



KEVIN KAMENETZ
County Executive

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

April 5, 2013

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

RE: Petition for Variance
Case No.: 2010-0189-A
Property: 12012 Reisterstown Road

Dear Mr. Fine and 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,

A handwritten signature in black ink, appearing to read "JEB", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Lee May, 6903 Rockledge Drive, Suite 1100, Bethesda, Maryland 20817
Iwona Rostek-Zarski, 230 Schilling Circle, Suite 364, Hunt Valley, Maryland 21031

IN RE: PETITION FOR VARIANCE

(12012 Reisterstown Road)

4th Election District

3rd Councilmanic District

Lee May, Area Construction Mgr.

McDonald's Corporation

Petitioner

*

*

*

*

*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0189-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 Corporation, legal owner. The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") as follows:

Parking Regulations:

1.1 To permit 29 parking spaces in lieu of the required 66 parking spaces.

Signage Regulations:

2.1 To permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Signs #4 and #5 on Plat to Accompany Zoning Petition).

2.2 To permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign #1 on Plat to Accompany Zoning Petition).

2.3 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).

2.4 To permit two canopy-type directional signs in lieu of the permitted wall-mounted or freestanding signs (Sign #3 on Plat to Accompany Zoning Petition).

2.5 To permit erection of the two signs above the face of the canopy in lieu of on the face of the canopy (Sign #3 on Plat to Accompany Zoning Petition).

2.6 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 the Plat to Accompany Zoning Petition).

ORDER RECEIVED FOR FILING

Date 4-5-13

By Den

2.7 To permit two free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign #7 on Plat to Accompany Zoning Petition).

2.8 To permit two projecting directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #8 on Plat to Accompany Variance Petition).

Appearing at the public hearing in support of the requests was Lee May, Construction Manager and Iwona Zarski, the engineer who prepared the plans. 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 29,400 square feet and is zoned BL. The Petitioner has operated a McDonald's restaurant on site for over 42 years. Petitioner proposes to demolish the existing restaurant and rebuild a new (more modern and energy efficient) restaurant in the same location. In connection with the project, the Petitioner requests variance relief to install a signage package consistent with the other McDonald's restaurants in Baltimore County, and also seeks a reduction in the number of parking spaces. Though 64 spaces are required under B.C.Z.R. §409, Mr. May testified (via proffer) that the restaurant has operated since 1990 with only 34 parking spaces. Both Mr. May and Ms. Zarski opined that the requested reduction (to 29 spaces) would not be detrimental in any way to the surrounding community. In addition, Petitioner submitted a parking survey conducted by Traffic Concepts, Inc., which concluded that the site would provide sufficient parking supply even with the requested reduction. Exhibit 7.

ORDER RECEIVED FOR FILING

Date

4-5-13

2

By

den

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 property is small and has a substantial grade change, sloping downward towards the rear of the site. Thus, it is unique for zoning purposes. The Petitioner would experience a practical difficulty if relief were denied, given it would be unable to construct the planned improvements, and would have difficulty identifying the new restaurant to passing motorists, especially considering the trees lining the roadway as one approaches the restaurant.

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 not only by Ms. Zarski's proffered testimony, but also by the lack of community and county opposition. In addition, Ms. Hecker indicated she had spoken to members of the Reisterstown-Owings Mills-Glyndon Coordinating Council (ROG), which eagerly awaits the new facility.

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 5th day of April, 2013, by the Administrative Law Judge that the Petition for Variance filed pursuant to B.C.Z.R. as follows:

Parking Regulations:

1.1 To permit 29 parking spaces in lieu of the required 66 parking spaces.

Signage Regulation:

2.1 To permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Signs #4 and #5 on Plat to Accompany Zoning Petition).

2.2 To permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign #1 on Plat to Accompany Zoning Petition).

ORDER RECEIVED FOR FILING

Date

4-5-13

By

Den

2.3 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).

2.4 To permit two canopy-type directional signs in lieu of the permitted wall-mounted or freestanding signs (Sign #3 on Plat to Accompany Zoning Petition).

2.5 To permit erection of the two signs above the face of the canopy in lieu of on the face of the canopy (Sign #3 on Plat to Accompany Zoning Petition).

2.6 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 the Plat to Accompany Zoning Petition).

2.7 To permit two free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign #7 on Plat to Accompany Zoning Petition).

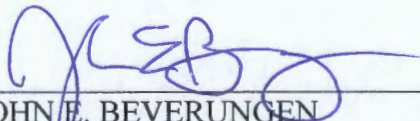
2.8 To permit two projecting directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #8 on Plat to Accompany Variance Petition,

be and is hereby GRANTED.

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 4-5-13

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 12012 Reisterstown Road which is presently zoned BL
Deed References: Liber 120906/folio 108 10 Digit Tax Account # 1600001121
Property Owner(s) Printed Name(s) McDonald's Corporation

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ 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 St., 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

6903 Rockledge Drive, Suite 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

6903 Rockledge Drive, Suite 1100, Bethesda, MD

Mailing Address

City

State

20817

(301)651-9998

lee.may@us.mcd.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0189-A

Filing Date 2/15/2013

Do Not Schedule Dates:

Reviewer LM

McDonald's Corporation
12012 Reisterstown Road
Zoned BL
Deed Reference: 12096/108
Tax Acct. # 1600001121

Variance Relief Is Requested From The Following Sections:

1. Variance From Parking Regulations:

- 1.1 Section 409.6.A.2 to permit 29 parking spaces in lieu of the required 66 parking spaces.

2. Variance From Signage Regulation:

- 2.1 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 (Signs #4 and #5 on Plat to Accompany Zoning Petition).
- 2.2 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 #1 on Plat to Accompany Zoning Petition).
- 2.3 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 on Plat to Accompany Zoning Petition).
- 2.4 Section 450.4 Attachment 1, 3(II) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign #3 on Plat to Accompany Zoning Petition).
- 2.5 Section 450.5.B.3.b to permit erection of the two signs above the face of the canopy in lieu of on the face of the canopy (Sign #3 on Plat to Accompany Zoning Petition).
- 2.6 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 on Plat to Accompany Zoning Petition).
- 2.7 Section 450.4 Attachment 1, 5(f)(VII) to permit two free-standing order boards of 6.75 feet in height in lieu of the permitted 6 feet (Sign #7 on Plat to Accompany Zoning Petition)
- 2.8 Section 450.4 Attachment 1, 3(II) to permit two projecting directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #8 on Plat to Accompany Variance Petition).

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES
12012 REISTERSTOWN ROAD
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT; 3rd COUNCILMANIC DISTRICT**

February 11, 2013

Beginning at the point located on the southern side of Reisterstown Road having the variable width of the right-of-way, said point being located northerly 1,345 feet, more or less, from the intersection of centerlines of Reisterstown Road with Franklin Boulevard, thence running the following courses and distances:

1. South 45° 57' 20" West, 196.00 feet; thence,
2. North 44° 02' 40" West, 150.00 feet; thence,
3. North 45° 57' 20" East, 196.00 feet; thence,
4. South 44° 02' 40" East, 150.00 feet to the point of beginning.

Containing 29,400 square feet or 0.6749 acres, more or less.

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



2013-0189-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/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: 2013-0189-A

Petitioner: McDonald's Corp

Address or Location: 12012 Reisterstown Road.

PLEASE FORWARD ADVERTISING BILL TO:

Name: STANLEY FINE

Address: 25 S. CHARLES ST. 21st FLOOR

BALTIMORE, MD, 21201

Telephone Number: 410-727-6600

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

No. **94117**

Date: **2/15/2013**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
000	806	0000		6150					385.00

Total: **385.00**

Rec From:

For:

McDonald's
12012 Reisterstown Rd

2013-0189-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

4/2
1:30 pm**CERTIFICATE OF POSTING**RE: Case No. 2013-0189-APetitioner: McDonald's Corporation - c/o S. FineHearing / Closing Date: 4/2/13

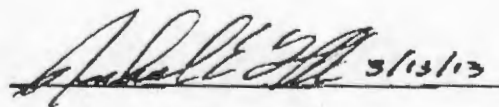
Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

RECEIVED
RECEIVED
MAR 29 2013
OFFICE OF ADMINISTRATIVE HEARINGS
OFFICE OF ADMINISTRATIVE HEARINGS

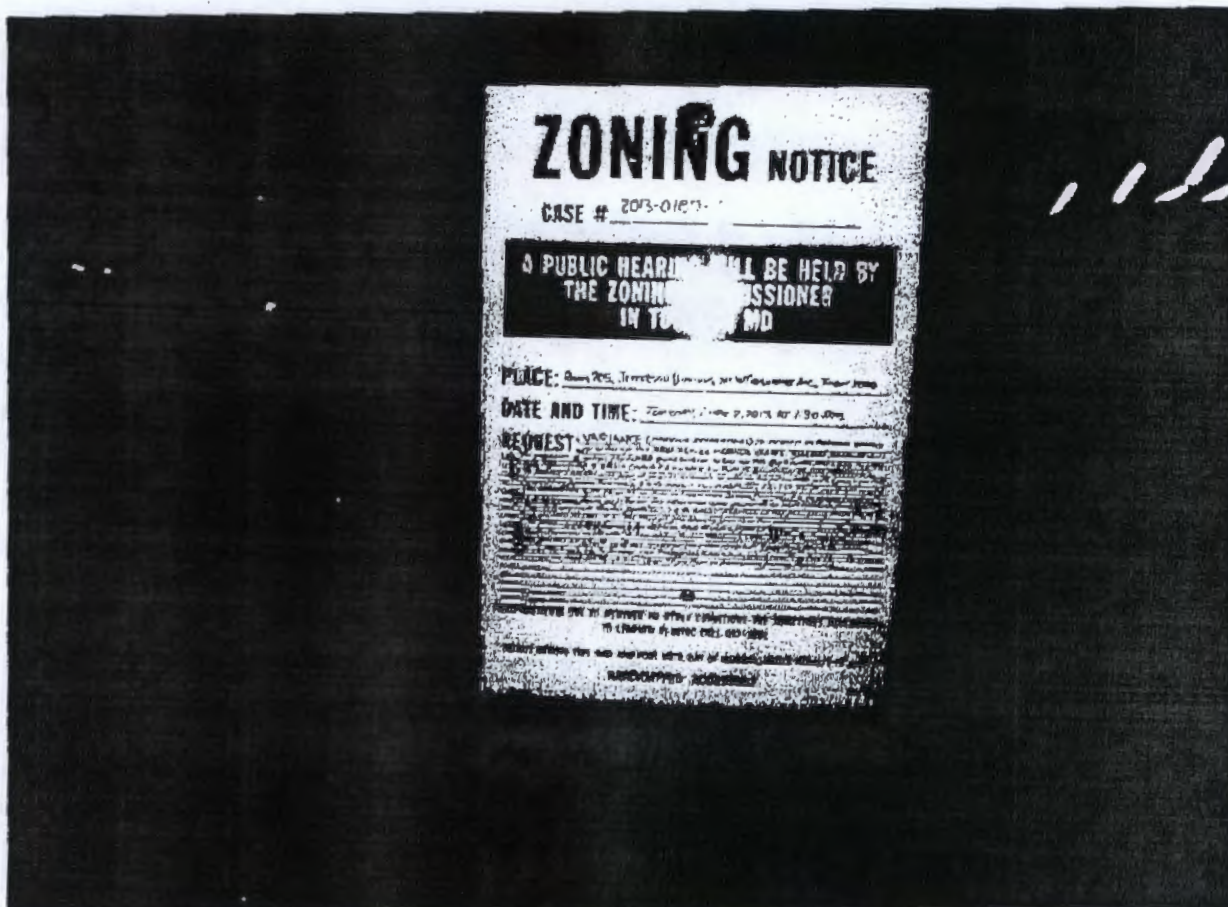
This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously, on the property located at _____

12012 Reisterstown Roadon 3/13/13

Sincerely,

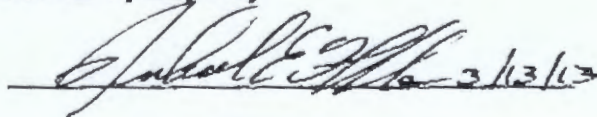
3/13/13Richard E. Hoffman904 Dellwood DriveFallston, Md. 21047(410) 879-3122

Certificate of Posting

Case No. 2013-0189-A

12012 Reisterstown Rd.

(posted 3/13/13)

 3/13/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

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: #2013-0189-A

12012 Reisterstown Road
SW/s of Reisterstown Road, 1345 ft. N/e of the centerline
of Franklin Boulevard
4th Election District - 3rd Councilmanic District
Legal Owner(s): McDonald's Corporation

Variance: (Parking Regulations) to permit 29 parking spaces in lieu of the required 66 parking spaces.

Signage Regulation: 1. To permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Signs #4 and #5 on Plat to Accompany Zoning Petition).

2.2 To permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign #1 on Plat to Accompany Zoning Petition). 2.3 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).

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2.6 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 the Plat to Accompany Zoning Petition). 2.7 To permit two free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign #7 on Plat to Accompany Zoning Petition). 2.8 to permit two projecting directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #8 on Plat to Accompany Variance Petition).

Hearing: Tuesday, April 2, 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.
JT 03/678 March 12 909816



501 N. Calvert Street, Baltimore, MD 21278

March 14, 2013

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 March 12, 2013.

