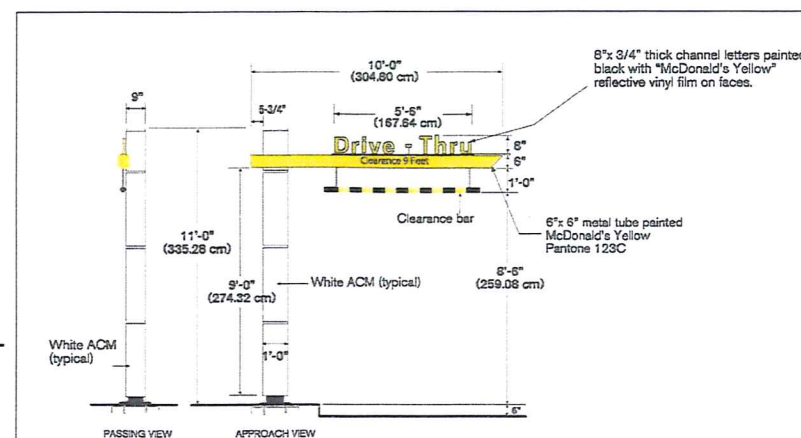
3 RIGHT SIDE ELEVATION



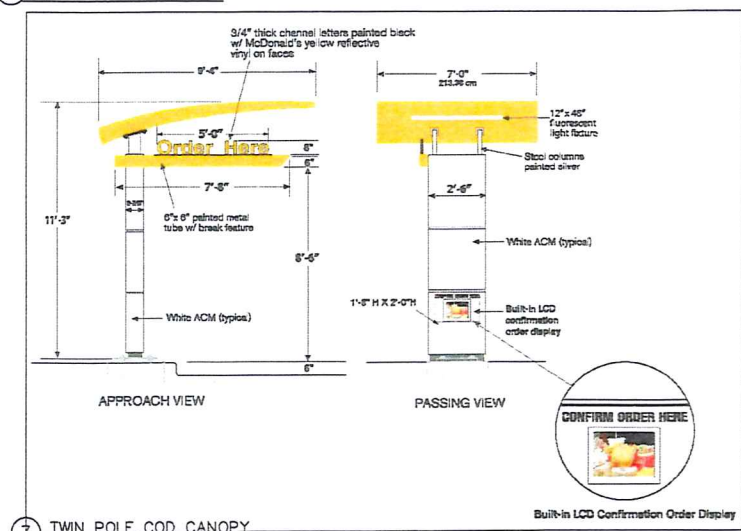
5 LEFT SIDE ELEVATION



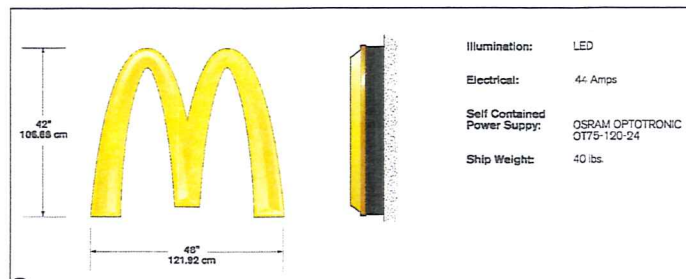
4 OPO MENU BOARD



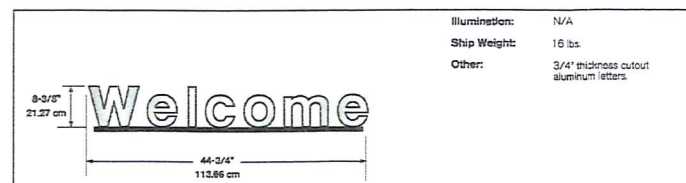
6 CLEARANCE GATEWAY



7 TWIN POLE COD CANOPY



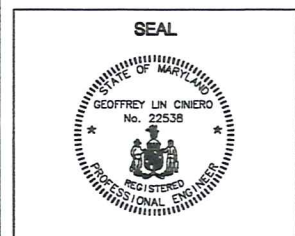
8 M ARCH LOGO SIGN



9 WELCOME SIGN



10 FASCIA SIGN



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.
Licence No. 22538
Expiration Date: 11/26/13

REVISIONS		
NO.	DESCRIPTION	DATE
0	FIRST ISSUE	08/01/12

DATE: 08/01/12
SCALE: AS NOTED
BUILDING AREA N/A SQ. FT.
DINING ROOM SEATING N/A SQ. FT.
PROJECT #: 12ARCADE45
DRAWN BY: TB CHECKED BY: TB

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
HUNT VALLEY
11310 YORK RD
HUNT VALLEY, MD 21031
REGION: BWR
LC NO. 018-0529

SHEET TITLE
ZONING VARIANCE
REQUIREMENTS
ELE

SHEET NO. 4



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 11310 YORK ROAD

JANUARY 16, 2013

JEFF BELL – TESTIMONY

Name: Jeff Bell

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

Your job title and responsibilities at McDonalds: Area Construction Manager

Are you familiar with the petition before the Office of Administrative Hearings? Yes

What is the location that is the subject of the petition? 11310 York Road

What is your interest in the property? McDonald's USA, LLC 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 November 20, 1996 (about 16 years)

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

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

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

Describe existing conditions at the McDonalds.

EXHIBIT 1 – PLAT TO ACCOMPANY ZONING PETITION



NOTE – This is an updated site plan which shows the correct parking calculation.

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

Identify photographs of McDonald's at 11310 York Road.

EXHIBIT 2 – PHOTOS

Describe the location of this McDonald's.

This McDonald's restaurant is located near the intersection of York Road and Shawan Road, along a busy commercial corridor.

Why did you decide to remodel this McDonald's?

The restaurant is approximately 16 years old and had become operationally inadequate, having only one drive-thru lane. The remodeled restaurant is a much more efficient building, both operationally and in terms of energy usage.

The dual drive-thru lanes significantly improves circulation through the drive-thru and creates a much more efficient operation.

What was the square footage of the restaurant prior to the remodel?

2,878 sq. ft.

What is the square footage of the restaurant after the remodel?

3,210 sq. ft.

Where was additional area added to the building?

A dining addition was added at the front of the restaurant, and two entrance vestibules were added.

The total additional area is 332 sq. ft.

How many seats did the restaurant have before the remodel? 44

How many seats does the remodeled restaurant have? 70

What is being proposed at this location?

SEE EXHIBIT 1 – PLAT TO ACCOMPANY ZONING PETITION

We have remodeled the existing McDonald's restaurant.

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

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

There is an existing freestanding McDonald's sign on York Rd. which is proposed to remain.

The site currently contains 51 parking spaces, but will be modified to add an additional parking space to bring it into compliance with the requirements of the Zoning Regulations.

The original site plan that was filed with the application incorrectly indicated that the site required 54 parking spaces and proposed to provide 51 spaces.

The revised plan correctly notes that 52 parking spaces are required and provided.

The restaurant was remodeled pursuant to a building permit which indicated that an addition of 338 sq. ft. was proposed.

EXHIBIT 3 – BUILDING PERMIT

Although an addition of that size would require 52 parking spaces, the plans that were submitted with the building permit application showed only 51 parking spaces.

As a result, only 51 spaces were constructed.

McDonald's will be adding one more parking space on the site to conform the site to the Zoning Regulations.

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

EXHIBIT 4 – 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.
- No mansard roof with (lighted) white roof beams.
- “Green building” features: (now standard for McDonald's)

- High-efficiency HVAC system
 - TPO reflective roof to reduce energy costs
 - Trellis – reduce solar heat gain
 - Auto-sensor lavatory faucets
 - LED lighting throughout the building
 - All internally lit signs are LED
- In addition, this restaurant already includes several “green features,” including cardboard recycling and masonry walls with thermal properties to provide better insulation.
 - The remodeled building will be entirely ADA-compliant.

Explain the sign package:

What is proposed?

We are proposing 5 enterprise signs on the faces of the buildings consisting of: 2 signs on the front of the building; 1 sign on the drive-thru side of the building; 1 sign on the non-drive-thru side of the building; and 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 3 directional signs over the drive-thru lanes which, because they are intended to go over the drive-thru lanes, are higher than what would otherwise be permitted.

Why are you proposing these signage variances?

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

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

Similar signage packages have been approved by variances granted by the Baltimore County Administrative Law Judge for twelve (12) 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., 1655 Belmont Ave., and 8227 Liberty Road.

Describe how proposed construction will improve the operation.

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

What is the amount of capital investment for this project?

In excess of \$970,000 in private investment

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

The remodeling of the existing restaurant, which is permitted as a matter of right, has been completed. If the petition is approved, we will update our signage permit to include the additional signs.



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 11310 YORK ROAD

JANUARY 16, 2013

ROBERT GOLDMAN – TESTIMONY

Name: Robert Goldman

Address:

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

What is your job title?

Please describe the nature of the services you provide.

Have you ever testified as an expert witness in the field of architecture before the Zoning Commissioner or Office of Administrative Hearings of Baltimore County?

Yes.

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

Yes.

I offer Mr. Goldman as an expert witness in architecture.

Are you familiar with the petition before the Office of Administrative Hearings?

Yes.

What has been your involvement with this project?

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

- 450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;
- 450.4 Attachment 1, 3(b)(VII) to permit a free-standing directional sign of 10.67 ft. in height in lieu of the permitted 6 ft.;

- 450.4 Attachment 1, 3(b)(VII) to permit two (2) directional signs of 11.3 ft. in height in lieu of the permitted 6 ft. ;
- 450.4 Attachment 1, 3(II) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;
- 450.5.B.3.b to permit erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy;
- 450.5 Attachment 1, 5(f)(VII) to permit two (2) free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.

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

SEE EXHIBIT 4 – SIGNAGE DETAILS

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

Yes. The property is unique due to the constraints imposed by the location of the existing building and the fact that the site does not have direct access from York 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 location of the existing building creates practical difficulties in identifying the building to passing motorists and safely directing traffic in and around the site.

As customers must enter from one of two private driveways on either side of the site, additional signage becomes necessary to direct them safely in and around the site.

Formerly, the well known mansard roof, which was visible from York 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 York 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 remodeled restaurant will be more modern and attractive than the existing one and represents a significant private investment in the County.

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

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

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

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

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

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

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

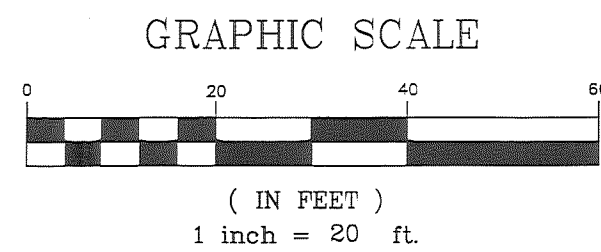
Would the granting of the variances cause any injury to the public health, safety, or general welfare?