- ☒ 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
March 7, 2013

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

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Hearing: Tuesday, April 2, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Stanley Fine, 25 S. Charles St., 21st Fl., Baltimore 21201
Lee May, 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 WEDNESDAY, MARCH 13, 2013.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 12, 2013 Issue - Jeffersonian

Please forward billing to:
Stanley Fine
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

410-727-6600

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CASE NUMBER: 2013-0189-A

12012 Reisterstown Road

SW/s of Reisterstown Road, 1345 ft. N/e of the centerline of Franklin Boulevard

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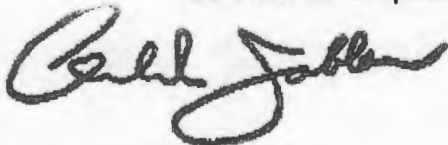
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: May 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0189-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 6, 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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
12012 Reisterstown Road; SW/S Reisterstown	*	
Road, 1345' NE c/line of Franklin Boulevard	*	OF ADMINSTRATIVE
4 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): McDonald's Corporation	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-189-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

MAR 07 2013

.....

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 7th day of March, 2013, 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, MD 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-0189-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
2/27/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
3/14/13	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
2/26/13	STATE HIGHWAY ADMINISTRATION	C
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 3/12/13	
SIGN POSTING	Date: 3/13/13 by Hoffman	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 14, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0189-A
Address 12012 Reisterstown Road
(Mc Donald's Corporation Property)

Zoning Advisory Committee Meeting of February 25, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAR 15 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 27, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For March 4, 2013
Item Nos. 2013-0189, 0192, 0193 and 0195.

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: 2-26-13

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

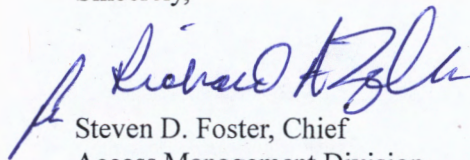
RE: Baltimore County
Item No. 2013-0189-A
Variance
McDonald's Corporation
12012 Reisterstown Road.
MD140

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 2-25-13. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2013-0189-A the applicant must contact the State Highway Administration to obtain an entrance permit.

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,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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

* SHA is currently reviewing plans for the required access permit.

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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



KEVIN KAMENETZ
County Executive

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

March 27, 2013

McDonald's Corporation
Lee May, Area Constr. Mngr.
6903 Rockledge Drive
Suite 1100
Bethesda MD 20817

RE: Case Number: 20p13-0198 A, Address: 12012 Reisterstown 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 February 15, 2013. 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
Stanley S. Fine, Esquire, 25 S. Charles St., 21st floor, Baltimore MD 21201

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

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[Registration](#)

Account Identifier:

District - 04 Account Number - 1600001121

Owner Information

<u>Owner Name:</u>	MCDONALDS CORPORATION 19-0049	<u>Use:</u>	COMMERCIAL
<u>Mailing Address:</u>	P O BOX 182571 COLOMBUS OH 43218-2571	<u>Principal Residence:</u>	NO
		<u>Deed Reference:</u>	1) /12096/ 00108 2)

Location & Structure Information

<u>Premises Address</u>	<u>Legal Description</u>
12012 REISTERSTOWN RD REISTERSTOWN MD 21136-3041	.676 AC SWS REISTERSTOWN RD 400 SE CARAWAY RD

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u> <u>Plat Ref:</u>
0048	0024	0981		0000				2	

<u>Special Tax Areas</u>	<u>Town</u> <u>Ad Valorem</u> <u>Tax Class</u>	NONE
--------------------------	--	------

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1971	3608	29,446 SF	24

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
		FAST FOOD	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
<u>Land</u>	456,600	456,600		
<u>Improvements:</u>	452,500	454,200		
<u>Total:</u>	909,100	910,800	910,233	910,800
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	CHRISTIANA INTERNATIONAL CORP	<u>Date:</u>	03/25/1997	<u>Price:</u>	\$406,434
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/12096/ 00108	<u>Deed2:</u>	
<u>Seller:</u>	MCDONALDS CORPOR ATION	<u>Date:</u>	12/31/1971	<u>Price:</u>	\$290,306
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/05241/ 00149	<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

Exemption Information

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

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

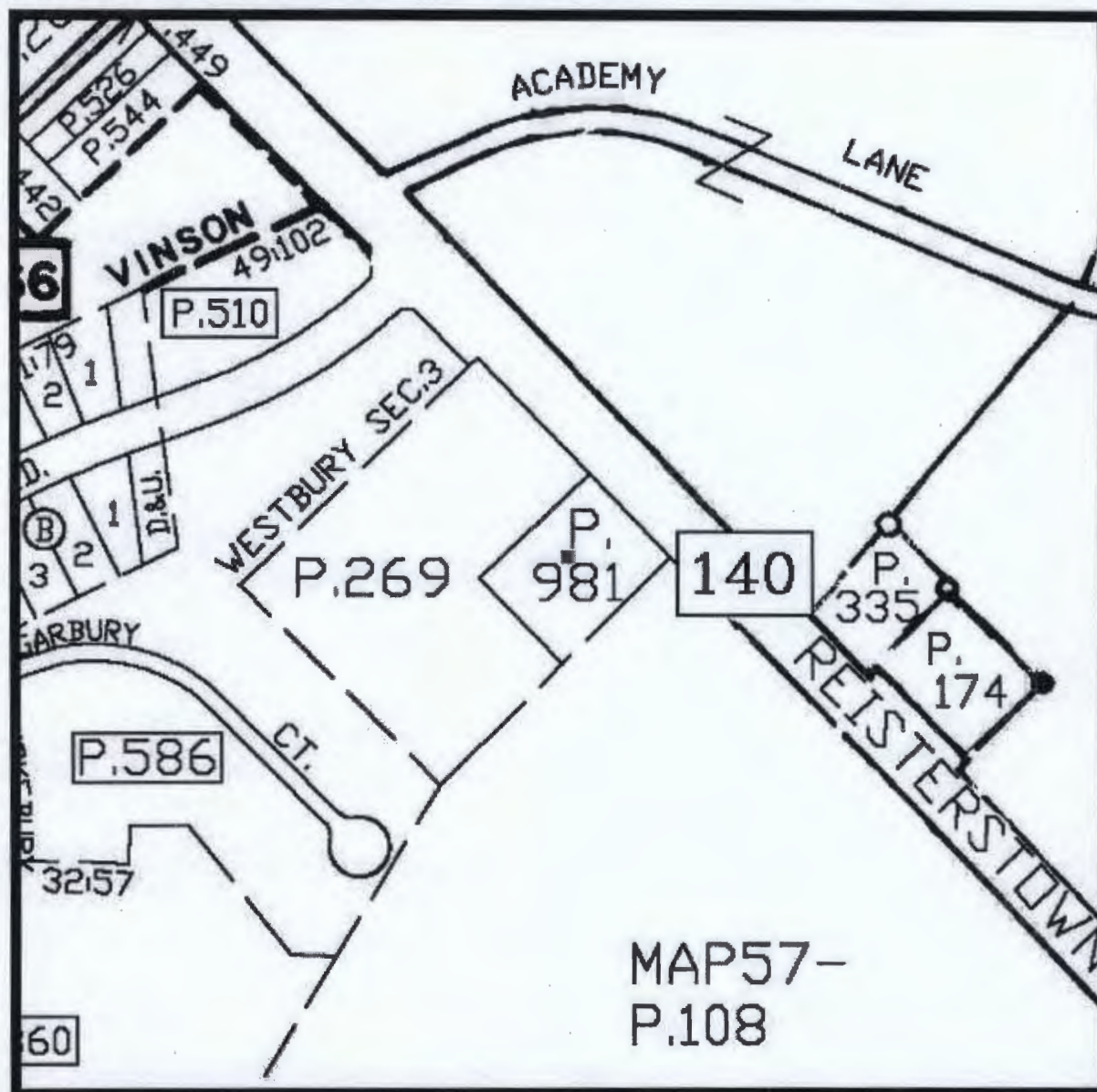
<u>Homestead Application Status:</u>	No Application
--------------------------------------	----------------



**Maryland Department of Assessments and
Taxation
BALTIMORE COUNTY
Real Property Data Search**

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District - 04 Account Number - 1600001121



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.

CASE NAME 12012 Reisterstown Rd.
CASE NUMBER 2013-0189A
DATE 4/2/13

[illegible]

Case No.: 2013-0189-A

Exhibit Sheet

107
5-10-13

Sen
4-5-13

Petitioner/Developer

Protestant

No. 1	Existing Conditions Exhibit	
No. 2	Color Photos	
No. 3	Proposed Conditions Exhibit	
No. 4	Order in Case # 90-40-A	
No. 5	Color Elevations	
No. 6	Plan showing signage detail	
No. 7	Parking Survey 11-14-12	
No. 8	Site plan, proposed conditions	
No. 9	Hearing Outline	
No. 10		
No. 11		
No. 12		



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 12012 REISTERSTOWN ROAD

APRIL 2, 2013

INTRODUCTION

1. Caroline Hecker – 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? 12012 Reisterstown 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 December 1970 (over 42 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 – EXISTING CONDITIONS PLAN

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

Identify photographs of McDonald's at 12012 Reisterstown Road

EXHIBIT – PHOTOS

Describe the location of this McDonald's.

This McDonald's restaurant is located along the Reisterstown Road commercial corridor between Franklin High School and the FutureCare nursing home.

Why are you proposing to rebuild this McDonald's?

The existing structure is over 42 years old and is operationally inadequate.

The existing building has been remodeled and expanded several times since the original construction.

These improvements include adding a dining room addition and drive-thru service.

The existing restaurant has a 1,620 SF basement, which is inefficient from an operational perspective.

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? 3,413 SF

(5,033 SF with basement)

What is the square footage of the new restaurant? 4,125 SF

How many seats does the existing restaurant have? 72

How many seats will the new restaurant have? 76

What is being proposed at this location?

EXHIBIT – SITE PLAN – PROPOSED CONDITIONS

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 Reisterstown Road, which is 140 sq. ft. which McDonald's proposes to replace with a new freestanding sign that is 93 sq. ft.

The site contains 34 parking spaces currently, which we are proposing to reduce to 29 parking spaces.

A parking variance was granted in 1990 to permit 49 parking spaces in lieu of the 64 required spaces.

EXHIBIT – CASE NO. 90-04-A

The plan that was approved in that case was not implemented on site. As a result, there are not currently 49 parking spaces.

McDonald's has operated with 3⁴ parking spaces on site since at least 1990, and the proposed reduction to 29 parking spaces is not anticipated to negatively impact the operation of the site.

Describe how proposed construction will improve the operation.

The new, modern building will 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

- 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:

EXHIBIT – SIGNAGE DETAILS

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

We are also proposing two “canopy”-style directional signs – one on the front side of the building and one on the non-drive-thru side of the building. These signs 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.

We are also proposing two free-standing order boards, which are 6.75 ft. high in lieu of the permitted 6 ft., as well as two projecting directional signs (the “Pay Here” signs) in lieu of the permitted wall-mounted or free-standing signs.

Finally, we are requesting a variance for the freestanding enterprise sign on Reisterstown 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 140 sq. ft.

Why are you proposing these signage variances?

We have requested these signage variances to make the building visible to passing motorists along this busy commercial corridor 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 fourteen (14) other McDonald's restaurants in Baltimore County.

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

Yes.

EXHIBIT – PARKING STUDY

When was this parking study conducted?

Thursday, September 13, 2012 – 11:00 a.m. to 2:00 p.m.

Friday, November 9, 2012 – 11:00 a.m. to 2:00 p.m.

Saturday, November 10, 2012 – 7:00 a.m. to 1:00 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 34 marked parking spaces on the property, including two handicapped spaces.

During the peak parking occupancy periods surveyed, occupancy did not exceed 76%.

The peak parking periods experienced parking occupancy as follows:

Thursday, September 13, 2012 – 19 spaces

Friday, November 9, 2012 – 20 spaces

Saturday, November 10, 2012 – 25 spaces

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

In addition, Traffic Concepts concluded that if the parking lot were reduced to 29 parking spaces, the parking demand would not exceed 86%, which is less than the 90% at which a parking lot is considered "full".

Traffic Concepts therefore concluded that the proposed 29 spaces would be adequate to serve demand at the restaurant.

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

63%

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 29 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 68%, 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 Reisterstown-Owings Mill-Glyndon Coordinating Council, and they were supportive of our proposal.

What is the amount of capital investment for this project?

Approximately \$2.5 million 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 or July 2013, weather permitting.



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 12012 REISTERSTOWN ROAD

APRIL 2, 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?

Variance Relief Is Requested From The Following Sections:

a. Variance From Parking Regulations:

- 1.1 Section 409.6.A.2 to permit 29 parking spaces in lieu of the required 66 parking spaces.

b. Variance From Signage Regulation:

- 2.1 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 (Signs #4 and #5 on Plat to Accompany Zoning Petition).
- 2.2 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 #1 on Plat to Accompany Zoning Petition).
- 2.3 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 on Plat to Accompany Zoning Petition).
- 2.4 Section 450.4 Attachment 1, 3(II) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign #3 on Plat to Accompany Zoning Petition).
- 2.5 Section 450.5.B.3.b to permit erection of the two signs above the face of the canopy in lieu of on the face of the canopy (Sign #3 on Plat to Accompany Zoning Petition).
- 2.6 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 on Plat to Accompany Zoning Petition).
- 2.7 Section 450.4 Attachment 1, 5(f)(VII) to permit two free-standing order boards of 6.75 feet in height in lieu of the permitted 6 feet (Sign #7 on Plat to Accompany Zoning Petition)
- 2.8 Section 450.4 Attachment 1, 3(II) to permit two projecting directional signs in lieu of the permitted wall-mounted or free-standing sign (Sign #8 on Plat to Accompany Variance Petition).

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

EXHIBIT – PLAT TO ACCOMPANY ZONING PETITION

SEE EXHIBIT – SIGNAGE DETAILS

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

Yes. The property is small in size and has a substantial grade change, sloping down significantly towards the back of the lot. In addition, the view of the property is obstructed by trees on the adjacent properties, which block a motorist's view of the property as they approach it from the south along Reisterstown Road.

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

Yes.

The small size, grade change, and obstruction of the view of the property create practical difficulties for McDonald's in identifying the restaurant to passing motorists and providing the required number of parking spaces if strict compliance with the Zoning Regulations were required.

Formerly, the well known mansard roof, which was visible from Reisterstown 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 Reisterstown 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. S

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.

With regard to the parking variance, the small size of the site makes it impossible to provide the required 66 parking spaces.

The site currently only provides 34 parking spaces, and this reduction in parking by 5 spaces will not adversely impact the property.

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

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 SW/S Reisterstown Road * ZONING COMMISSIONER
 950' NW c/l of Cherry Hill Lane * OF BALTIMORE COUNTY
 12012 Reisterstown Road * Case No. 90-40-A
 4 th Election District *
 3rd Councilmanic District *
 Legal Owner: *
 Christiana International Corp. *
 Lessee: McDonald's Corp. *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances from Section 409.6.A.2 to permit 49 parking spaces in lieu of the required 64 spaces, in accordance with Petitioners' Exhibit 1.

The Petitioner was represented by John O. Hennegan, Esquire who appeared and testified. Also appearing on behalf of the Petitioner was Mr. Freitag, representative of the McDonald's Corporation. There were no Protestants.

Testimony and evidence indicate that the subject property known as 12012 Reisterstown Road, is improved with an existing McDonald's Restaurant, consists of .676 acres +/- and is zoned B.L. The Petitioner is desirous of adding a cash window, additional restroom area, vestibule and bay windows to the existing restaurant. The Petitioner's proposal would require a reduction in the number of required parking spaces from 64 to 49 spaces.

Mr. Freitag testified that an average of 45 to 50% of the restaurant's customers utilize the drive-thru service, and that the average restaurant will experience a 5 to 9% increase in customer traffic with the addition of a cash window. Testimony indicated that the trend in this industry is toward drive-thru cash windows. He also indicated that the

ORDER RECEIVED FOR FILING

Date

By

EXHIBIT

4

ALL-STATE LEGAL

Petitioner's competitors in this area have installed cash windows and to remain competitive in this market, the Petitioner must do likewise.

Testimony also indicated that the installation of the cash window will actually decrease the need for parking space, in that, fewer customers will need to exit their vehicles for service.

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

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

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

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this

ORDER RECEIVED FOR FILING

Date

By

9/14/89

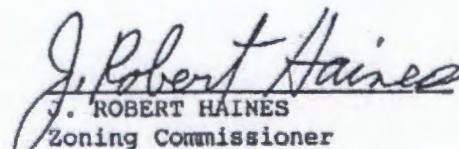
M. J. J. J.

particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14TH day of Sept., 1989 that the Petition to permit 49 parking spaces in lieu of the required 64 spaces, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH/mmn

cc: Peoples Counsel

cc: Mr. John B. Berthelet, P.O. Box 2926, Hemet, Calif. 92343

ORDER RECEIVED FOR FILING
9/24/89
Date M. J. Haines
By M. J. Haines

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSION OF BALTIMORE COUNTY

I, James G. Jett, Jr., D. B. Jett, owner of the property shown in the map
 County and such a petition to the Zoning Commission and for an Special Exception
 being given to the zoning map in the zoning district proposed to be changed, residential
 in the zoning map of Baltimore County, from R-1 to R-2 and R-3
 and for a Special Exception under the said zoning map and zoning regulations of Baltimore
 County to use the land described property, for:

as property:

The attached certification

such an action that the zoning regulations proposed

in property:

are attached certification

and on the zoning map, under the said zoning map and zoning regulations of Baltimore
 County to use the land described property, for:

Property is to be used and specified as provided by zoning regulations.

I am aware of the provisions of the zoning regulations and of the zoning regulations proposed
 and I am aware of the provisions of the zoning regulations and of the zoning regulations proposed
 and I am aware of the provisions of the zoning regulations and of the zoning regulations proposed

FOR THE DEVELOPMENT
 OF THE PROPERTY

FOR THE DEVELOPMENT
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FOR THE DEVELOPMENT
 OF THE PROPERTY

James G. Jett, Jr., D. B. Jett, owner of the property shown in the map
 County and such a petition to the Zoning Commission and for an Special Exception
 being given to the zoning map in the zoning district proposed to be changed, residential
 in the zoning map of Baltimore County, from R-1 to R-2 and R-3
 and for a Special Exception under the said zoning map and zoning regulations of Baltimore
 County to use the land described property, for:

as property:

The attached certification

such an action that the zoning regulations proposed

in property:

are attached certification

and on the zoning map, under the said zoning map and zoning regulations of Baltimore
 County to use the land described property, for:

Property is to be used and specified as provided by zoning regulations.

I am aware of the provisions of the zoning regulations and of the zoning regulations proposed
 and I am aware of the provisions of the zoning regulations and of the zoning regulations proposed
 and I am aware of the provisions of the zoning regulations and of the zoning regulations proposed

FOR THE DEVELOPMENT
 OF THE PROPERTY

DATE 10/10/69

BY

The zoning regulations shall NOT be used, and/or the zoning regulations shall NOT be
 (inserted)

IT IS ORDERED by the Zoning Commission of Baltimore County, that

and that the zoning regulations shall NOT be used, and/or the zoning regulations shall NOT be
 (inserted)

and that the zoning regulations shall NOT be used, and/or the zoning regulations shall NOT be
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and that the zoning regulations shall NOT be used, and/or the zoning regulations shall NOT be
 (inserted)



GENERAL NOTES

1. This plan is for the proposed building and is not to be used for any other purpose.
 2. The building is to be constructed of brick and is to be finished with a coat of white paint.
 3. The building is to be constructed on a lot of 10,000 square feet.
 4. The building is to be constructed on a lot of 10,000 square feet.
 5. The building is to be constructed on a lot of 10,000 square feet.

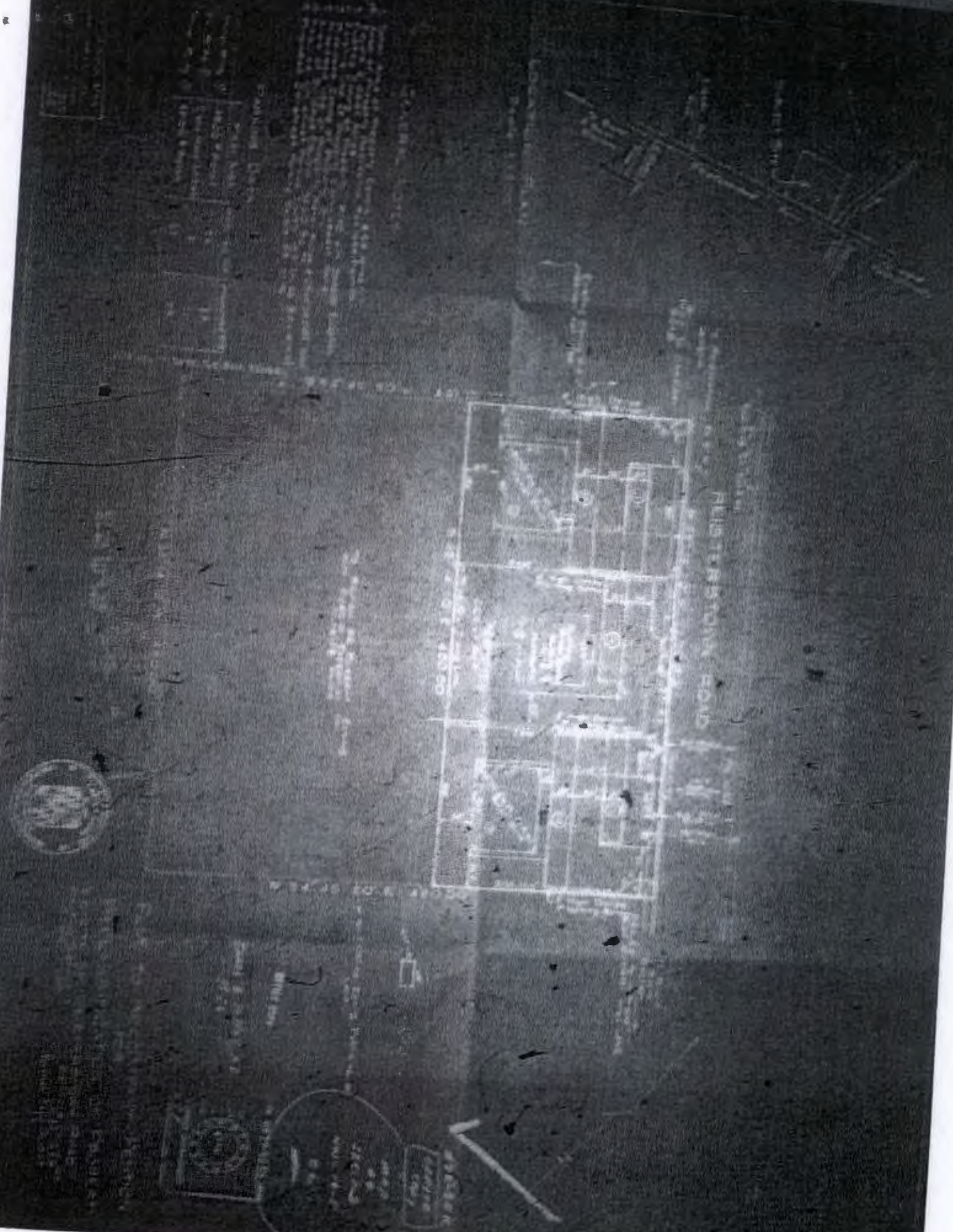
PAVING DATA

Item	Quantity	Unit
1. Paving	10,000	Sq. Yds.
2. Paving	10,000	Sq. Yds.
3. Paving	10,000	Sq. Yds.



REISTERSTOWN ROAD















TRAFFIC CONCEPTS, INC.

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

November 14, 2012

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

Re: McDonald's Restaurant – 12012 Reisterstown Road
Parking Lot Occupancy Study
T/C 2820

Dear Mr. Zarski:

Traffic Concepts, Inc. is pleased to provide a parking survey for the McDonald's store located at 12012 Reisterstown Road in Baltimore County. The purpose of the study is to determine the existing and future parking occupancy at this McDonald's site during the peak operating hours.

In order to complete the parking survey, we first identified the McDonald's peak hours of operation. The peak periods were determined with field observations and with data contained in the Institute of Transportation Engineers; Parking Generation, 3rd Edition. We then identified the existing on-site parking supply, which 34 parking spaces including two handicap spaces. The survey dates and the peak hours of operation are described below:

- Thursday 9/13/12 (11 AM – 2 PM)
- Friday 11/9/12 (11 AM – 2 PM)
- Saturday 11/10/12 (7 AM – 1 PM)

The peak hour parking demand was determined by counting the number of occupied spaces in fifteen minute time intervals during the peak periods. With the existing 34 parking spaces, the weekday and Saturday peak parking occupancy did not exceed 76 percent. Based on our survey finding, we conclude the existing parking supply is adequate to serve the site during the peak time periods of a typical weekday and Saturday. The table on the following page shows the parking occupancy rate and parking count for each peak fifteen minute time period. The complete parking occupancy tables are included as an attachment.

Mr. Valek Zarski
November 14, 2012
Page 2 of 2

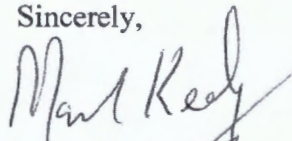
Existing Peak Period Parking Demand

DATE	Peak 15 Minute Time Period	Peak Period Occupancy Rate	Actual Count Vehicles/spaces
Thur. 11/14/12	12:15-12:30	55.9%	19/34
Friday 11/9/12	1:30-1:45	58.8%	20/34
Saturday 11/10/12	10:00-10:15	73.5%	25/34

The Reisterstown Rd McDonald's redevelopment improvement plan will create 29 on-site parking spaces. Using the surveyed parking occupancy counts with 29 spaces, the weekday and Saturday peak parking occupancy rate would be 86 percent. Generally, the parking supply is considered full when 90 percent of the spaces are occupied. We conclude that the parking reduction, which creates 29 on-site spaces, provides an effective parking supply where demand does not exceed 86 percent. Therefore, we conclude the site with the stated parking reduction would be adequate.

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 Occupancy Count Sheets
Concept Plan

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McD'S - 12012 Reisterstown RD

COUNTY: Baltimore Co

COUNT BY: M Keeley

DATE: 11/14/2012

WEATHER: CLEAR

DAY: Thursday

TIME	Number of Parked Vehicles	Percentage of Occupied Parking Spaces (34 Total Spaces)
11:00-11:15	8	23.5%
11:15-11:30	11	32.4%
11:30-11:45	9	26.5%
11:45-12:00	15	44.1%
12:00-12:15	16	47.1%
12:15-12:30	19	55.9%
12:30-12:45	18	52.9%
12:45-1:00	16	47.1%
1:00-1:15	12	35.3%
1:15-1:30	13	38.2%
1:30-1:45	15	44.1%
1:45-2:00	11	32.4%

TRAFFIC CONCEPTS, INC.