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

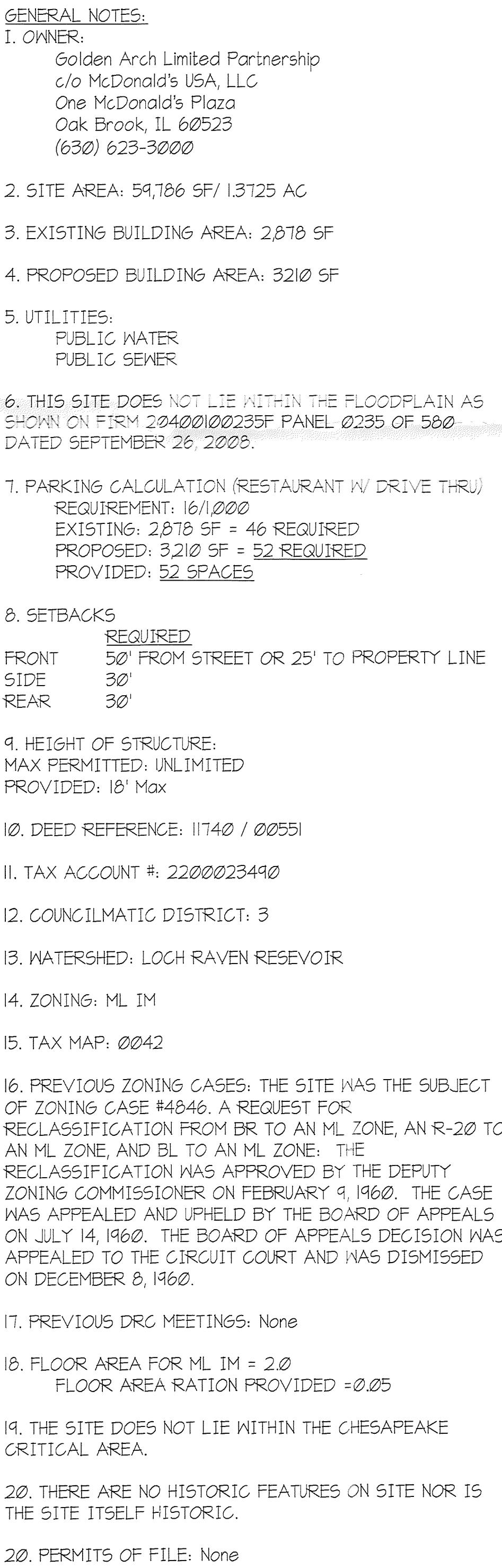
CONCLUSION

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

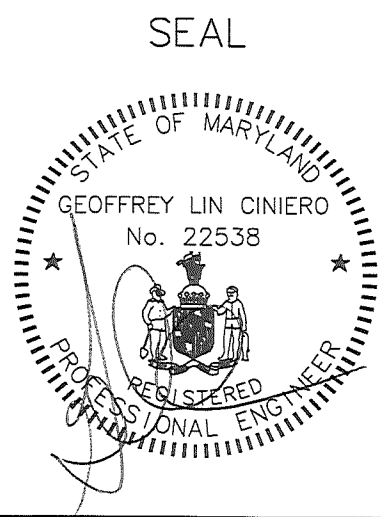
EXHIBIT 5 – OUTLINE OF TESTIMONY



ZONING VARIANCE REQUEST SUMMARY		
LABEL	DESCRIPTION	# BY VARIANCE
"A"	450.4 Attachment 1, 5 (a) to permit two (2) wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	2
"B"	450.4 Attachment 1, 3(b) to permit one (1) freestanding directional sign of 10.67 ft in height in lieu of the permitted 6 ft;	1
"C"	450.4 Attachment 1, 3(b) to permit two (2) directional signs of 11'-3" ft. in height in lieu of the permitted 6 ft;	2
"D"	450.4 Attachment 1, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;	2
"E"	450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	2
"F"	450.5 Attachment 1, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2



419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622
f: 410.837.3621



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.
Licence No. 21332
Expiration Date 11-24-13

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 0/14/13

SCALE: AS NOTED

BUILDING AREA N/A SQ. FT.

DINING ROOM SEATING N/A SQ. FT.

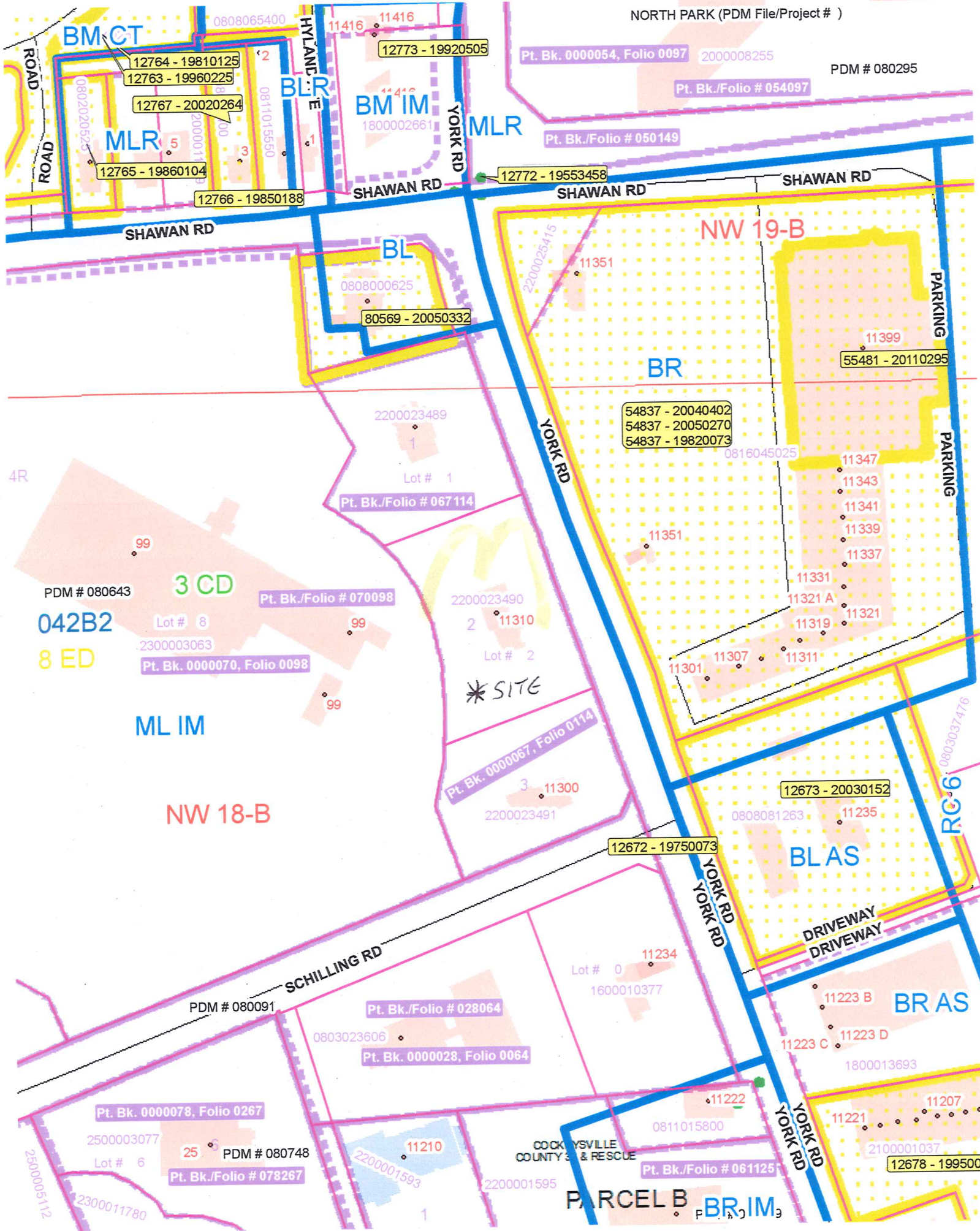
PROJECT # :12ARCADE45

DRAWN BY: JD CHECKED BY: WN

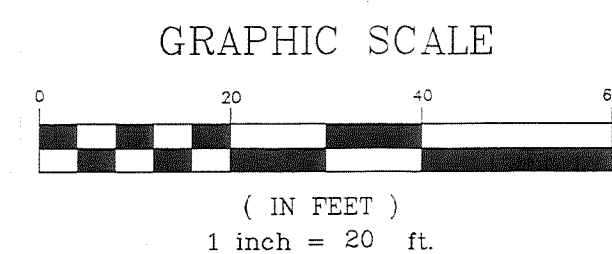
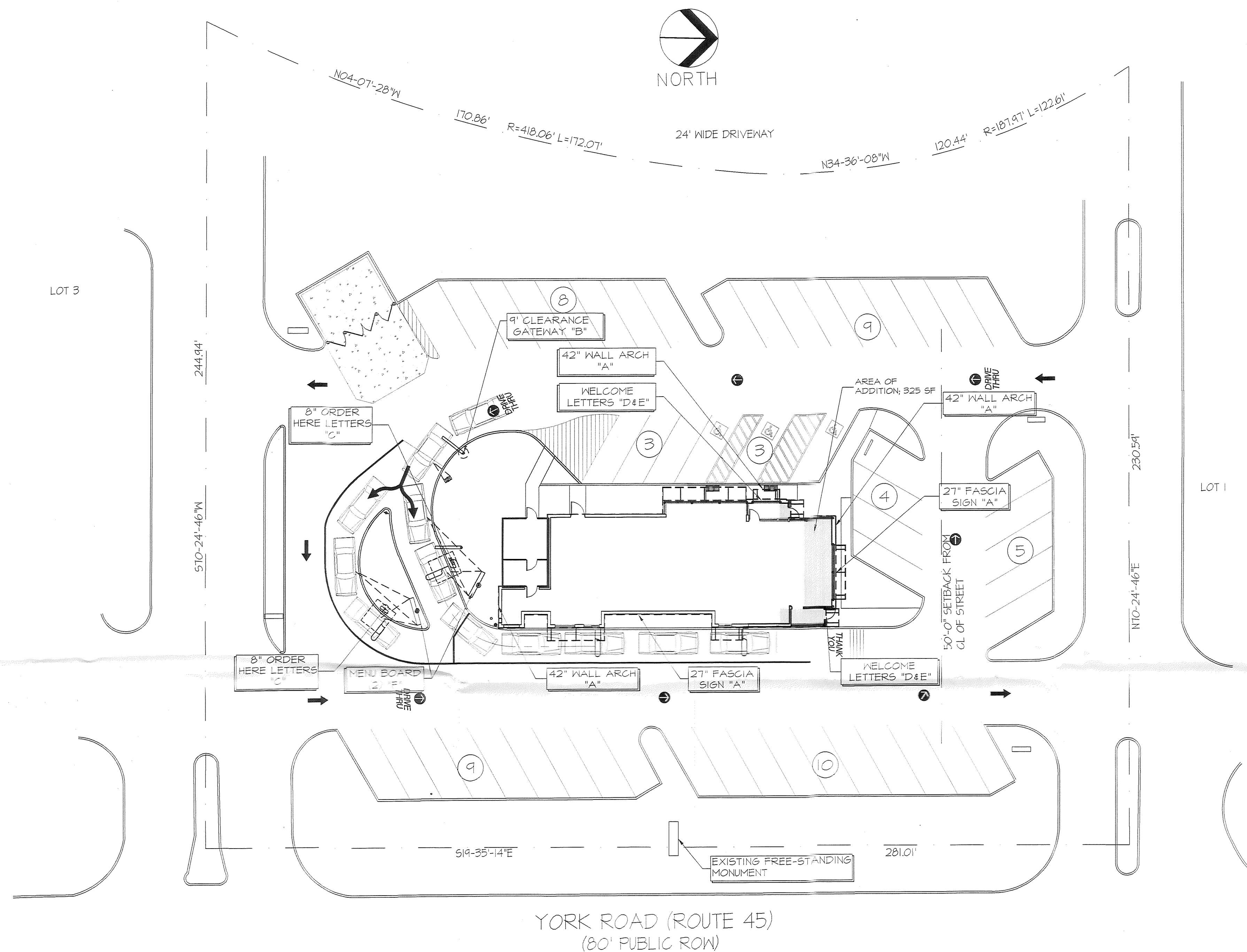
PROJECT TITLE
ALTERATIONS TO
McDONALD'S
HUNT VALLEY
11310 YORK RD
HUNT VALLEY, MD 21031
REGION: BWR
LC NO. 019--0529

SHEET TITLE
ZONING VARIANCE
REQUESTS:
SITE PLAN

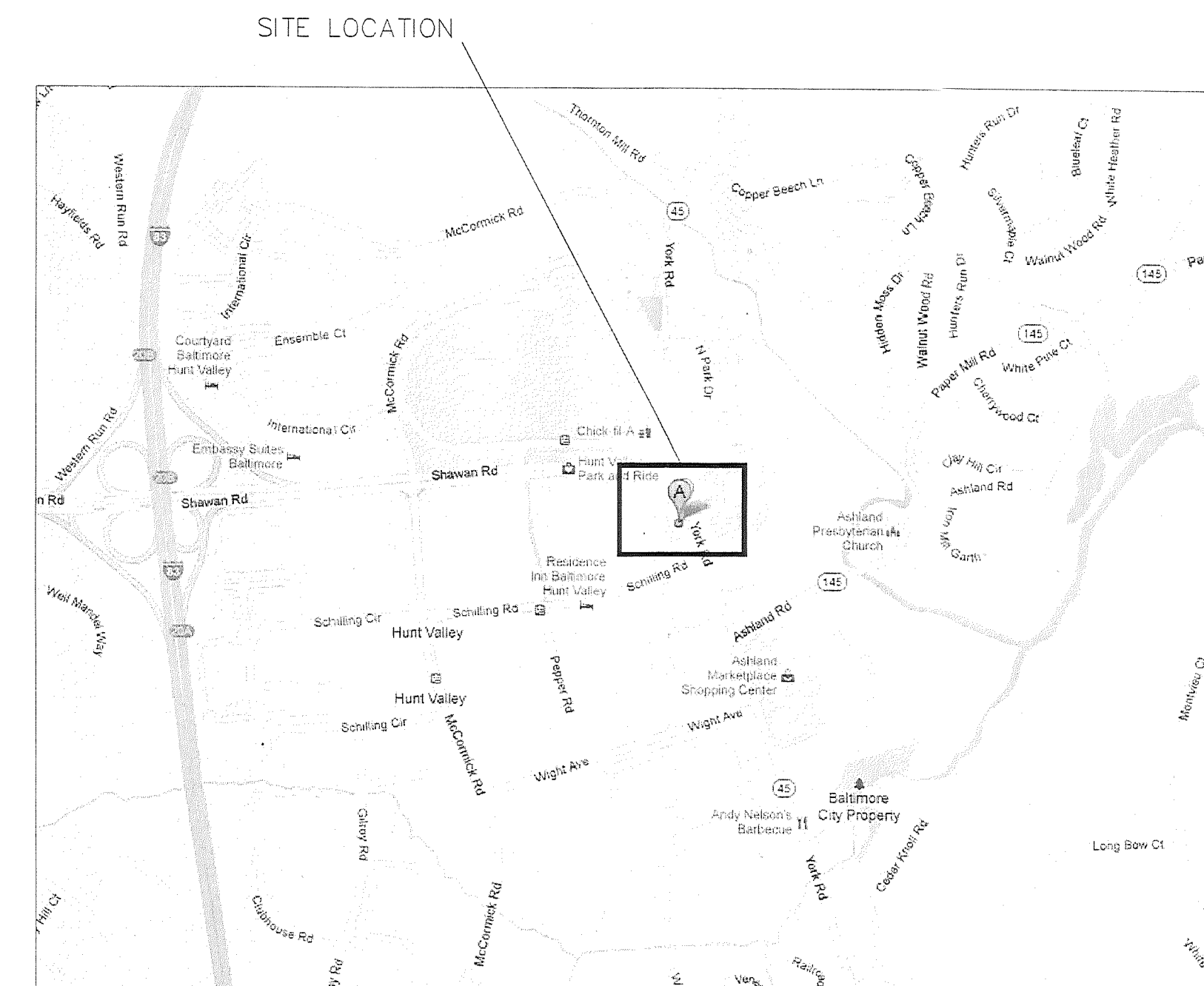
SHEET NO. SPL-1.04-00



2013-0124-A



ZONING VARIANCE REQUEST SUMMARY		
LABEL	DESCRIPTION	# BY VARIANCE
"A"	450.4 Attachment 1, 5 (a) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	2
"B"	450.4 Attachment 1, 3(b) to permit one (1) freestanding directional sign of 10.67 ft in height in lieu of the permitted 6 ft;	1
"C"	450.4 Attachment 1, 3(b) to permit two (2) directional signs of 11'-3" ft. in height in lieu of the permitted 6 ft;	2
"D"	450.4 Attachment 1, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;	2
"E"	450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	2
"F"	450.5 Attachment 1, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2



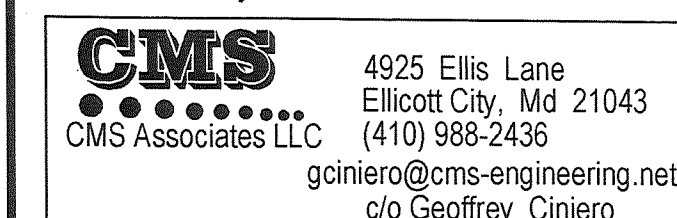
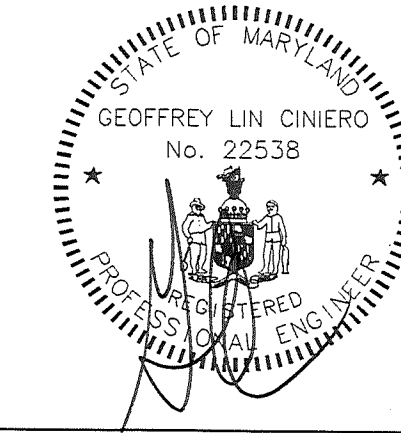
GENERAL NOTES:

- OWNER:
McDonald's USA, LLC
One McDonald's Plaza
Oak Brook, IL 60523
(630) 623-3000
- SITE AREA: 59,786 SF/ 1.3725 AC
- BUILDING AREA: 3,321 SF
- UTILITIES:
PUBLIC WATER
PUBLIC SEWER
- THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 20400100235F PANEL 0235 OF 580 DATED SEPTEMBER 26, 2006.
- PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 161,000
EXISTING: 2,878 SF = 46 REQUIRED
PROPOSED: 3,321 SF = 54 REQUIRED
PROVIDED: 51 SPACES
- SETBACKS
REQUIRED
FRONT 50' FROM STREET OR 25' TO PROPERTY LINE
SIDE 30'
REAR 30'
- HEIGHT OF STRUCTURE:
MAX PERMITTED: UNLIMITED
PROVIDED: 18' Max
- DEED REFERENCE: 11740 / 00551
- TAX ACCOUNT #: 2200023490
- COUNCILMATIC DISTRICT: 3
- WATERSHED: LOCH RAVEN RESEVOIR
- ZONING: ML IM
- TAX MAP: 0042
- PREVIOUS ZONING CASES: None
- PREVIOUS DRC MEETINGS: None
- FLOOR AREA FOR ML IM = 2.0
FLOOR AREA RATION PROVIDED = 0.05
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- PERMITS OF FILE: None



419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622
f: 410.837.3621

SEAL



Professional Certification
I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.
License No. 22538
Expiration Date 11/12/13

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	09/28/12

DATE: 08/01/12

SCALE: AS NOTED

BUILDING AREA N/A SQ. FT.

DINING ROOM SEATING N/A SQ. FT.