325 GAMBRILLS ROAD, SUITE B

GAMBRILLS, MARYLAND 21054

(410) 923-7101

FAX (410) 923-6473

E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:/2820

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McD'S - 12012 Reisterstown RD

COUNTY: Baltimore Co

COUNT BY: M. Keeley

DATE: 11/9/2012

WEATHER: CLEAR

DAY: FRIDAY

TIME	Number of Parked Vehicles	Percentage of Occupied Parking Spaces (34 Total Spaces)
11:00-11:15	15	44.1%
11:15-11:30	17	50.0%
11:30-11:45	18	52.9%
11:45-12:00	15	44.1%
12:00-12:15	14	41.2%
12:15-12:30	17	50.0%
12:30-12:45	18	52.9%
12:45-1:00	14	41.2%
1:00-1:15	13	38.2%
1:15-1:30	17	50.0%
1:30-1:45	20	58.8%
1:45-2:00	19	55.9%

TRAFFIC CONCEPTS, INC.
 325 GAMBRILLS ROAD, SUITE B
 GAMBRILLS, MARYLAND 21054
 (410) 923-7101 FAX (410) 923-6473
 E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:/2820

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McD'S - 12012 Reisterstown Rd

COUNTY: Baltimore Co

COUNT BY: M. Rosen

DATE: 11/10/2012

WEATHER: CLEAR

DAY: Saturday

TIME	Occupied Spaces	Percentage of Occupied Parking Spaces (34 Total Spaces)
7:00-7:15	16	47.1%
7:15-7:30	18	52.9%
7:30-7:45	18	52.9%
7:45-8:00	24	70.6%
8:00-8:15	23	67.6%
8:15-8:30	19	55.9%
8:30-8:45	18	52.9%
8:45-9:00	18	52.9%
9:00-9:15	22	64.7%
9:15-9:30	23	67.6%
9:30-9:45	23	67.6%
9:45-10:00	22	64.7%
10:00-10:15	25	73.5%
10:15-10:30	20	58.8%
10:30-10:45	25	73.5%
10:45-11:00	14	41.2%
11:00-11:15	13	38.2%
11:15-11:30	10	29.4%
11:30-11:45	11	32.4%
11:45-12:00	12	35.3%
12:00-12:15	20	58.8%
12:15-12:30	16	47.1%
12:30-12:45	13	38.2%
12:45-1:00	15	44.1%

TRAFFIC CONCEPTS, INC.

325 GAMBRILLS ROAD, SUITE B

GAMBRILLS, MARYLAND 21054

(410) 923-7101

FAX (410) 923-6473

E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

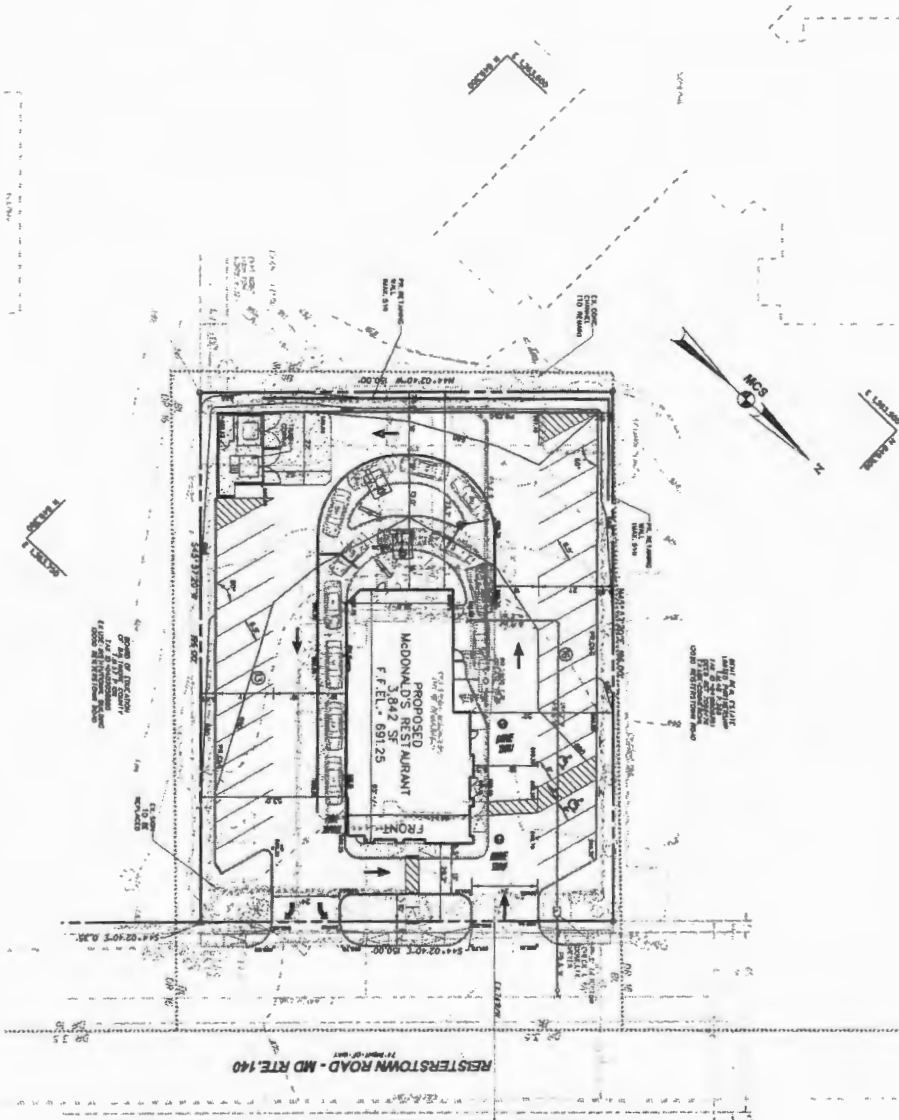
2820

ACORN 100-1-100	
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U.S. AIRCRAFT	
DATA AND CARRIER	
100,000 (or 100,000)	
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2. CALL HQ, 80-40-1, PLANNING, WASHINGTON 18 JULY 49
FROM: SAC, NEW YORK (100-100000) (P)
SUBJECT: MURDER OF THE PRESIDENT OF THE UNITED STATES
RE: NEW YORK TELETYPE TO BUREAU, 17 JULY 49

1. CODE NO. 70-60-A RECLASSIFICATION FROM 8-0 TO 1-0
2. CALL NO. 80-0-1-A PENDING, VOLUME 18, JULY 19 80, P. 13 OF 140 OF THE RECORDS IN PAGES 845 (ORIGINAL) ON SEPTEMBER 14, 1988

[illegible]

1. MEA OF MACTI

[illegible]

Q. I.A.S. 2/10/70
M.D. 2/10/70

[illegible]

0. REST WAYS AND CUMULATIVE STRESS / FACTORS

[illegible]

20. Indicate what is intended as not to include

PARKING REQUIREMENTS

100

[illegible]

Baltimore Land Design Group Inc.
Consulting Engineers

BY EC, AND HAS IN A CARRY INTERESTED PROSECUTION, EXERCISE UNDER THE LAWS OF THE STATE OF VERMONT, ACTING NO. 2146, COMMISSION DATED JUNE 8, 2014.

McDONALD'S CORPORATION

BALTIMORE - WASHINGTON REGION
6603 ROCKLEDGE DRMT, SUITE 100
BETHESDA, MARYLAND 20817
PHONE (740) 497-3825

McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
6040 ROCKLEDGE DRIVE, SUITE 100
BETHESDA, MARYLAND 20817
PHONE (301) 492-3636

McDONALD'S RESTAURANT

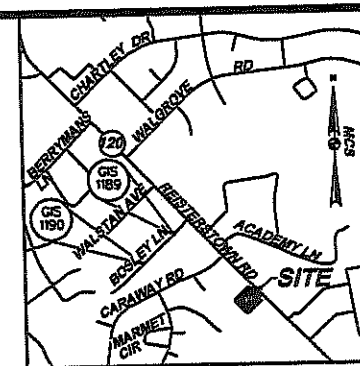
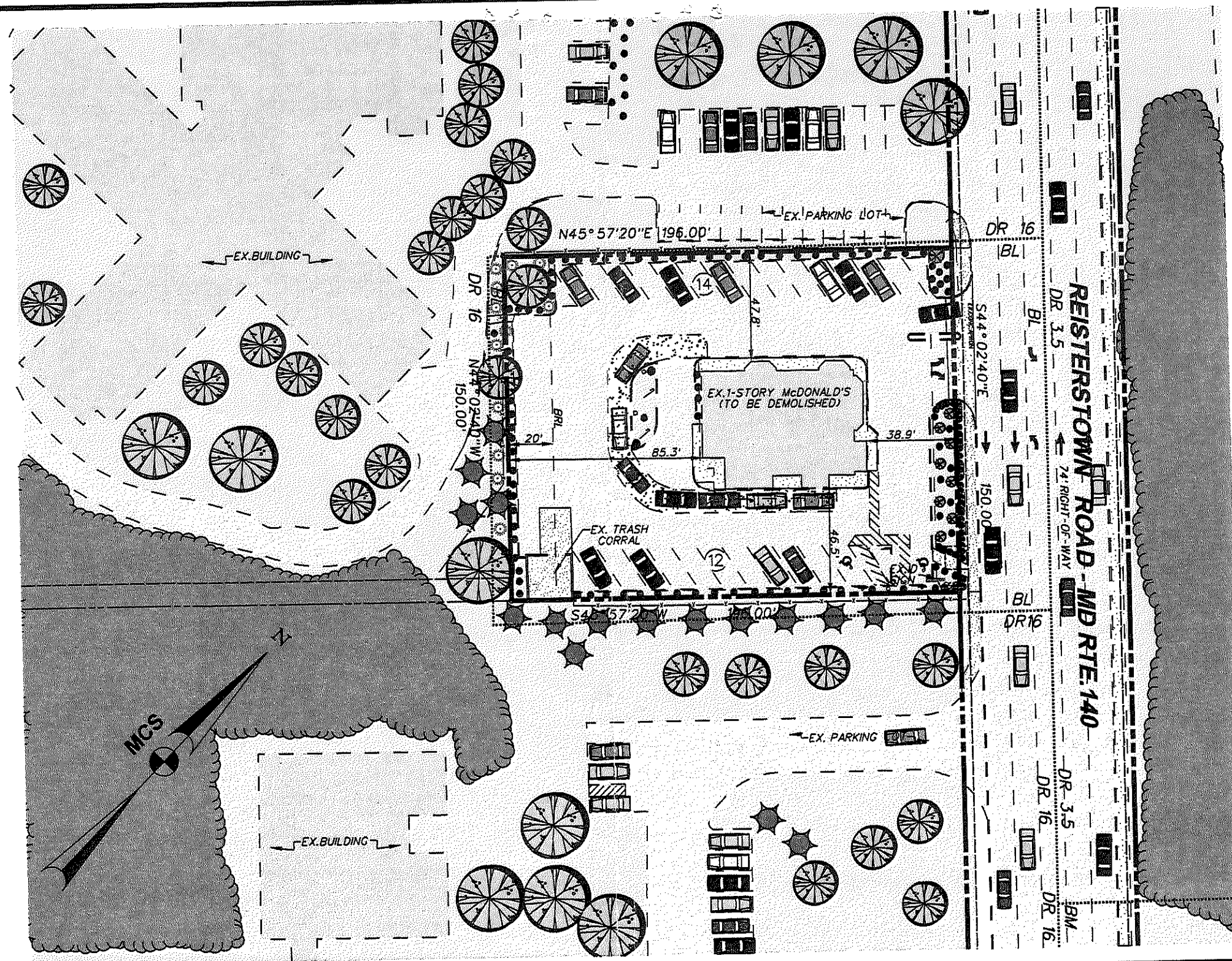
Good Agricultural Practices
at Orléans, 1997, and 2000