PROJECT #: 12ARCADE45

DRAWN BY: JD CHECKED BY: WN

PROJECT TITLE

ALTERATIONS TO
McDONALD'S

HUNT VALLEY
11310 YORK RD
HUNT VALLEY, MD 21031

REGION: BWR

LC NO. 019-0529

SHEET TITLE

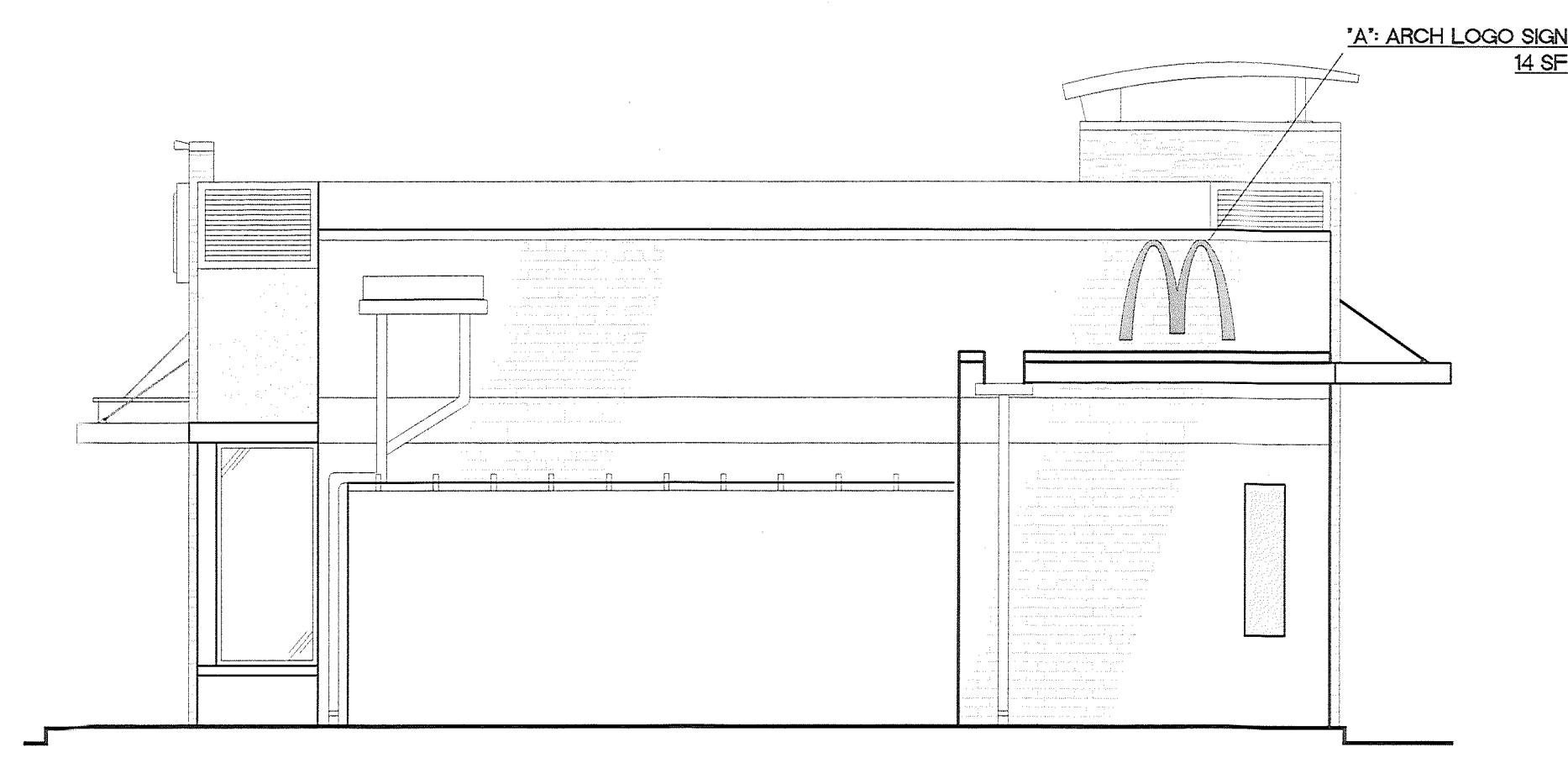
ZONING VARIANCE
REQUESTS:
SITE PLAN

2013-0124-A

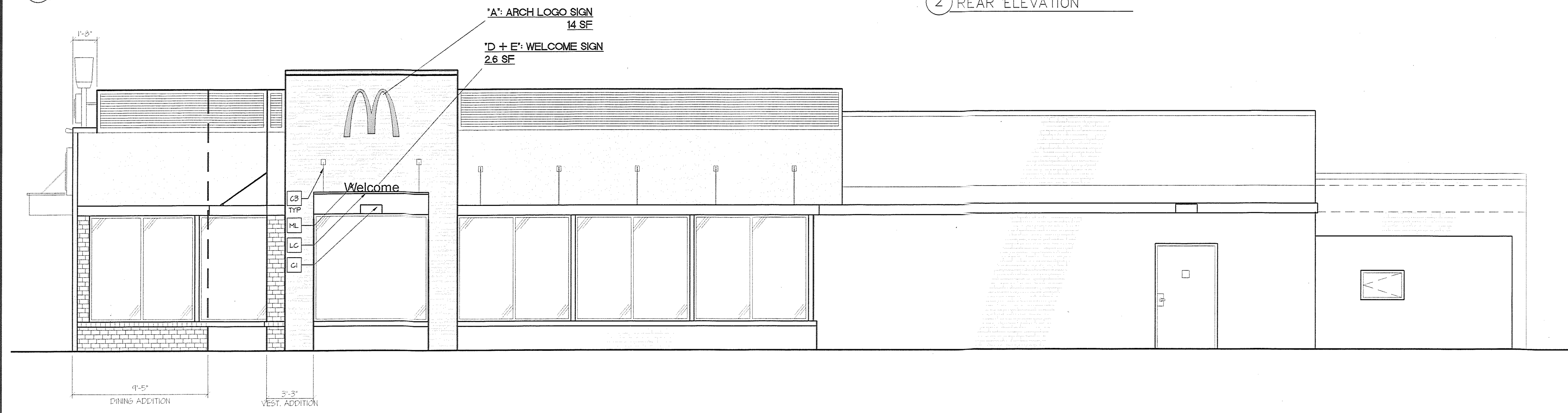
SHEET NO. SPL-1.04-00



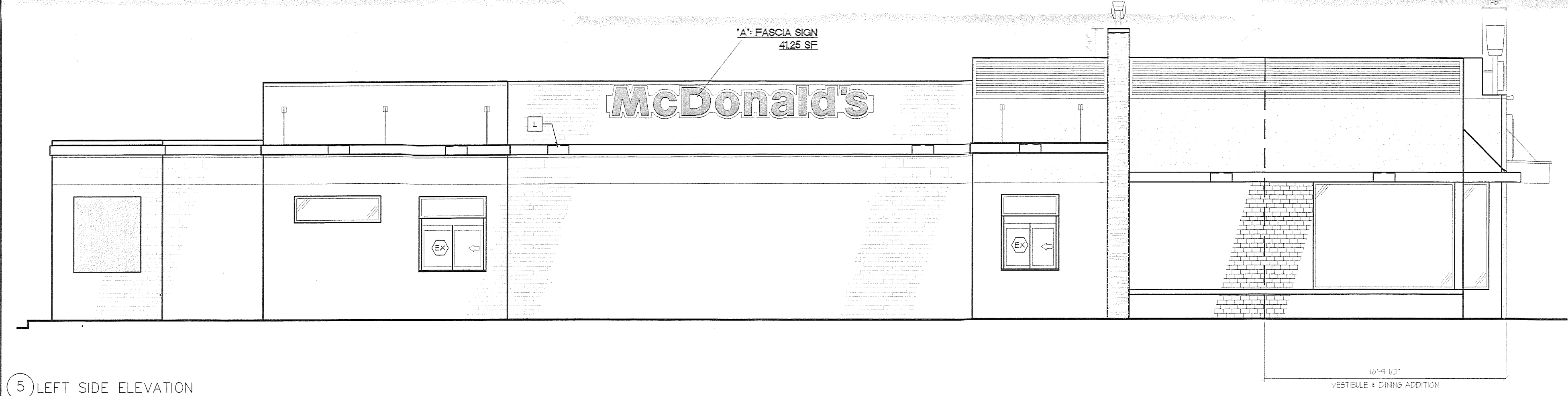
1 STOREFRONT ELEVATION



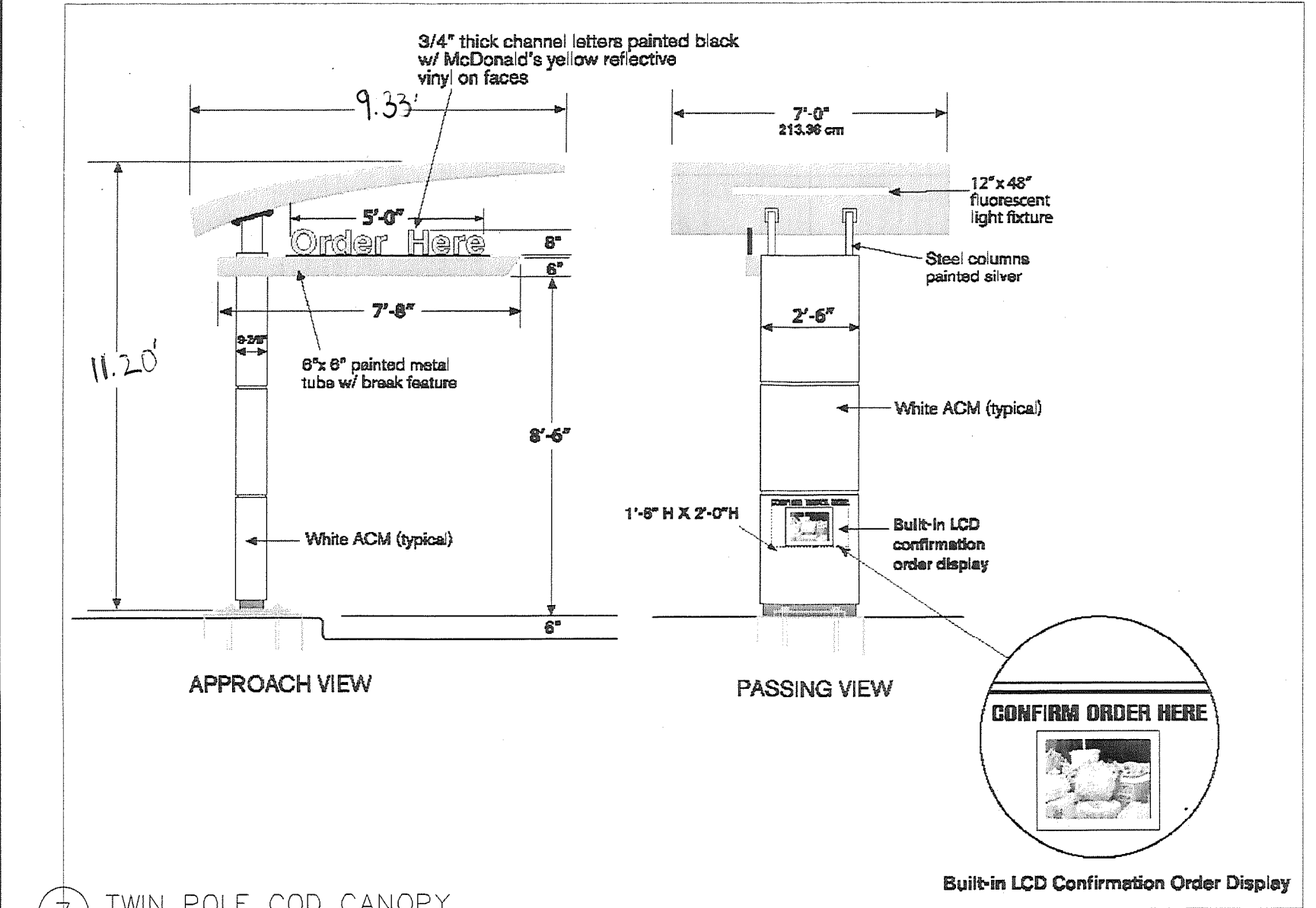
2 REAR ELEVATION



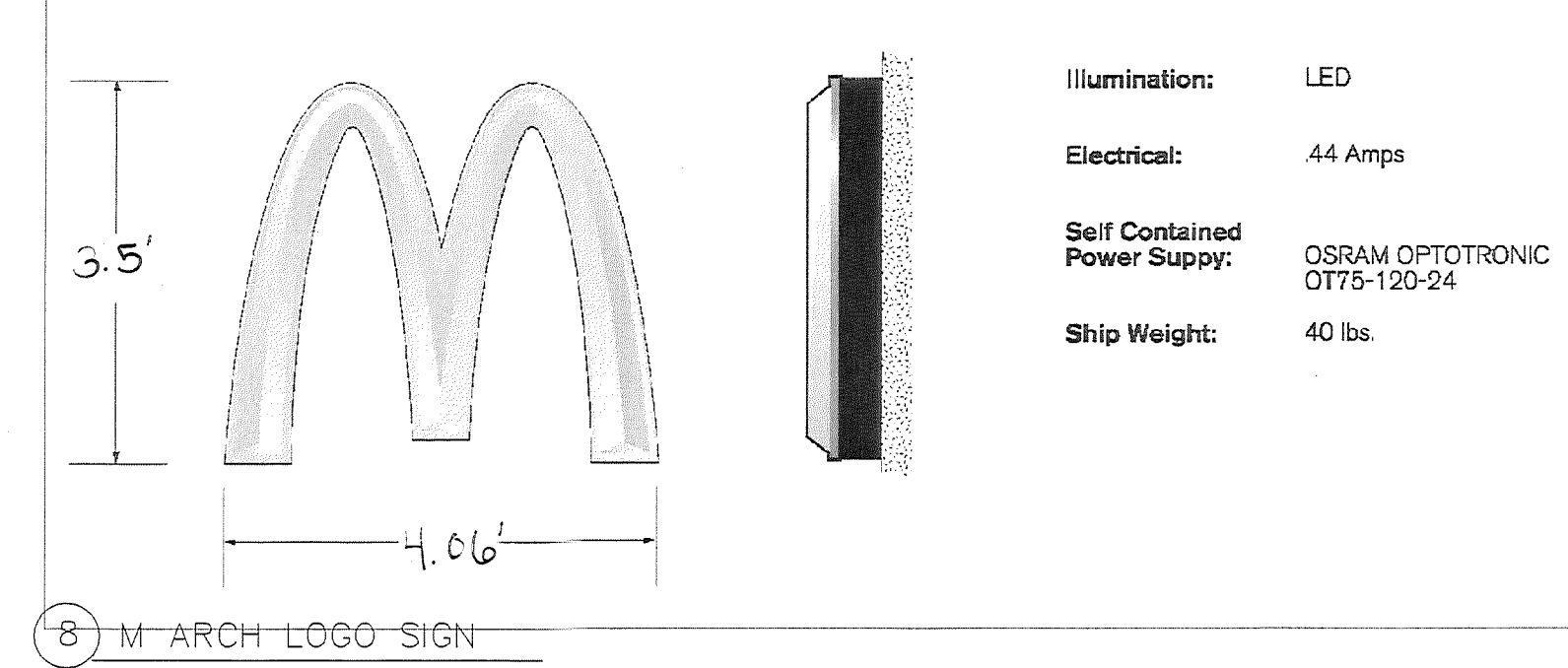
3 RIGHT SIDE ELEVATION



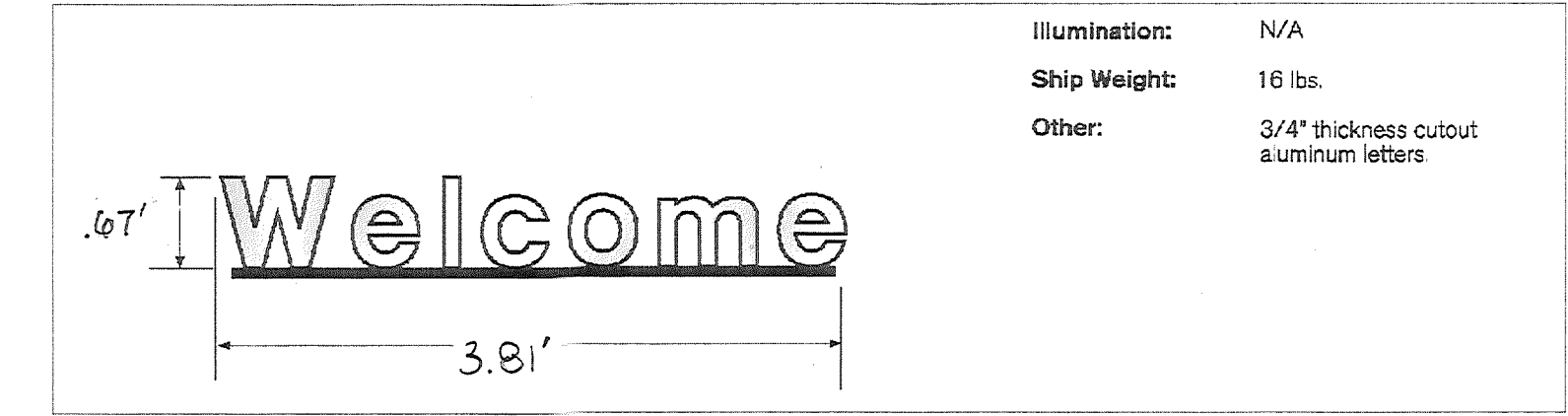
5 LEFT SIDE ELEVATION



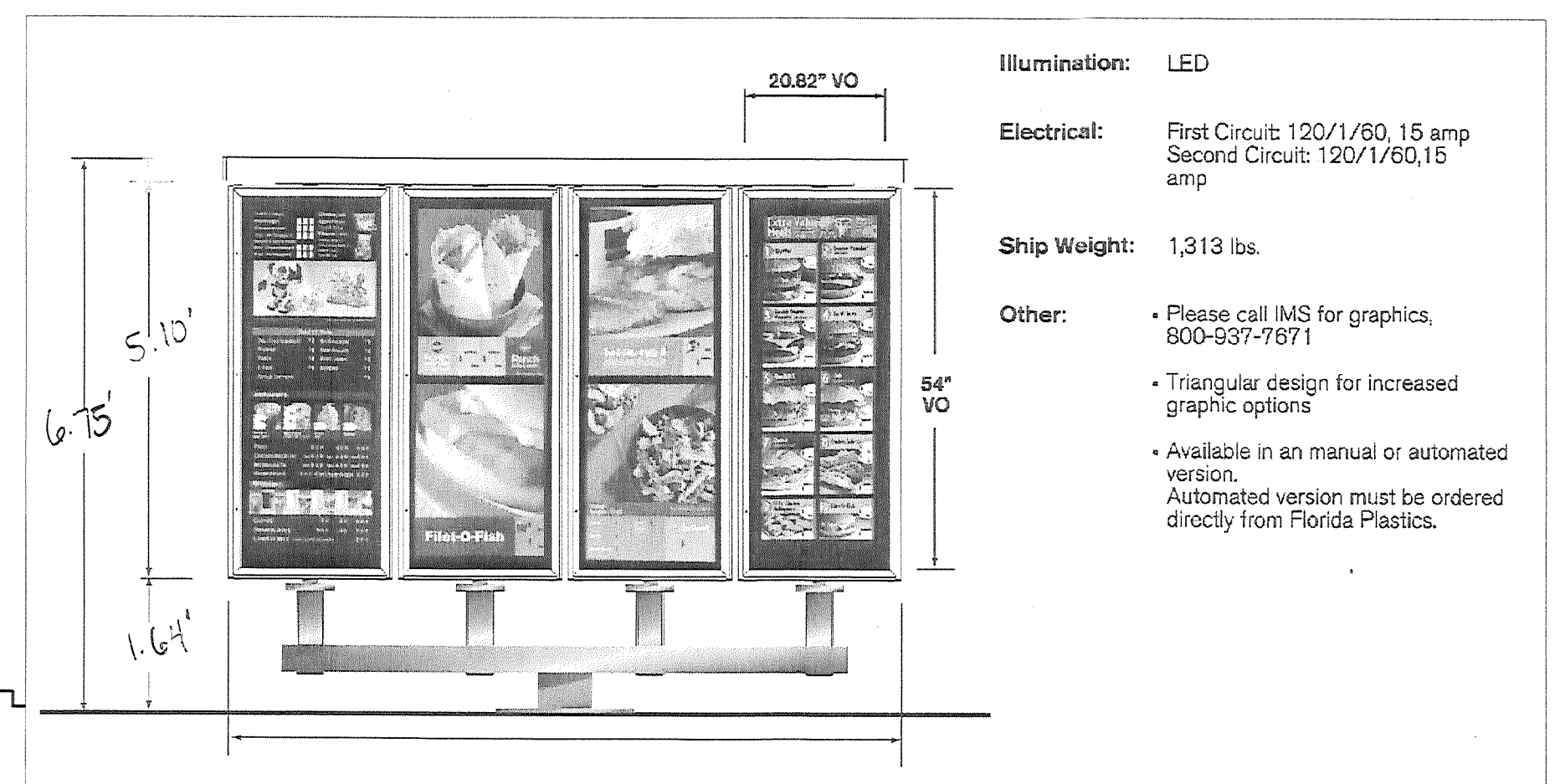
7 TWIN POLE COD CANOPY