Good Agricultural Practices
at Orléans, 1997, and 2000

ELECTRON POSITIVE 4 CS
DATE: AUGUST, 1989

SHEET 1 OF 1

1



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

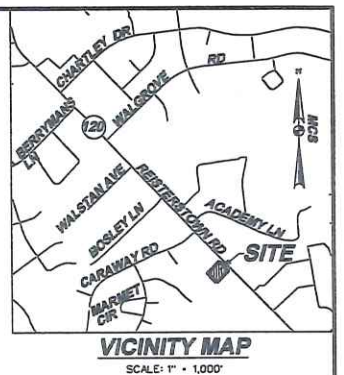
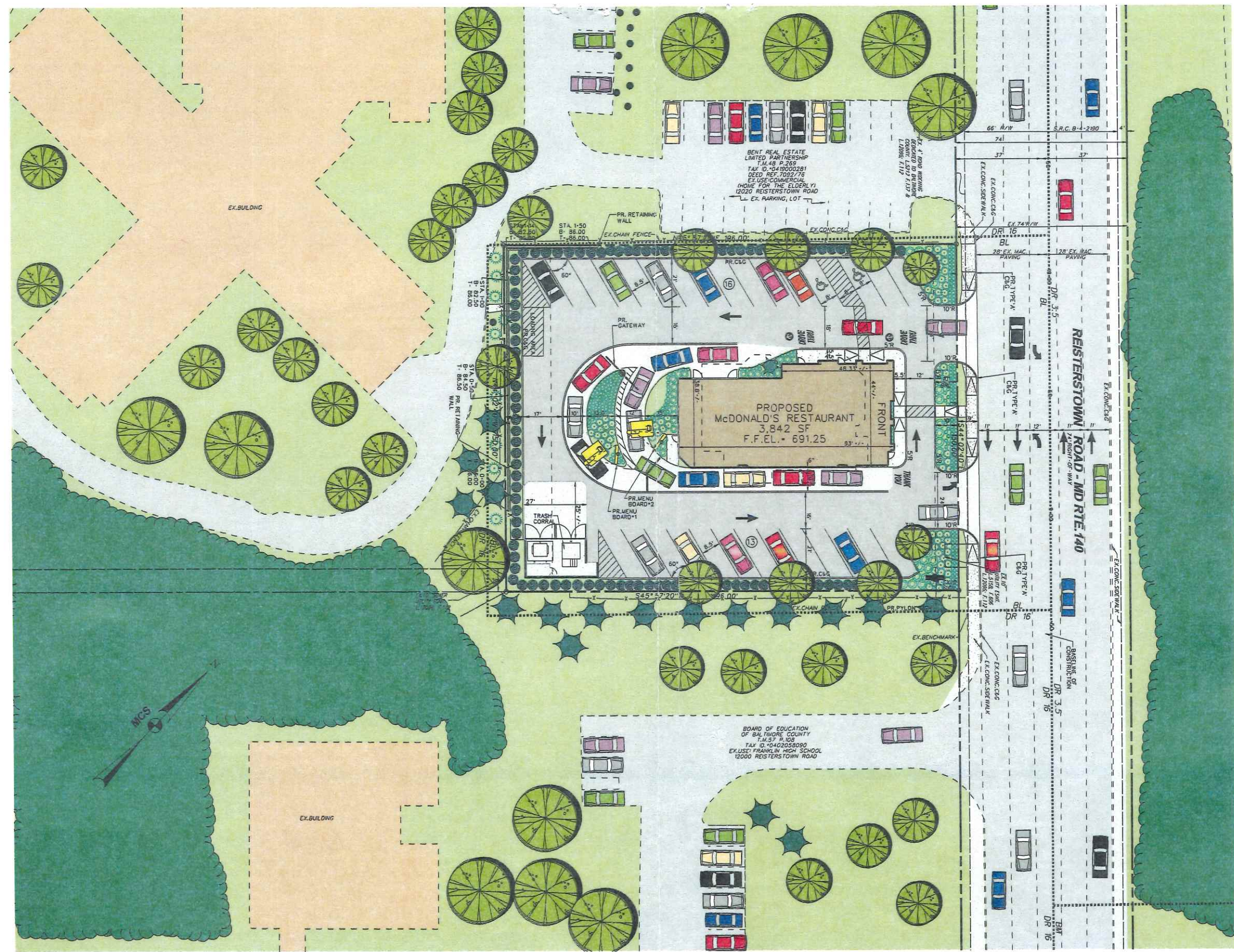
EXISTING CONDITION

COLOR EXHIBIT
McDONALD'S RESTAURANT

12012 REISTERSTOWN ROAD
REISTERSTOWN, MARYLAND 21136

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'





**PROPOSED
CONDITION**

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 304 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9831 • 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. 21243, 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

COLOR EXHIBIT
McDONALD'S RESTAURANT
12012 REISTERSTOWN ROAD
REISTERSTOWN, MARYLAND 21135

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ALL-STATE LEGAL®
EXHIBIT
3
ELECTED DATE: FEBRUARY 2014



Front & Right Side Elevations (View traveling South on Reisterstown Road)

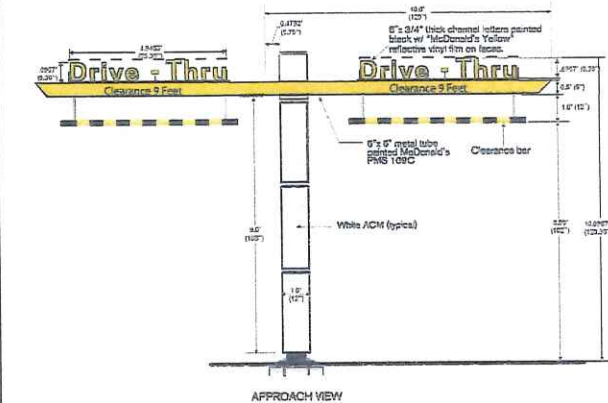


Front & Left Side Elevations (View traveling North on Reisterstown Road)

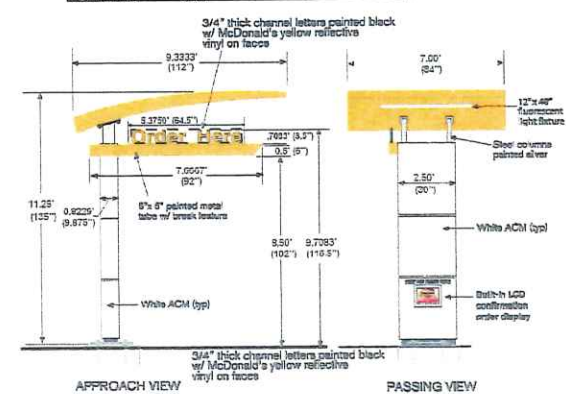
**Proposed
McDonald's Restaurant
12012 Reisterstown Road
Reisterstown, Maryland**



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



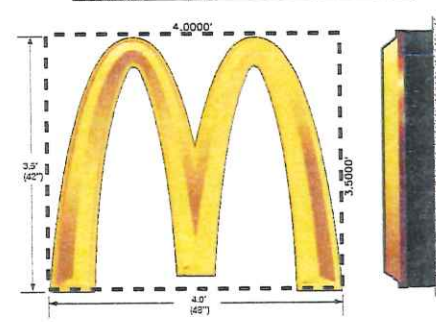
2	DRIVE-THRU SINGLE POLE CANOPY
	CLASS: DIRECTIONAL
	STRUCTURAL TYPE: FREESTANDING
	FACE AREA: 5.3750' x 0.7083' = 3.8000 SF
	QUANTITY: 2
	ILLUMINATION: NO



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



4	42\"/>
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5	UNIBODY ELEMENT
	CLASS: ENTERPRISE
	STRUCTURAL TYPE: WALL-MOUNTED
	FACE AREA: 18.0000' x 2.2917' = 41.2506 SF
	QUANTITY: 2
	ILLUMINATION: YES



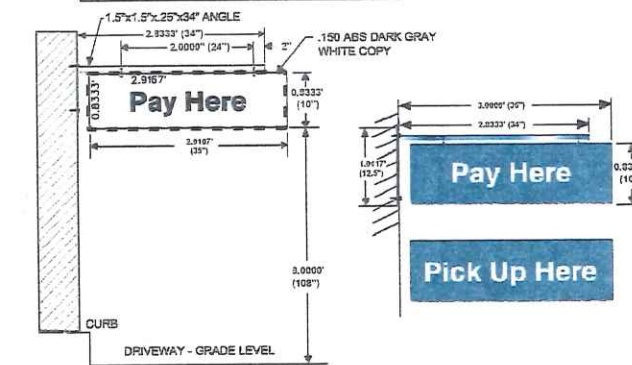
6	90-40 PYLON ROAD SIGN
	CLASS: ENTERPRISE
	STRUCTURAL TYPE: FREESTANDING
	FACE AREA: 10.7292' x 8.6667' = 92.9868 SF
	QUANTITY: 1
	ILLUMINATION: YES



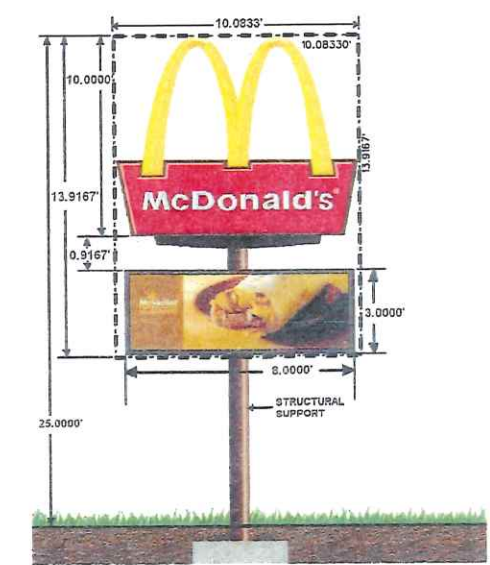
7	MENU BOARD
	CLASS: ORDER BOARD
	STRUCTURAL TYPE: FREESTANDING
	FACE AREA (BOXED): 8.6250' x 4.7500' = 40.9688 SF
	QUANTITY: 2
	ILLUMINATION: YES



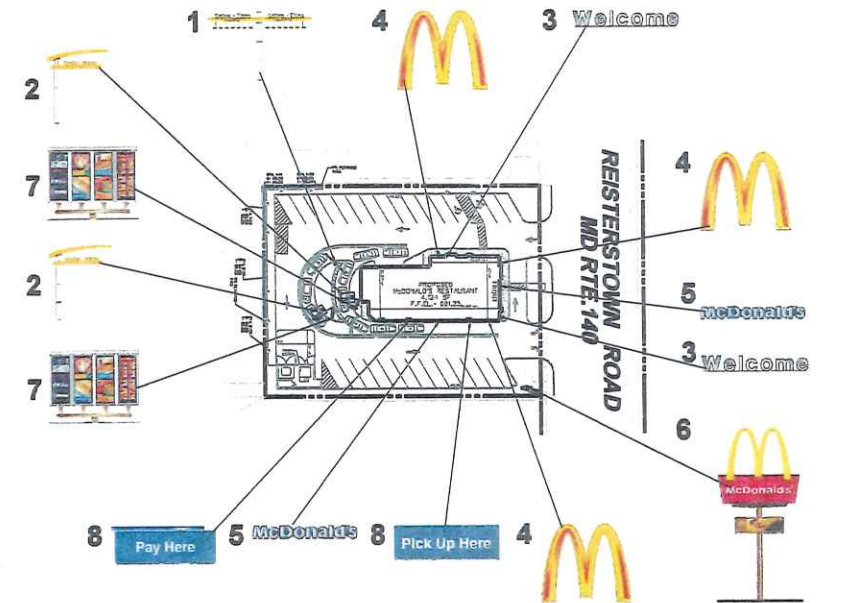
8	WINDOW POSITION SIGNS
	CLASS: DIRECTIONAL
	STRUCTURAL TYPE: PROJECTING
	FACE AREA (BOXED): 2.9167' x 0.8333' = 2.4305 SF
	QUANTITY: 2
	ILLUMINATION: NO



EX	EX. 70-50 PYLON ROAD SIGN
	CLASS: ENTERPRISE
	STRUCTURAL TYPE: FREESTANDING
	FACE AREA: 13.9167' x 10.0833' = 140.320 SF
	QUANTITY: 1
	ILLUMINATION: YES



- I. ENTERPRISE SIGN ON THE BUILDING FACADES
 - A. AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - A. FRONT FACADE (LENGTH = 46.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 46 x 92.0 SF
 - AREA / FACE PROPOSED:
 - SIGN #3 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 92 SF
 - B. NON-DRIVE-THRU FACADE (LENGTH = 99.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 99.0' x 198.0 SF
 - AREA / FACE PROPOSED:
 - SIGN #4 = 14.0000 SF
 - TOTAL = 14.0000 SF < 198.00 SF
 - C. DRIVE-THRU FACADE (LENGTH = 99.0')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 99.0' x 198.00 SF
 - AREA / FACE PROPOSED:
 - SIGN #5 = 41.2506 SF
 - SIGN #4 = 14.0000 SF
 - TOTAL = 55.2506 SF < 198.00 SF
 - D. REAR FACADE: NONE
 - B. NUMBER OF ENTERPRISE SIGNS:
 - A. NUMBER OF SIGNS PERMITTED:
 - THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - B. 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: NONE
 - TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 5
- II. DIRECTIONAL SIGNS ON THE BUILDING FACADES
 1. MAX. AREA / FACE ALLOWED = 8 SF / SIGN
 2. AREA / FACE PROPOSED:
 - SIGN #3 = 2.60 SF < 8 SF ALLOWED
 - SIGN #4 = 2.43 SF < 8 SF ALLOWED
 3. STRUCTURAL TYPE ALLOWED: WALL-MOUNTED
 - STRUCTURAL TYPE PROPOSED:
 - SIGN #3 = CANOPY
 - SIGN #4 = PROJECTING
- III. DIRECTIONAL FREESTANDING SIGNS
 1. MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 2. AREA / FACE PROPOSED:
 - SIGN #1 = 6.8950 SF < 8 SF ALLOWED
 - SIGN #2 = 3.8000 SF < 8 SF ALLOWED
 3. STRUCTURAL TYPE ALLOWED: FREESTANDING
 - STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
 4. 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)
 1. MAX. AREA / FACE ALLOWED: 75 SF
 2. MAX. AREA / FACE PROPOSED: 92.9868 SF
 3. AREA / FACE OF EXISTING SIGN TO BE REMOVED: 140.32 SF +/-
 4. MAX. HEIGHT ALLOWED: 25 SF
 5. MAX. HEIGHT PROPOSED: 25 SF
 6. MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
 7. NUMBER OF PROPOSED SIGNS: 1
- V. ENTERPRISE FREESTANDING ORDER BOARD (SIGN #7)
 1. MAX. AREA / FACE ALLOWED: 50 SF PER ORDER BOARD
 2. MAX. AREA / FACE PROPOSED: 40.9688 SF
 3. MAX. HEIGHT ALLOWED: 6 FT
 4. MAX. HEIGHT PROPOSED: 6.75 FT > 6 FT
 5. MAX. NUMBER / PREMISES ALLOWED: 2
 6. NUMBER OF PROPOSED SIGNS: 2



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

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.