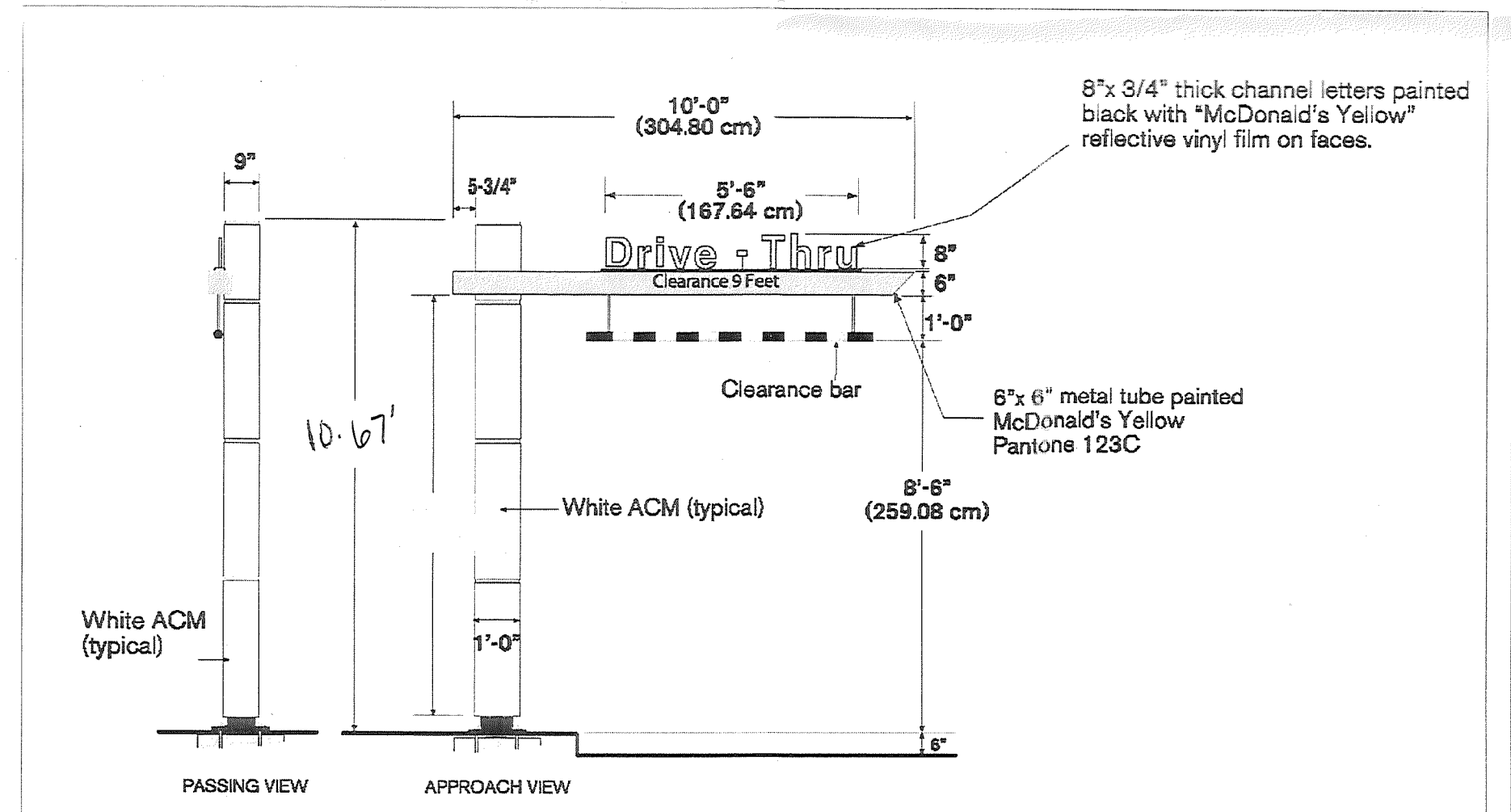
8 M-ARCH LOGO SIGN



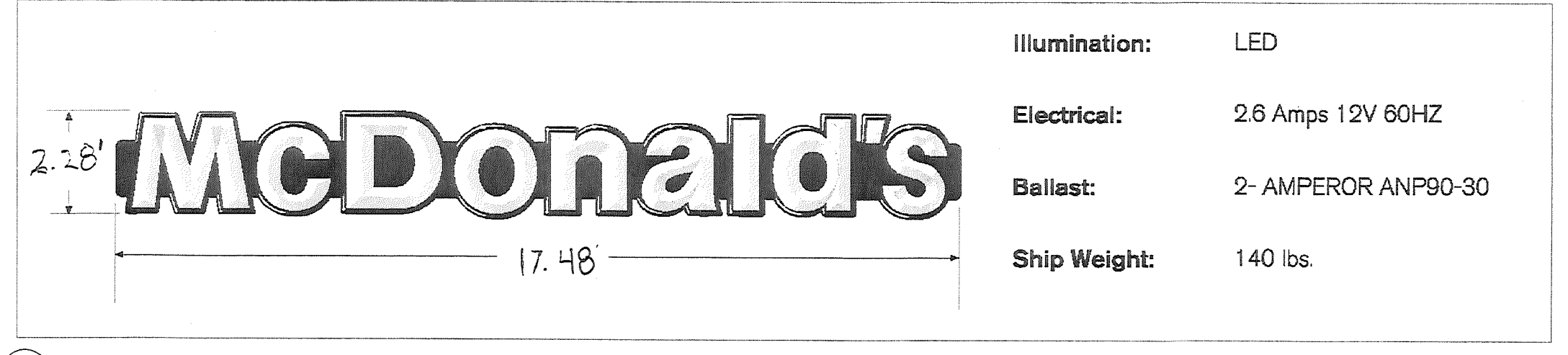
9 WELCOME SIGN



4 OPO MENU BOARD



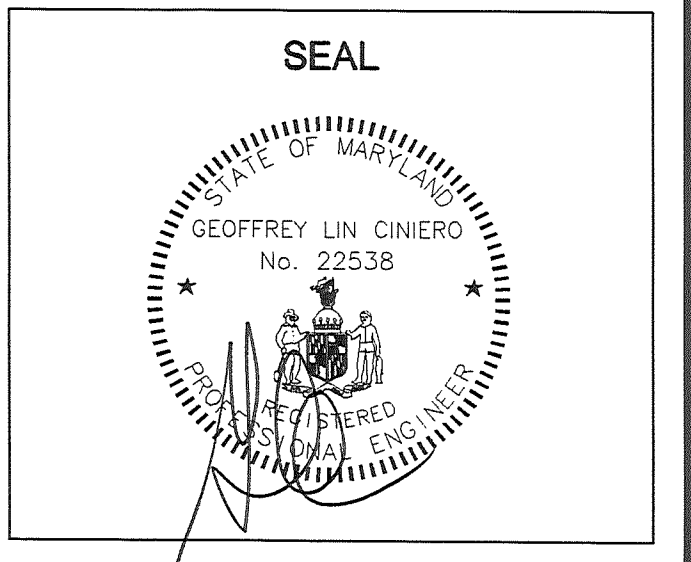
6 CLEARANCE GATEWAY



10 FASCIA SIGN



419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622
f: 410.837.3621



CMS
CMS Associates LLC
4925 Ellis Lane
Ellicott City, Md 21043
(410) 988-2436
gciniero@cms-engineering.net
c/o Geoffrey Ciniero

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.
Licence No.: 22538
Expiration Date: 11-24-13

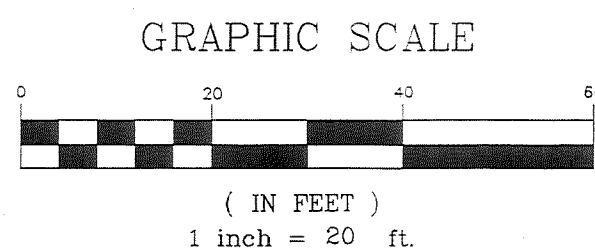
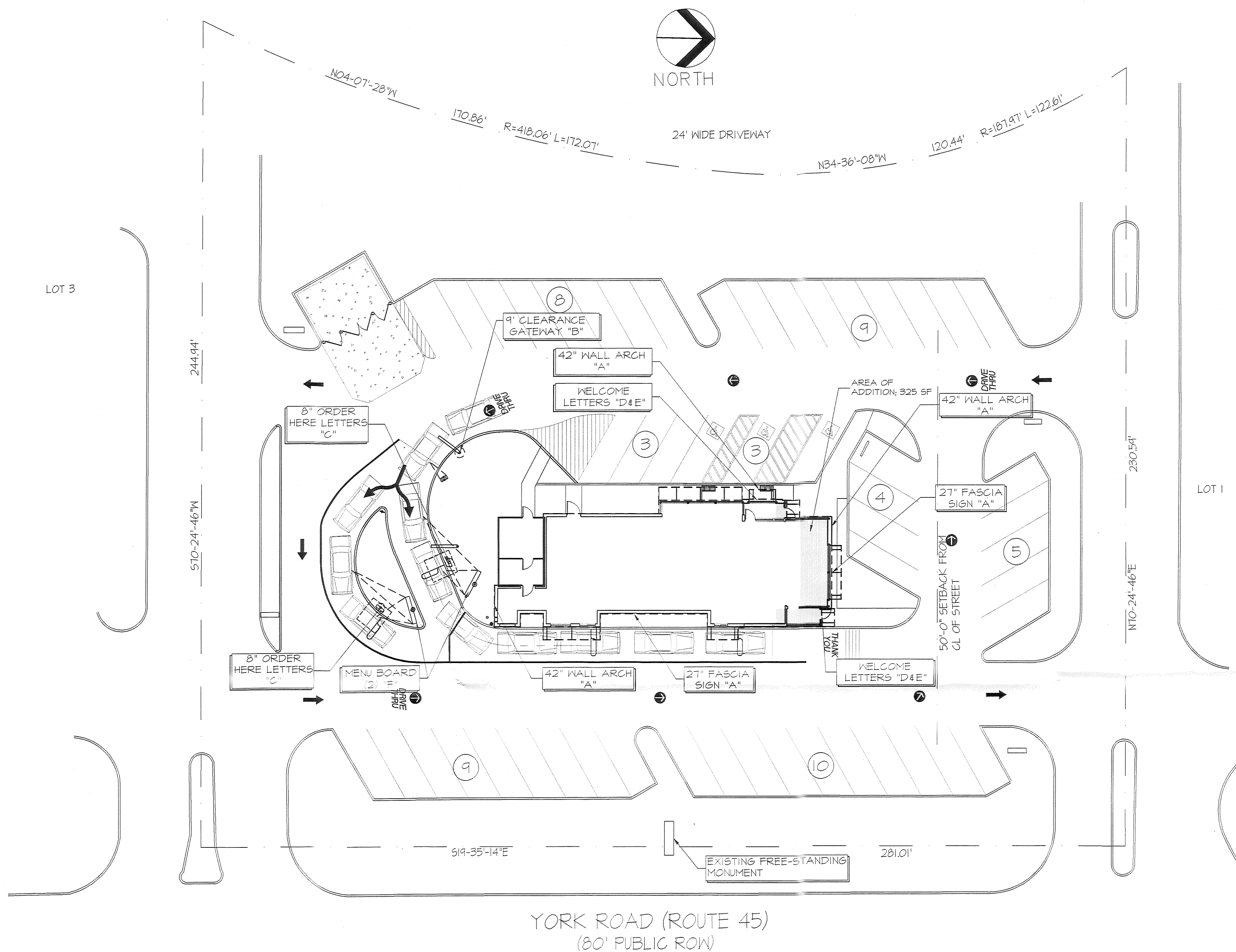
REVISIONS		
NO.	DESCRIPTION	DATE
0	FIRST ISSUE	09/28/12