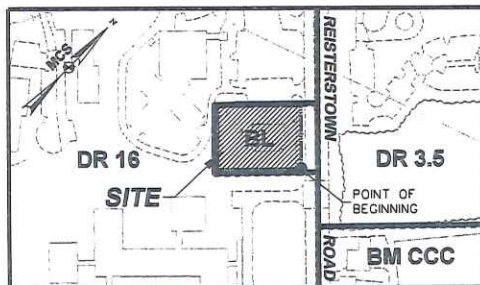
OWNER
McDONALD'S CORPORATION
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

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 ZONING VARIANCES**
McDONALD'S RESTAURANT
12012 REISTERSTOWN ROAD
REISTERSTOWN, MARYLAND 21136
BALTIMORE COUNTY, MARYLAND
SCALE: N.T.S.
ELECTION DISTRICT
DATE: FEBRUARY

EXHIBIT
6
ALL-STATE LEGAL



ZONING MAP
SCALE: 1" = 200'
(MAP: 48 C3)

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	---
EX. CONCRETE CURB AND GUTTER	---
EX./PR. CONCRETE	---
TO BE REMOVED DESIGNATION	(TBR)
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 COUNTERS	---
EX. INTERMEDIATE COUNTERS	---
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"S
PR. WATER MAIN, VALVE & FIRE HYDRANT	PR.6"W
PR. INDEX COUNTERS	690
PR. INTERMEDIATE COUNTERS	692
PR. PARKING COUNT	16
"PROPOSED" DESIGNATION	PR.

ZONING VARIANCE REQUESTS

- VARIANCE FOR PARKING REGULATIONS:
 - VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 29 SPACES IN LIEU OF THE REQUIRED 66 SPACES.
- VARIANCE FOR SIGN REGULATIONS:
 - SECTION 450.4 ATTACHMENT 1.5(i)(iv) TO PERMIT 5 WALL MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. (SIGN #4 & #5)
 - SECTION 450.4 ATTACHMENT 1.3(i)(iv) 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(i)(iv) TO PERMIT TWO DIRECTIONAL SIGNS OF 9.71 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #2)
 - SECTION 450.4 ATTACHMENT 1.3(iii) TO PERMIT TWO CANOPY-TYPE DIRECTIONAL SIGNS IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (SIGN #3)
 - SECTION 450.5.B.3.3 TO PERMIT ERECTION OF TWO SIGNS ABOVE THE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF THE CANOPY. (SIGN #3)
 - SECTION 450.4 ATTACHMENT 1.5 (ii)(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 (ii)(vi) TO PERMIT TWO ORDER BOARDS OF 6.75 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (SIGN #7)
 - SECTION 450.4 ATTACHMENT 1.3(iii) TO PERMIT TWO PROJECTED DIRECTIONAL SIGNS IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN. (SIGN #8)

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@BLDGCNC.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

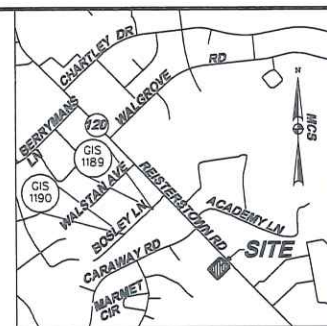
REVISIONS			
DATE	NO.	DESCRIPTION	BY

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

12012 REISTERSTOWN ROAD
REISTERSTOWN, MARYLAND 21136

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT
DATE: FEBRUARY



VICINITY MAP
SCALE: 1" = 1,000'

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:
CONTROL POINT 1189: N 650,129.20; E 1,362,895.00; EL. 700.04
DESCRIPTION: CAPPED REBAR, 31.77 FEET NORTH EAST OF BOE POLE #1856039,
63.57 FEET SOUTH OF MR. TIRE.

CONTROL POINT 1190: N 648,829.67; E 1,362,345.70; EL. 698.66
DESCRIPTION: CAPPED REBAR, 41.15 FEET NORTH EAST OF CHAP #5,
71.50 FEET SOUTH WEST FROM EXISTING MANHOLE COVER

SITE DATA

- AREA OF TRACT: 29,400 SF OR 0.6749 AC
- OWNER: McDONALD'S CORPORATION
BALTIMORE-WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
- TAX MAP REFERENCES:
T.M.48: G.24; F.98; TAX ID. # 1600001121
- DEED REFERENCES: L.12096; F.108
- PLAT REFERENCE: NONE
- ELECTION DISTRICT: 41 COUNCILMANIC DISTRICT: 3
- EXISTING ZONING: BL, MAP #048 C3
- EXISTING USE: EX. McDONALD'S TO BE RAZED
PROPOSED USE: NEW McDONALD'S
- CENSUS TRACT: 404401
REGIONAL PLANNING DISTRICT: REISTERSTOWN / OWINGS MILLS (CODE: 306)
LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
TRANSPORTATION ZONE: 0467
ZIP CODE: 21136
WATERSHED: GWYNNE FALLS
COMMERCIAL REVITALIZATION DISTRICT: REISTERSTOWN
- MINIMUM SETBACK REQUIREMENT:
FRONT: 10 FT FROM PROPERTY LINE; 40 FEET FROM STREET CENTERLINE AND
AVERAGE FRONT YARDS OF ADJACENT LOTS PER SECTION 232.1 & 303.2 OF BCZR
SIDE: 5 FT OR 10 FT PER SECTION 232.3 OF BCZR
REAR: 20 FT PER SECTION 232.3 OF BCZR
- BUILDING HEIGHT:
PERMITTED: 40 FT
PROPOSED: 23.3 FT
- F.A.R. ALLOWED: 3.0 MAX.
PROPOSED F.A.R.: 4.124 / 29,400 = 0.14
- ADT
650 X 4,124 SF / 1,000 = 2,268 DAILY TRIPS
- 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. THEREFORE, REDUCTION OF EXISTING IMPERVIOUS
AREAS WITHIN LIMIT OF DISTURBANCE (LODI) SHALL BE AT LEAST 50%. THE FULL
REDUCTION OF EXISTING IMPERVIOUS AREAS CANNOT BE ACHIEVED FOR THE
PROPOSED DEVELOPMENT. THE DEVELOPER IS REQUESTING A FEE-IN-LIEU FOR
THE FOLLOWING REASONS:

- ON-SITE EXISTING SOILS ARE CLASSIFIED AS "D" AND THEREFORE, WILL NOT INFILTRATE.
- THERE ARE NO EXISTING ON-SITE STORM DRAIN SYSTEMS. THE EXISTING "OUTFALL" IS AN
EXISTING CHANNEL AT THE WESTERN CORNER OF THE PROPERTY, WHICH IN TURN
DISCHARGES ONTO AN EXISTING IMPERVIOUS DRIVEWAY AND ULTIMATELY TO AN
EXISTING OFF-SITE YARD INLET.
- THERE IS NO ROOM TO PROVIDE ANY ESD PRACTICE ON-SITE WITHOUT FURTHER
REDUCING THE PARKING COUNT.
- THE ON-SITE ELEVATION DIFFERENTIAL WILL NOT ALLOW ANY PROPOSED ESD PRACTICES
TO PROPERLY DISCHARGE TO A FUNCTIONAL OUTFALL.

BALTIMORE COUNTY (BCPS) APPROVED THE FEE-IN-LIEU ON AUGUST 20, 2012 BASED ON
THE ABOVE MENTIONED HARDSHIPS.

- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS,
ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS
ON-SITE.
- FOREST CONSERVATION NOTE: THIS PROJECT IS EXEMPT FROM BALTIMORE COUNTY
CODE ARTICLE 33 TITLE 8 - FOREST CONSERVATION - SINCE THE PROPOSED
DEVELOPMENT ACTIVITY OCCURS ON A LAND AREA LESS THAN 40,000 SF IN SIZE.
- 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 205 OF 586
COMMUNITY PANEL NUMBER 2400100205, F. MAP REVISED SEPTEMBER 25, 2008" AND
IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL
AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY
PREPARED BY MELLAN VIRTUAL SURVEYOR, DATED MAY, 2012.
- PROJECT IS NOT LOCATED IN ANY DEFICIENT SERVICE AREAS (WATER, SEWER,
TRANSPORTATION, ETC.).

PARKING REQUIREMENTS

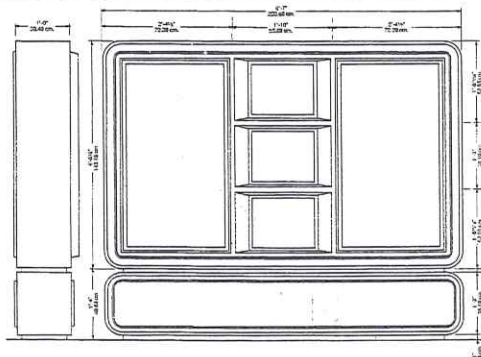
PARKING SPACES REQUIRED: 4,124 SF @ 16 PS / 1000 SF = 66 PS
PARKING SPACES PROVIDED: 29 PS (INCL. 2 HDPS)
PETITION FOR ZONING HEARINGS / VARIANCES HAS BEEN FILED WITH BALTIMORE COUNTY.
(SEE "ZONING NOTES" ON THIS SHEET FOR MORE DETAILS)

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

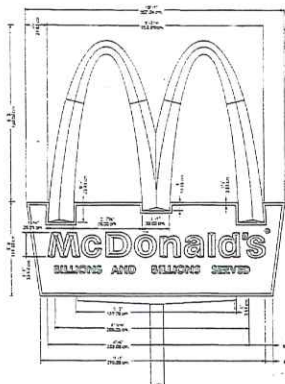
ALL-STATE LEGAL

EXHIBIT

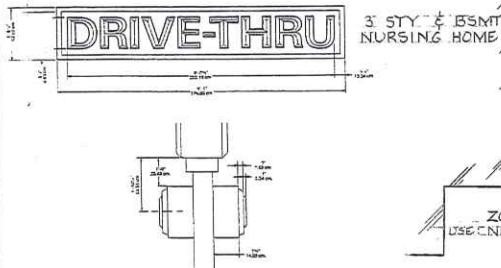
8



EXISTING MENU BOARD SIGN
SQUARE FOOTAGE: 35 SQ. FT.



EXISTING 70-50 ROAD SIGN
SQUARE FOOTAGE: 101 SQ. FT. (SQUARED OFF)



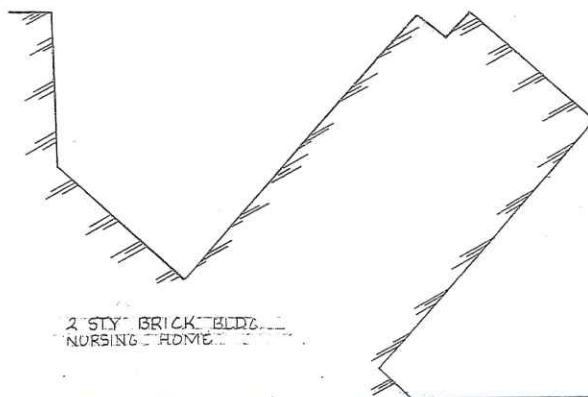
EXISTING ROAD SIGN APPENDAGE SIGN
W/ CHANGEABLE LETTERS
SQUARE FOOTAGE: 15.5 SQ. FT.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

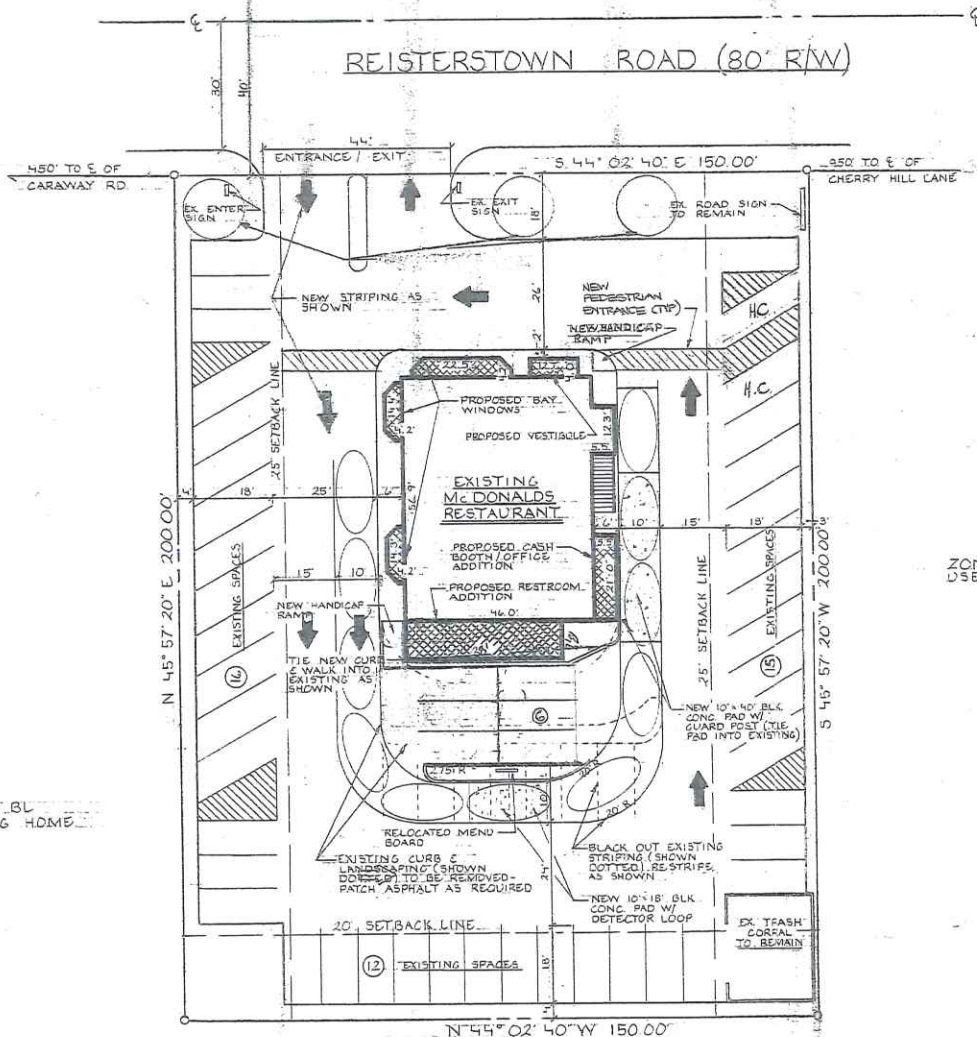
WHEREFORE, IT IS ORDERED by the Planning Commission for Baltimore County that on this 14th day of April, 1989 that the Petition to permit 49 parking spaces in lieu of the required 64 spaces, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner may apply for their building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk and that the 20-day review period from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Robert Harris
Robert Harris
Planning Commissioner
for Baltimore County



2 STY BRICK BLDG.
NURSING HOME



ZONED BL-65A
USE: PARK

REISTERSTOWN ROAD (80' R/W)

ZONED D-3.5
USE: SCHOOL

ZONED D-3.5
USE: SCHOOL



LOCATION MAP
SCALE: 1"=2000'

OWNER: CHRISTIANA INTERNATIONAL CORP.