DATE: 08/01/12
SCALE: AS NOTED
BUILDING AREA N/A SQ. FT.
DINING ROOM SEATING N/A SQ. FT.
PROJECT #: 12ARCADE45
DRAWN BY: JD CHECKED BY: WN

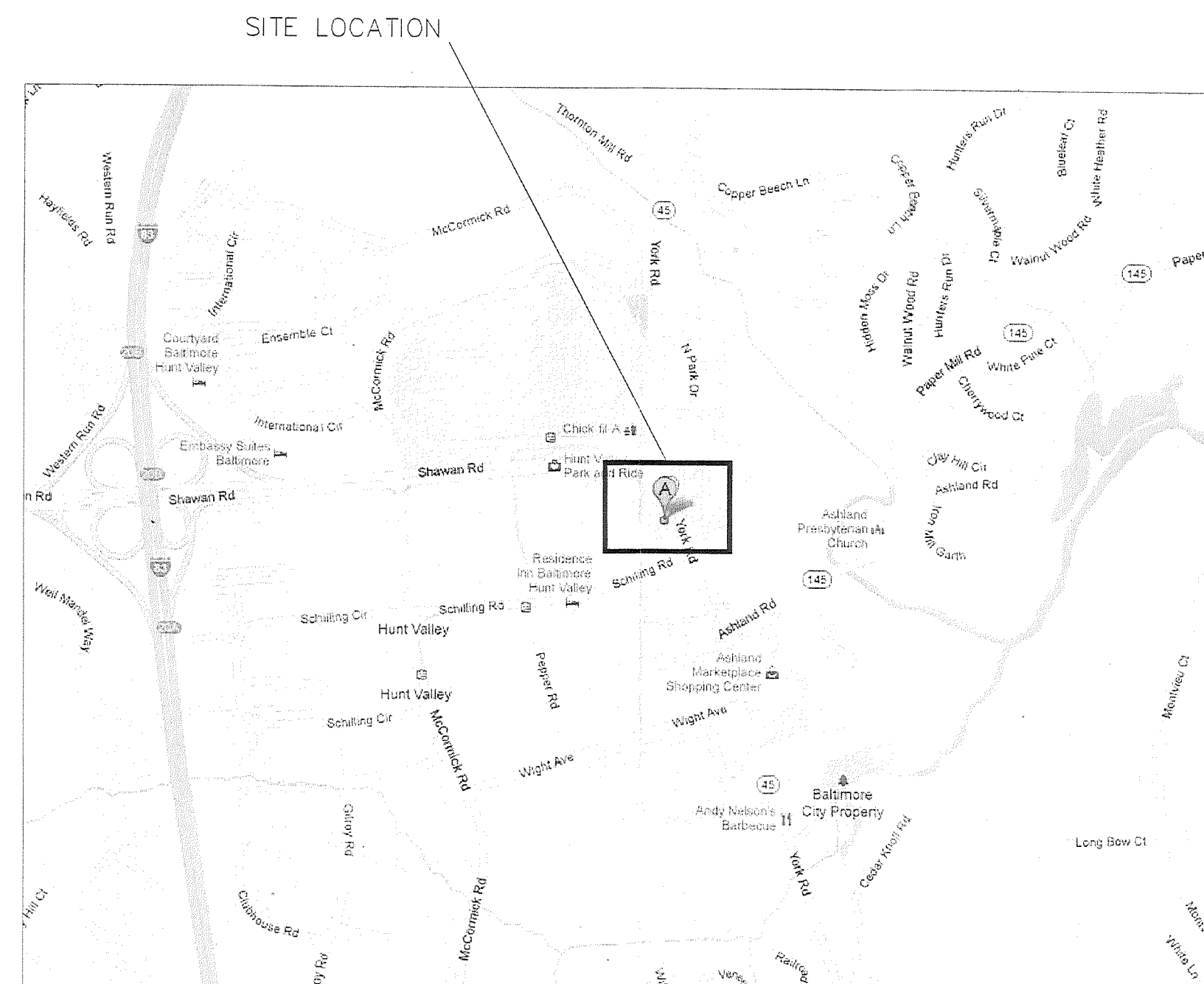
PROJECT TITLE
ALTERATIONS TO
McDONALD'S
HUNT VALLEY
11310 YORK RD
HUNT VALLEY, MD 21031
REGION: BWR
LC NO. 019-0529

SHEET TITLE
ZONING VARIANCE
REQUESTS:
ELEVATIONS

SHEET NO. SPL-1.05-00



ZONING VARIANCE REQUEST SUMMARY		
LABEL	DESCRIPTION	# BY VARIANCE
"A"	450.4 Attachment I, 5 (a) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	2
"B"	450.4 Attachment I, 3(b) to permit one (1) freestanding directional sign of 10.67 ft in height in lieu of the permitted 6 ft;	1
"C"	450.4 Attachment I, 3(b) to permit two (2) directional signs of 11'-3" ft. in height in lieu of the permitted 6 ft;	2
"D"	450.4 Attachment I, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;	2
"E"	450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	2
"F"	450.5 Attachment I, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2

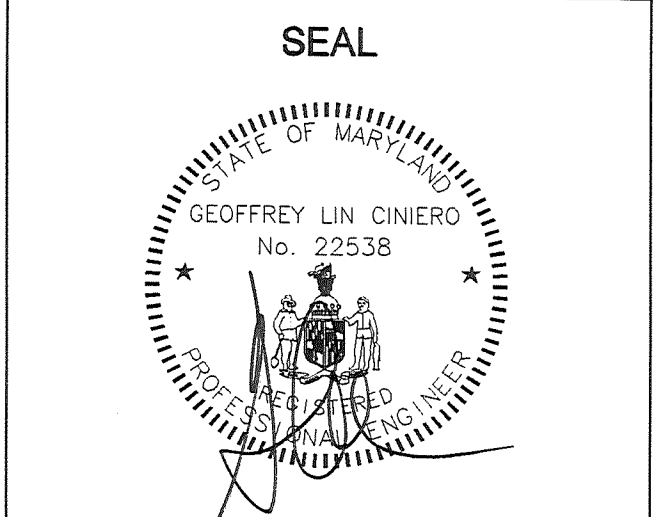


- GENERAL NOTES:**
- OWNER:
McDonald's USA, LLC
One McDonald's Plaza
Oak Brook, IL 60523
(630) 623-3000
 - SITE AREA: 59,786 SF/ 1.3725 AC
 - BUILDING AREA: 3,321 SF
 - UTILITIES:
PUBLIC WATER
PUBLIC SEWER
 - THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 20400100235F PANEL 0235 OF 560 DATED SEPTEMBER 26, 2008.
 - PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 16/1,000
EXISTING: 2,878 SF = 46 REQUIRED
PROPOSED: 3,321 SF = 54 REQUIRED
PROVIDED: 51 SPACES
 - SETBACKS
REQUIRED
FRONT 50' FROM STREET OR 25' TO PROPERTY LINE
SIDE 30'
REAR 30'
 - HEIGHT OF STRUCTURE:
MAX PERMITTED: UNLIMITED
PROVIDED: 18' Max
 - DEED REFERENCE: 11740 / 00551
 - TAX ACCOUNT #: 2200023490
 - COUNCILMATIC DISTRICT: 3
 - WATERSHED: LOCH RAVEN RESEVOIR
 - ZONING: ML IM
 - TAX MAP: 0042
 - PREVIOUS ZONING CASES: None
 - PREVIOUS DRC MEETINGS: None
 - FLOOR AREA FOR ML IM = 2.0
FLOOR AREA RATION PROVIDED = 0.05
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 - PERMITS OF FILE: None



ICD G
The Chesapeake Design Group
Architects, Incorporated

419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3622
f: 410.837.3621



CMS
CMS Associates LLC
4925 Ellis Lane
Ellicott City, Md 21043
(410) 988-2436
gciniero@cms-engineering.net
c/o Geoffrey Ciniero

Professional Certification
I, the undersigned, certify that these documents were prepared or supervised by me, and that I am a duly licensed professional engineer in the State of Maryland.
My Exp. Date: 11/12/15

REVISIONS		
NO.	DESCRIPTION	DATE
0	FIRST ISSUE	09/28/12

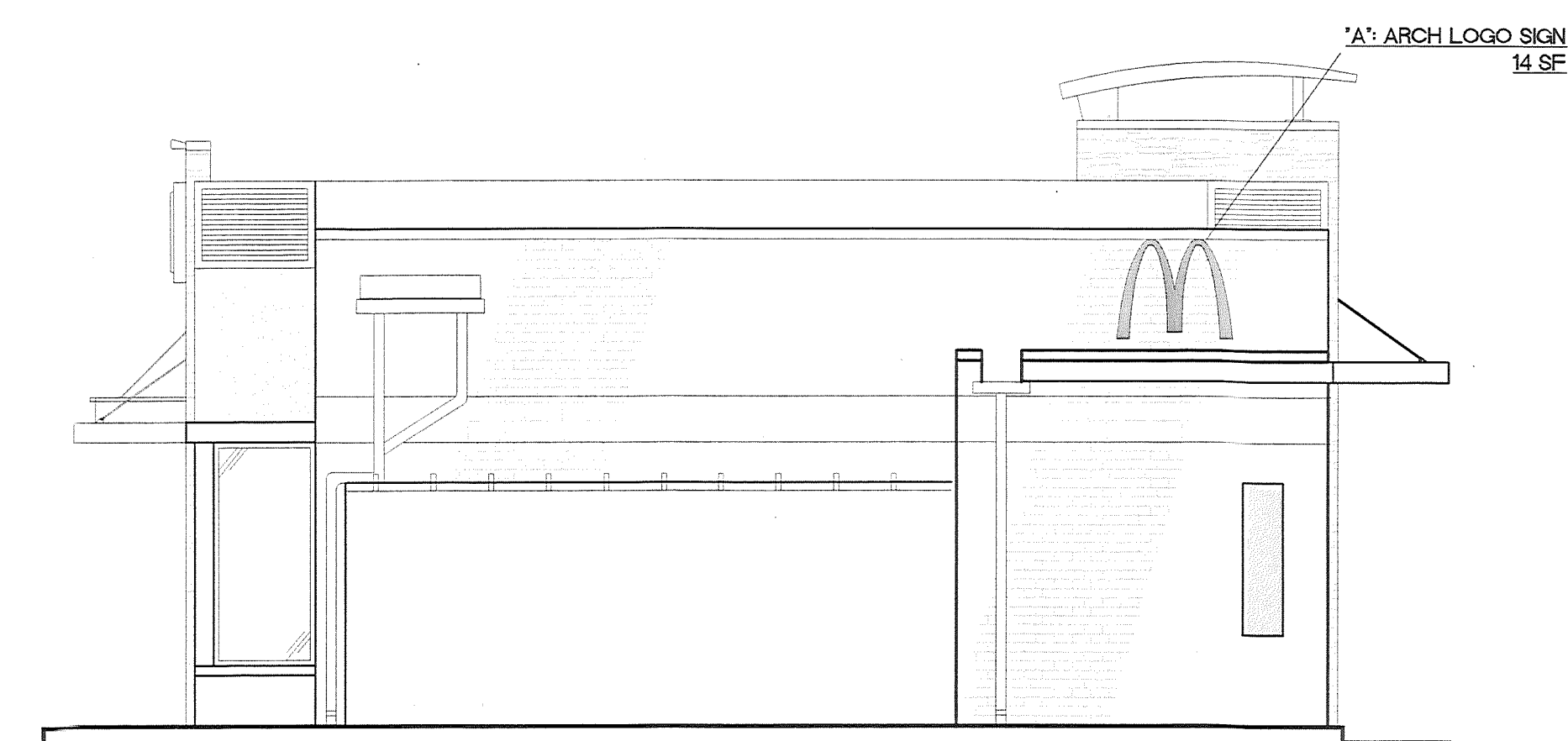
DATE: 08/01/12
SCALE: AS NOTED
BUILDING AREA N/A SQ. FT.
DINING ROOM SEATING N/A SQ. FT.
PROJECT #: 12ARCADE45
DRAWN BY: JD CHECKED BY: WN

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
HUNT VALLEY
11310 YORK RD
HUNT VALLEY, MD 21031
REGION: BWR
LC NO. 019-0529

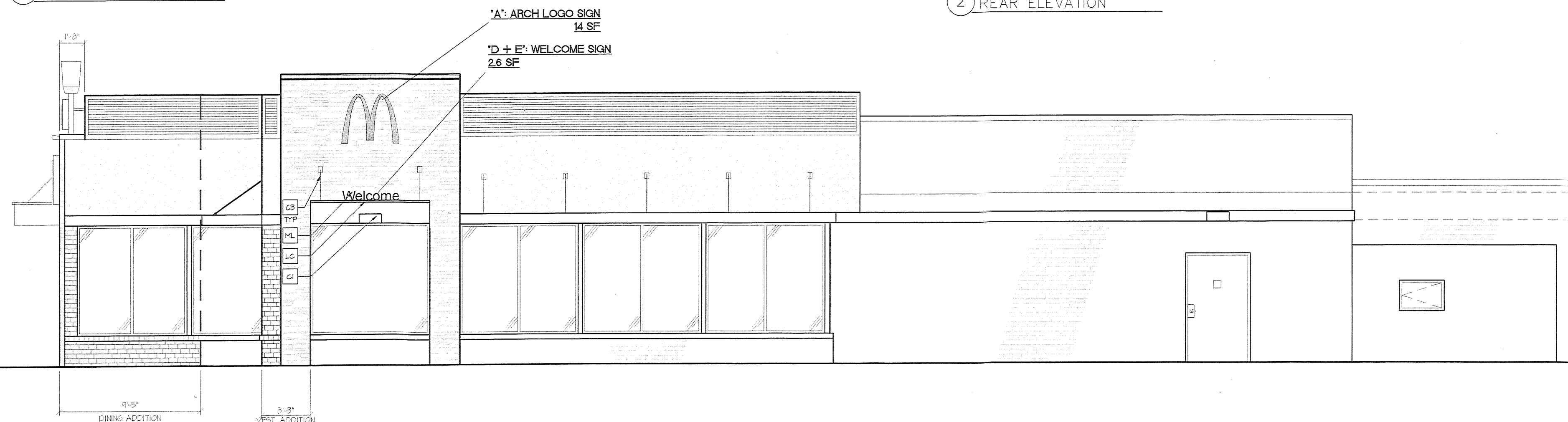
SHEET TITLE
ZONING VARIANCE
REQUESTS:
SITE PLAN
2013-0124-A
SHEET NO. SPL-1.04-00



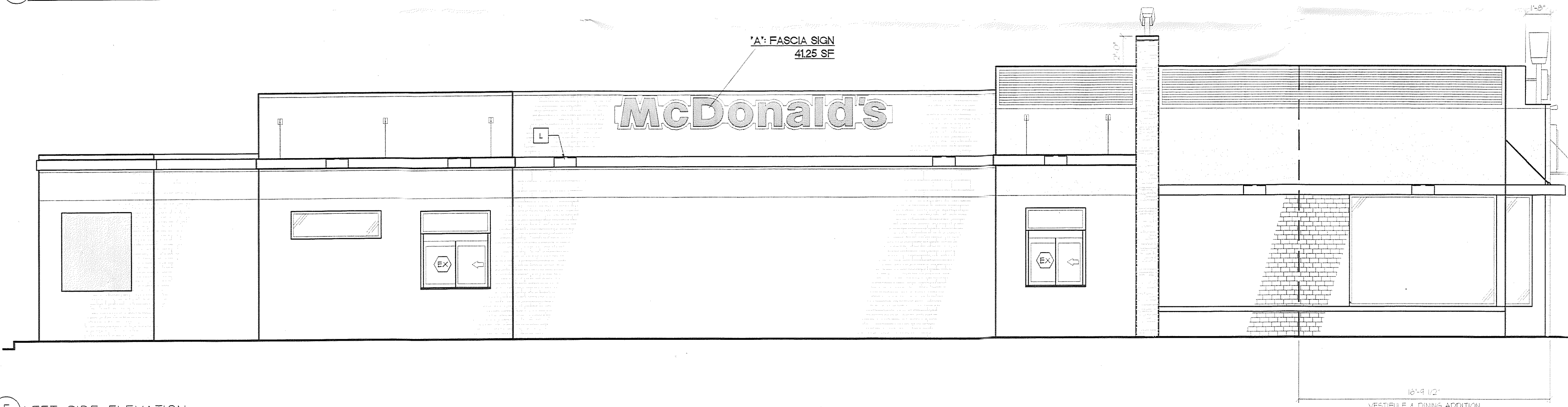
1 STOREFRONT ELEVATION



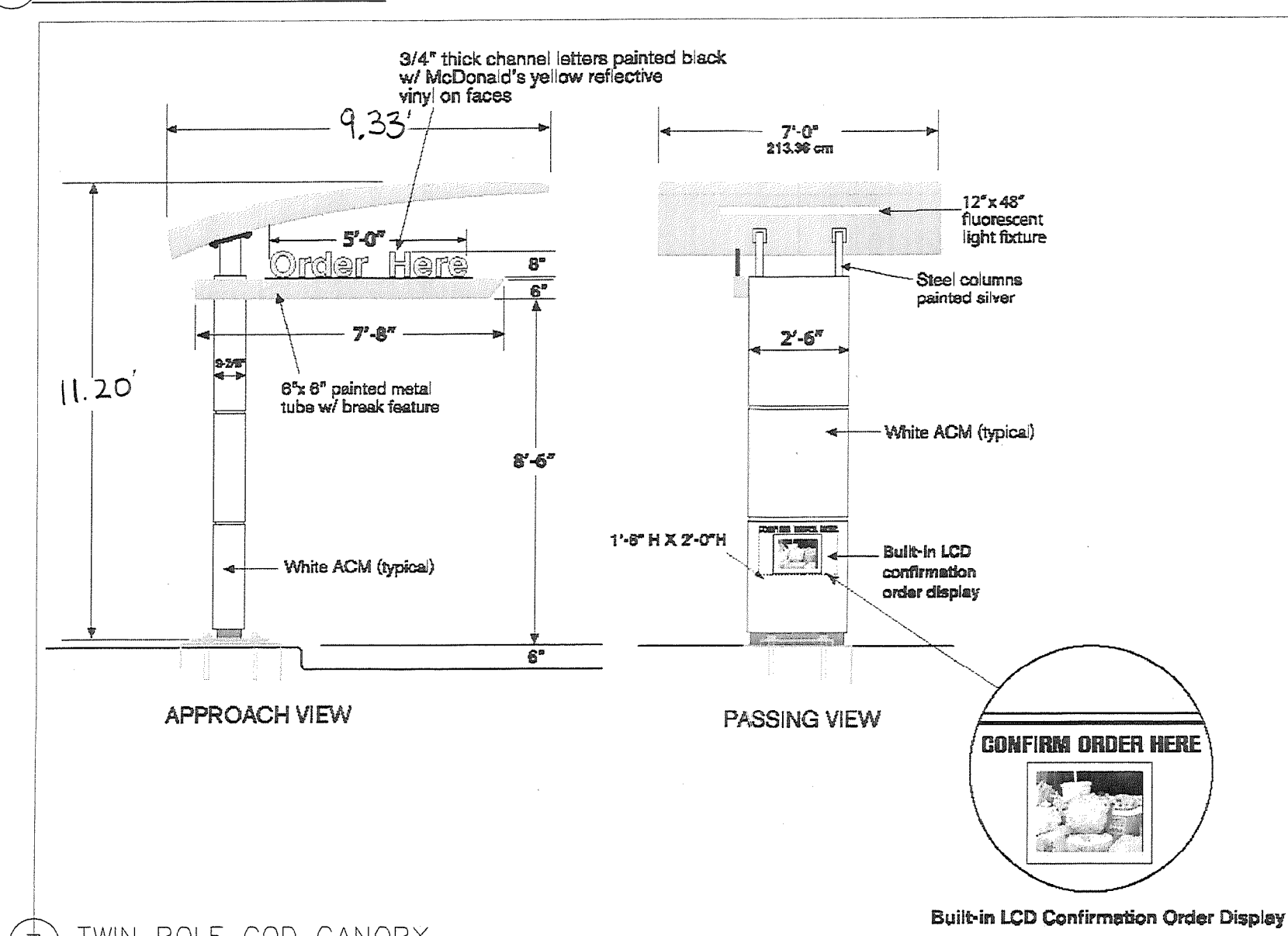
2 REAR ELEVATION



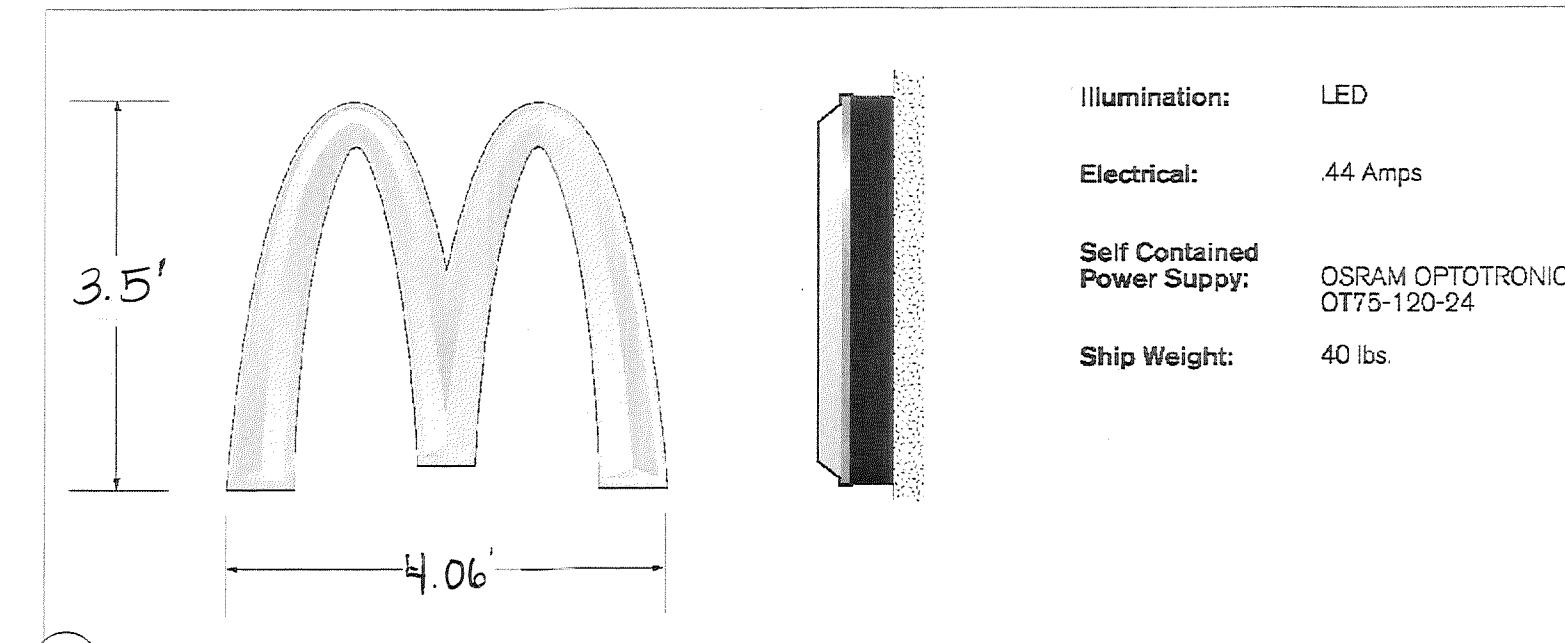
3 RIGHT SIDE ELEVATION



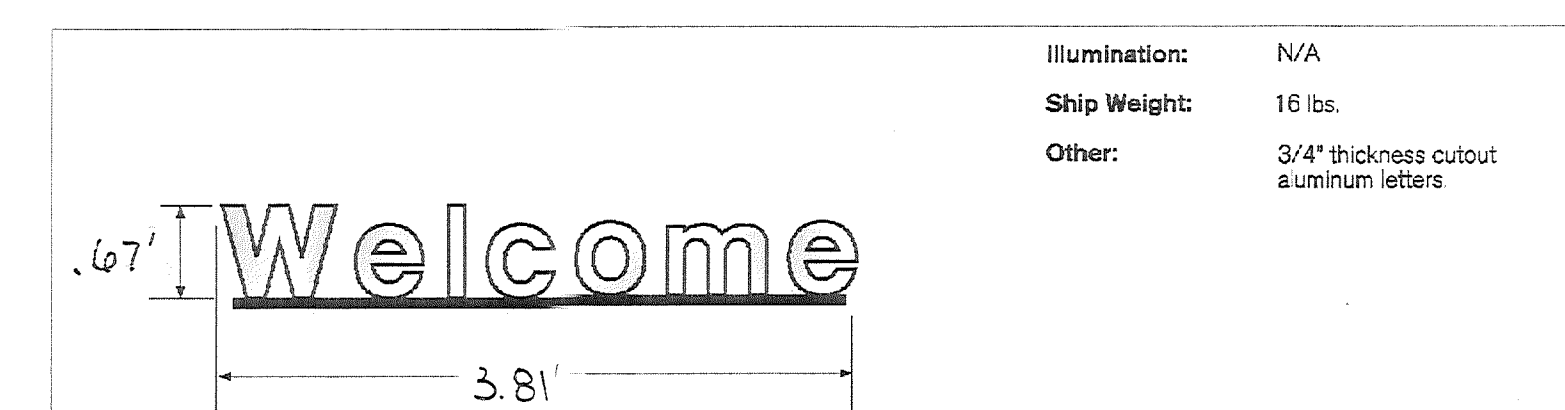
5 LEFT SIDE ELEVATION



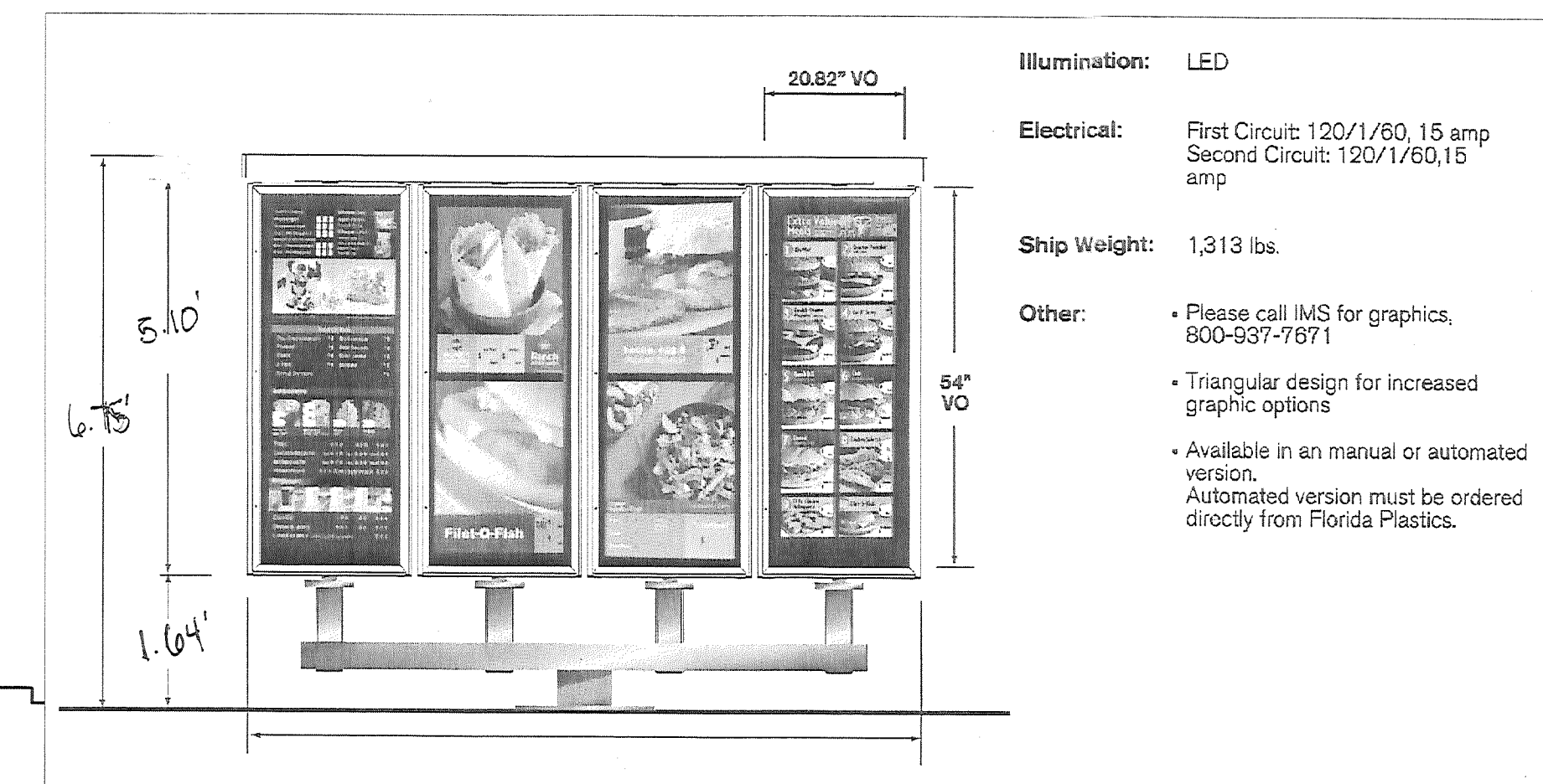
7 TWIN POLE COD CANOPY



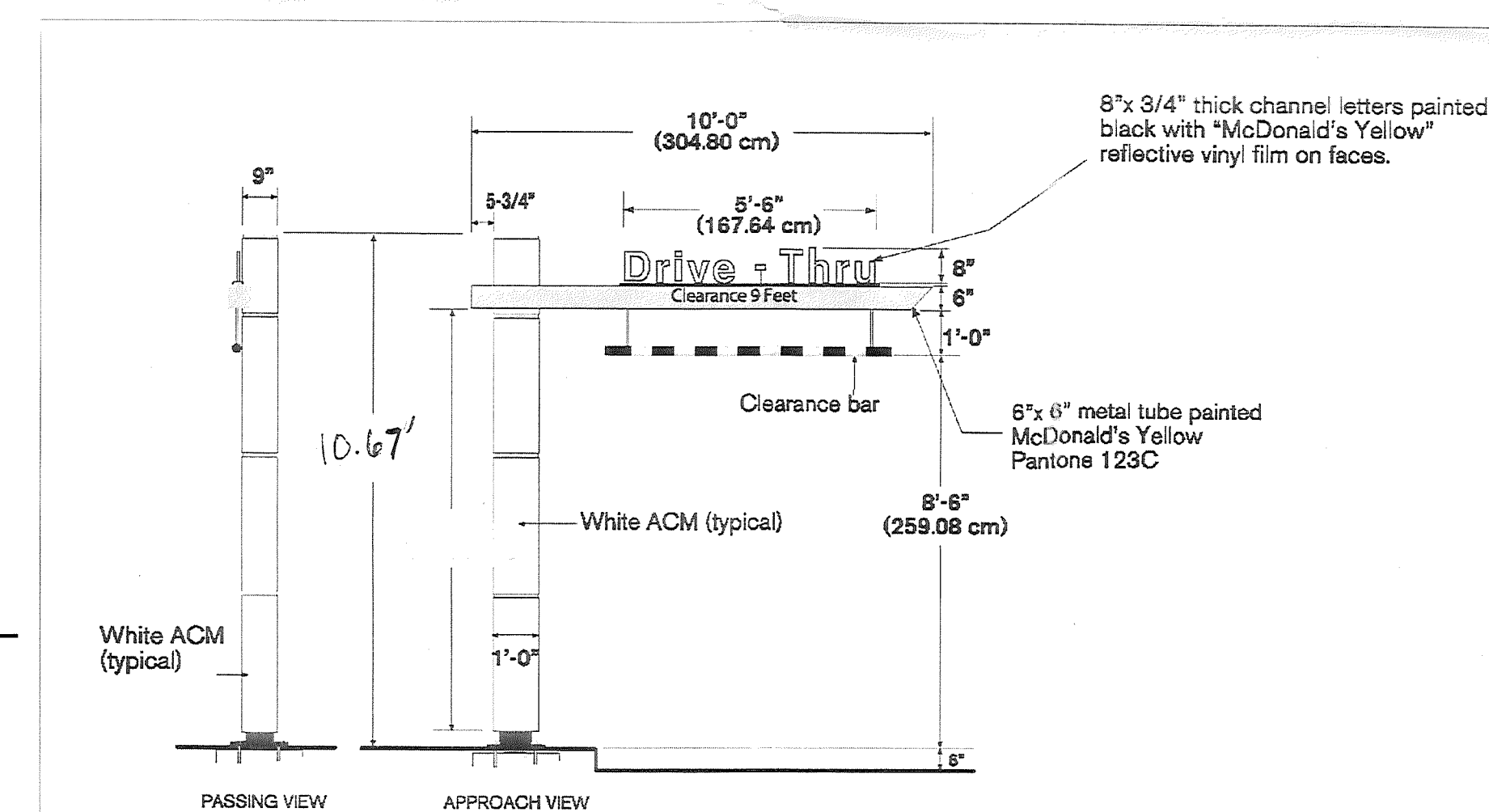
8 M ARCH LOGO SIGN



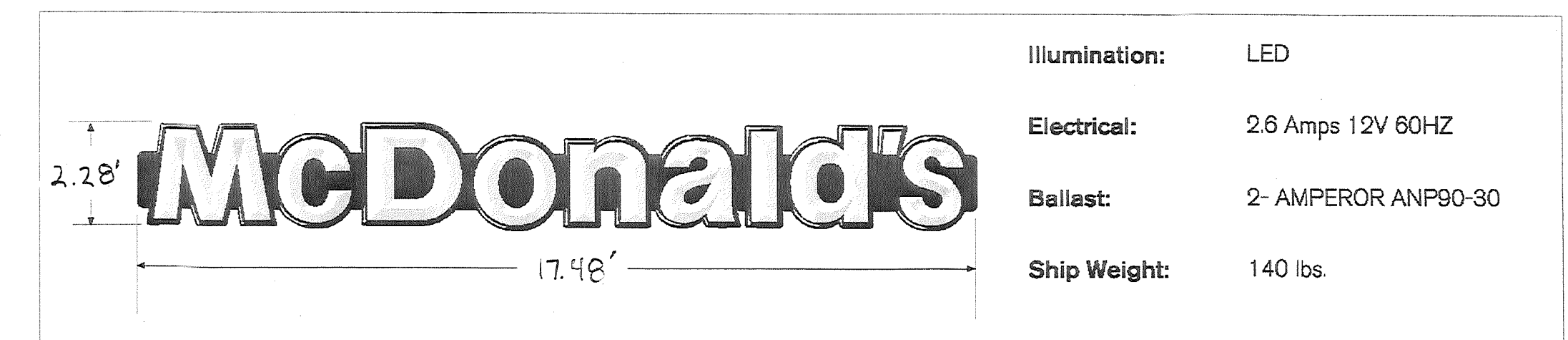
9 WELCOME SIGN



4 OPO MENU BOARD



6 CLEARANCE GATEWAY



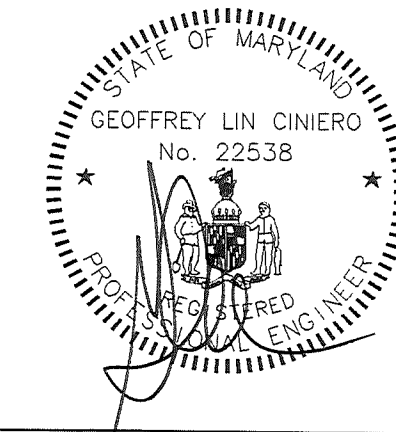
10 FASCIA SIGN

McDonald's
McDONALD'S USA, LLC
KROB DRIVE
OAKBROOK, ILLINOIS 60061

ICDG
The Chesapeake Design Group
Architects, Incorporated

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Baltimore, Maryland 21201
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SEAL



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Expiration Date: 11-24-13

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	09/28/12

DATE: 08/01/12

SCALE: AS NOTED

BUILDING AREA N/A SQ. FT.

DINING ROOM SEATING N/A SQ. FT.

PROJECT #: 12ARCADE45

DRAWN BY: JD CHECKED BY: WN

PROJECT TITLE

ALTERATIONS TO
McDONALD'S

HUNT VALLEY
11310 YORK RD
HUNT VALLEY, MD 21031

REGION: BWR

LC NO. 019-0529

SHEET TITLE

ZONING VARIANCE
REQUESTS:
ELEVATIONS

SHEET NO. SPL-105-00

SIGNAGE VARIANCE 09/28/12