LESSOR/DEVELOPER: MCDONALD'S CORPORATION
2015 WILLIAMS DRIVE
FAIRFAX, VIRGINIA 22031

DEED REFERENCE: LIBER 1501 FOLIO 149
DECEMBER 1971

TAX ACCOUNT NO.: 1600001121

ELECTION DISTRICT: 4

SITE AREA: 29,400 SF = .676 ACRES

EXISTING USE: 2,716.5 SF MCDONALD'S RESTAURANT WITH DRIVE-THRU WINDOW

PROPOSED USE: CONSTRUCT A 400.5 SF BUILDING ADDITION

EXISTING ZONING: BL (BUSINESS, LOCAL)

PROPOSED ZONING: NO CHANGE

REQUIRED SETBACKS:

FRONT - NOT LESS THAN 10' FROM PROPERTY LINE AND 40' FROM CENTERLINE OF STREET AND PER D.C.Z.R. 303.2. IN D.C.Z.R. 304.1 AND D.C.Z.R. 304.2 THE FRONT YARD DEPTH OF ANY BUILDING HEREINAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE PROVIDED SUCH ADJOINING LOTS ARE IMPROVED WITH PERMANENT COMMERCIAL BUILDINGS CONSTRUCTED OF FIRE-RESISTING MATERIALS SITUATED WITHIN 100' OF THE JOINT SIDE PROPERTY LINE, BUT WHERE SAID IMMEDIATELY ADJOINING LOTS ARE NOT BOTH SO IMPROVED, THEN THE DEPTH OF THE FRONT YARD OF ANY BUILDING HEREINAFTER ERECTED SHALL BE NOT LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE THEREOF WHICH ARE IMPROVED AS DESCRIBED ABOVE. (D.C.Z.R., 1955).

SIDE - 25'

REAR - 20'

PARKING VARIANCE REQUESTED TO ALLOW 49 SPACES IN LIEU OF THE REQUIRED 64 SPACES.

PARKING REQUIRED: 20 PER 1000 SF (1 PER 50) OF GROSS FLOOR AREA

EXISTING RESTAURANT - 2,716.5

PROPOSED ADDITION - 400.5 SF = 63.5 = 64 SPACES

EXISTING PARKING: 47 STANDARD SPACES

2 HANDICAP SPACES

49 TOTAL

BUILDING HEIGHT: THE PROPOSED ADDITION WILL BE LESS THAN THE 16'-5" HEIGHT OF THE EXISTING BUILDING.

MAXIMUM ALLOWABLE FLOOR AREA RATIO: 3.0

PROPOSED FLOOR AREA RATIO: 0.11

PREVIOUS ZONING: CASE NO. 70-90-R

RECLASSIFICATION FROM R-10 TO BL

UTILITIES AND IMPROVEMENTS SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND/OR BY INFORMATION SUPPLIED BY VARIOUS AGENCIES. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION OBTAINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES TO HIS OWN SATISFACTION PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.

THIS PLAN DOES NOT CONSTITUTE A PROPERTY SURVEY. BEARINGS AND DISTANCES SHOWN HAVE BEEN COMPILED FROM DEEDS OR OTHER DOCUMENTS OF RECORD.

PARKING VARIANCE GRANTED SEPTEMBER 14, 1989

CASE # 90-40-A

TOTAL SERVICES COMPLIES WITH SECTION 4.12 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND ALL ZONING POLICIES.

LAST IMPROVEMENT - DRIVE THRU WINDOW

PERMIT # 27034 (ISSUED 12/80)

USE AND OCCUPANCY APPROVED 2/23/81.

GENERAL NOTES:

- McDonald's Road Sign and Base are by the Sign Contractor. Conduit and Wiring are by the General Contractor.
- Bases, Anchor Bolts, Conduit, and Wiring for All Other Signs are by the General Contractor.
- 3/4" Empty Conduit to Locations Shown at the Lot Perimeter for Lot Lighting is by the General Contractor. Lighting Fixtures, Bases, Poles, Conduit, and Wiring are by the Owner/Operator.
- Bases for Flagpoles are by the General Contractor. Anchor Bolts are by the Flagpole Supplier.
- Proposed Utilities are Shown in Schematic Only. Exact Locations shall be Field Determined to Allow for the Most Economical Installation.
- The Contractor shall Coordinate with All Utility Companies to Determine Exact Point of Service Connection at Existing Utility. Refer to the Building Electrical and Plumbing Drawings for Utility Service Entrance Locations, Sizes, and Circuiting.
- All Elevations Shown are in Reference to the Benchmark and must be Verified by the General Contractor At Groundbreak.
- Finish Walk and Curb Elevations shall be 6" Above Finish Pavement.
- All Landscape Areas shall be Rough Graded to 6" Below Top of All Walks and Curbs. Finish Grading, Landscaping, and Sprinkler Systems are by the Owner/Operator.

PAVING SPECIFICATION:
(Minimum 3" Total Compacted Asphalt Thickness.)

1" ASPHALT WEARING COARSE
2" ASPHALT BASE COARSE
6" CRUSHED ROCK BASE
COMPACTED SUB-GRADE

Note: McDonald's Engineer Reserves the Right To Request A Compaction Test And/Or A Core Sample. If Tests Prove Correct, For Above Specifications, Tests Will Be At The Expense Of McDonald's. Otherwise, G.C. Will Be Charged.

LOT LIGHTING RECOMMENDATION:

EXISTING TO REMAIN

Note: Electrical Contractor To Circuit Lot Lighting As Noted.

PARKING INFORMATION:

Total Spaces:	27 Spaces	9' x 18' @ 90°
	20 Spaces	9' x 18' @ 60°
	2 HC Spaces	12' x 18' @ "
	Spaces	x @ "

UTILITY INFORMATION:

Sanitary Sewer	EXISTING
Water	
Storm Sewer	
Electric	
Gas	

SURVEY INFORMATION:

Prepared By: OTHERS

Dated:

LEGEND:

Sanitary Sewer	S	Gas	G
Water	W	Lot Light	LP-30
Storm Sewer	ST	Existing Elevation	(76.5)
Electric	E	Proposed Elevation	(77.0)

PLAN SCALE: 1" = 20'

STREET ADDRESS:
12012 REISTERSTOWN RD.

CITY: REISTERSTOWN STATE: MARYLAND

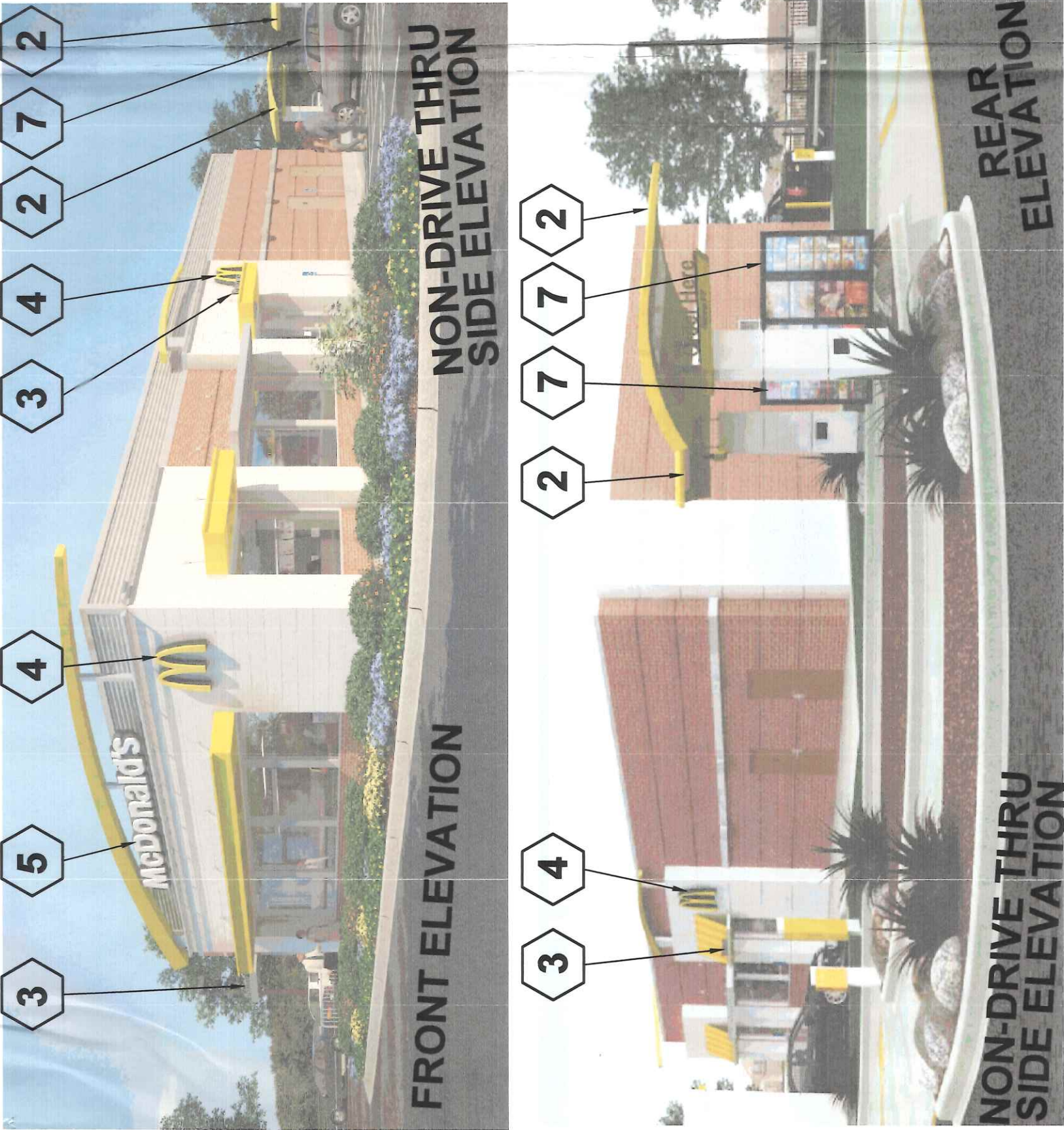
COUNTY: BALTIMORE

SITE DEVELOPEMENT PLAN

REGIONAL DWG. NO.: 049-19

CORPORATE DWG. NO.:

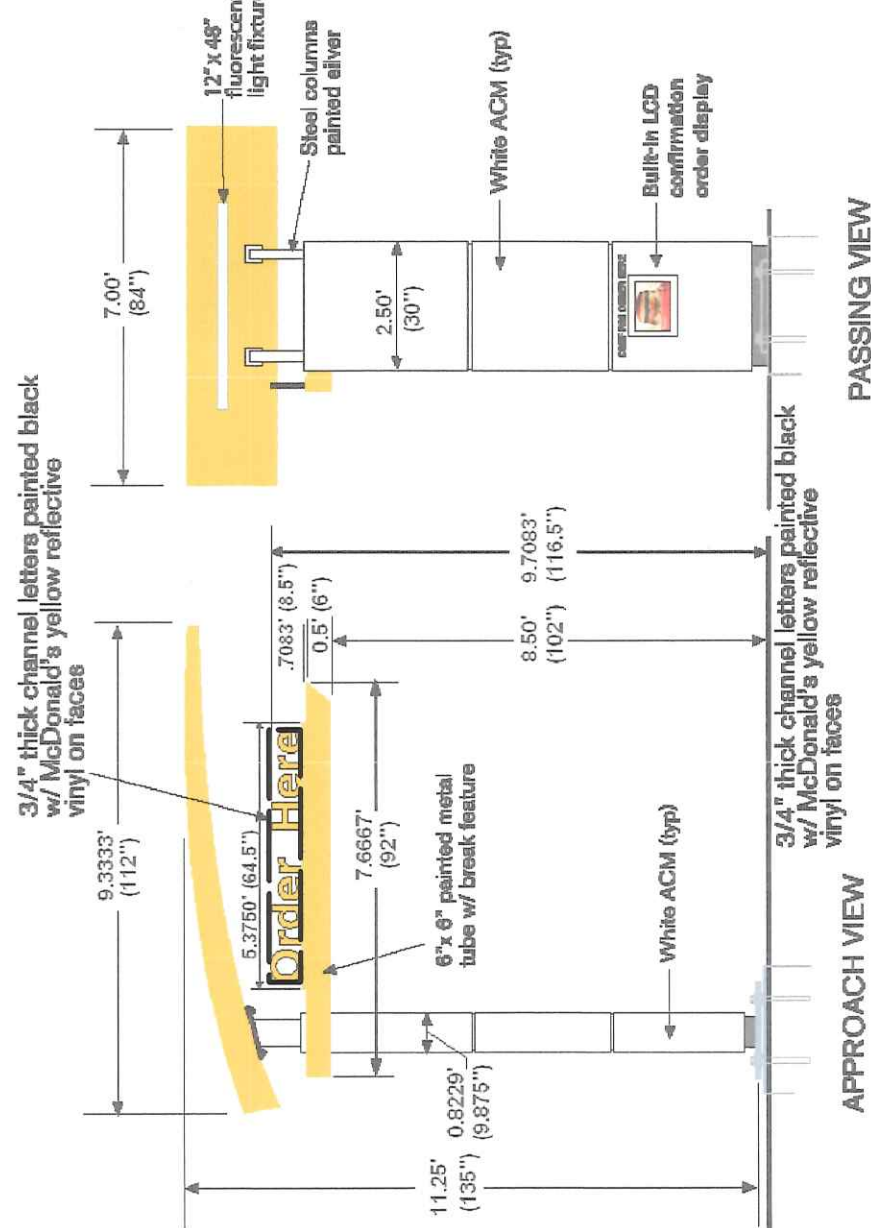
SP-1



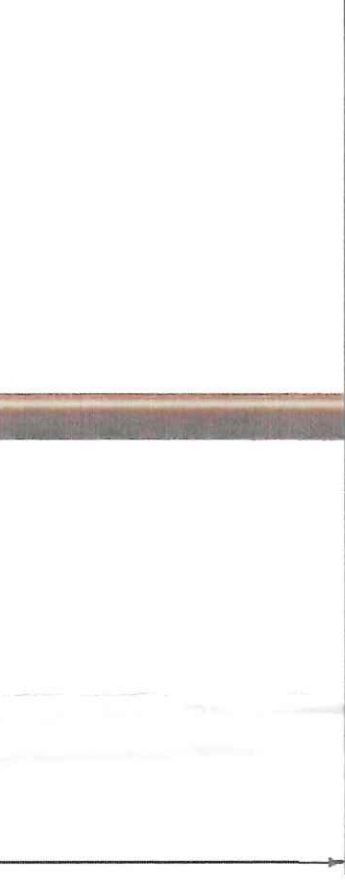
2	DRIVE-THRU SINGLE POLE CANOPY	
	CLASS:	DIRECTIONAL
	STRUCTURAL TYPE:	WALL-MOUNTED
	FACE AREA:	5.3750' x 0.7083' = 3.8000 SF
	QUANTITY:	2
HEIGHT:		9.7083 FT.
ILLUMINATION:		NO

6	90-40 PYLON ROAD SIGN	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	WALL-MOUNTED
	FACE AREA:	10.7292' x 8.6667' = 92.9868 SF
	QUANTITY:	1
HEIGHT:		25 FT.
ILLUMINATION:		YES

EX	EX. 70-50 PYLON ROAD SIGN	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	WALL-MOUNTED
	FACE AREA:	13.9167' x 10.0833' = 140.320 SF
	QUANTITY:	1
HEIGHT:		25 FT.
ILLUMINATION:		YES



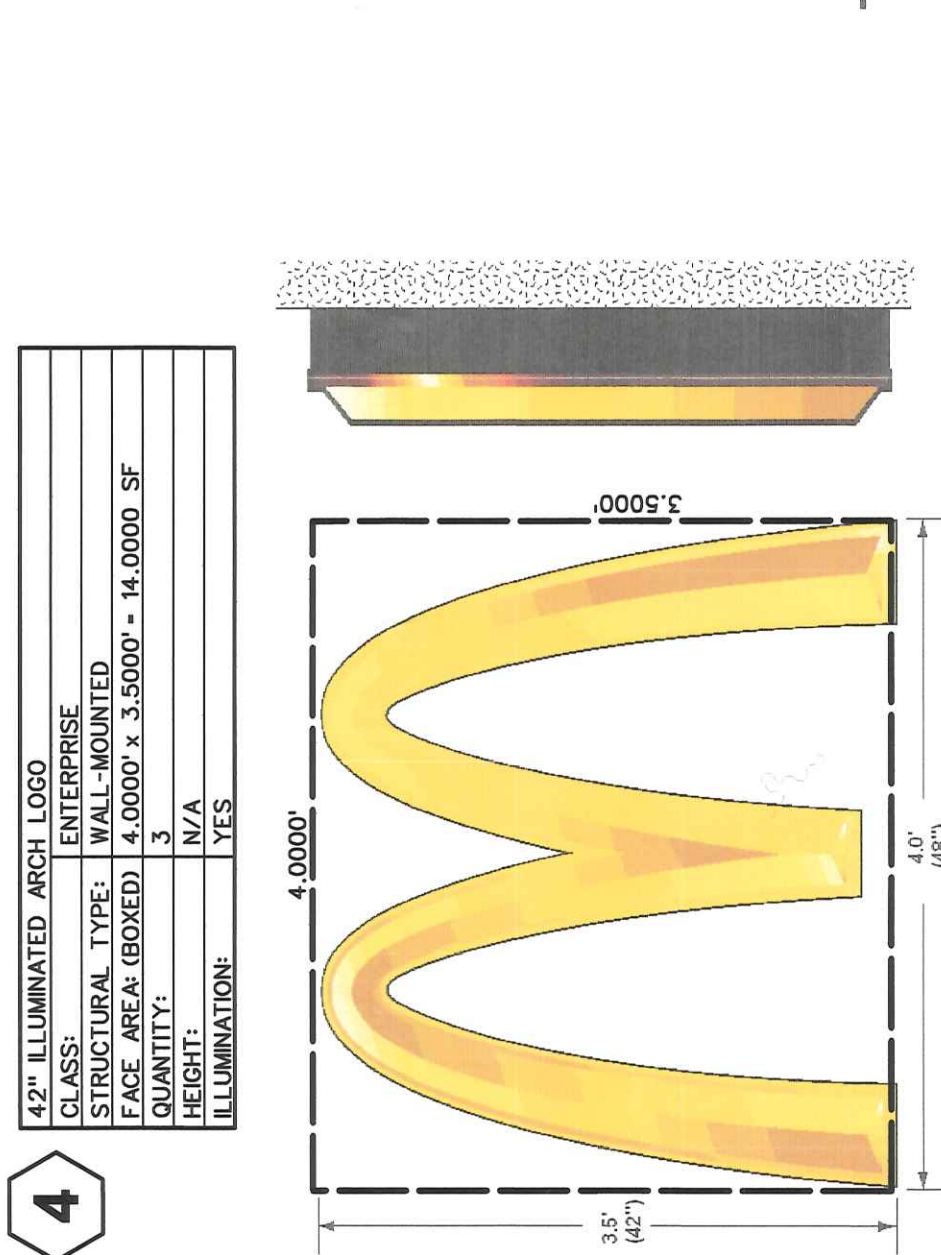
3	WELCOME LETTERS	
	CLASS:	DIRECTIONAL
	STRUCTURAL TYPE:	CANOPY
	FACE AREA:	3.7292' x 0.6979' = 2.6026 SF
	QUANTITY:	2
HEIGHT:		N/A
ILLUMINATION:		NO



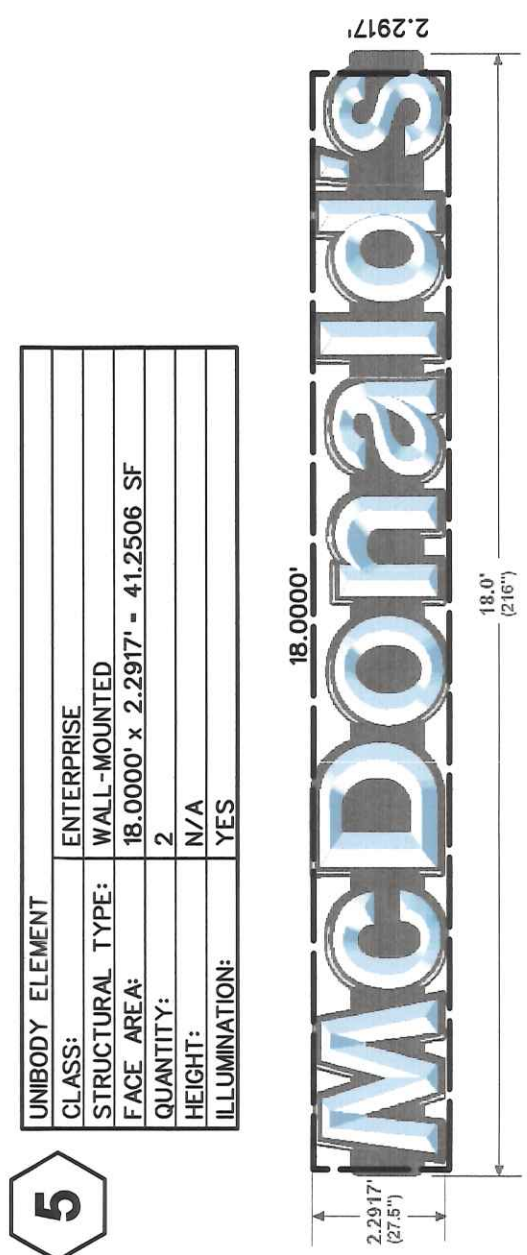
7	MENU BOARD	
	CLASS:	ORDER BOARD
	STRUCTURAL TYPE:	WALL-MOUNTED
	FACE AREA (BOXED):	8.6250' x 1.7500' = 40.9688 SF
	QUANTITY:	2
HEIGHT:		6.75 FT.
ILLUMINATION:		YES



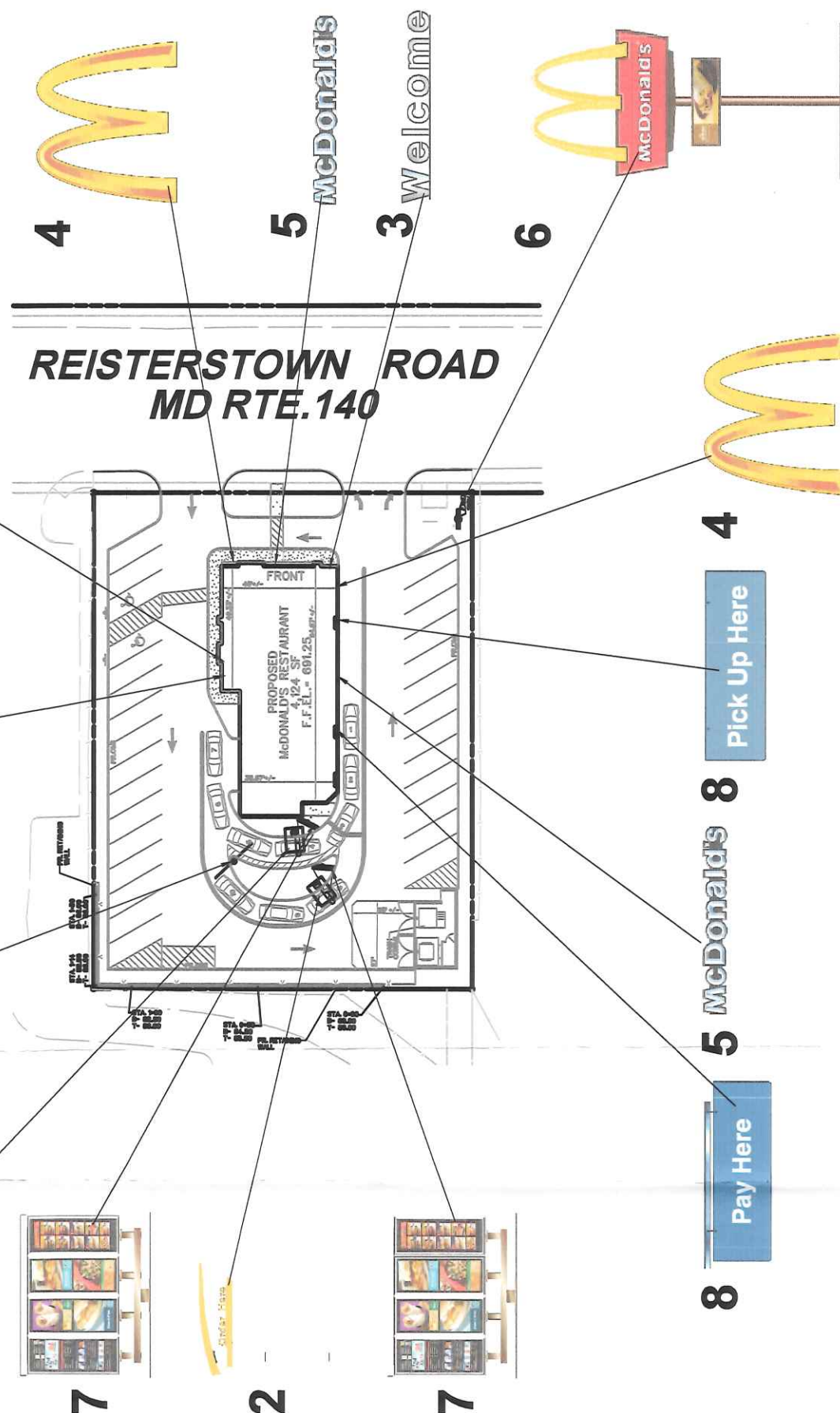
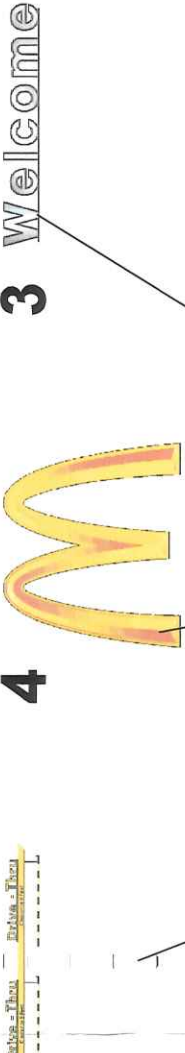
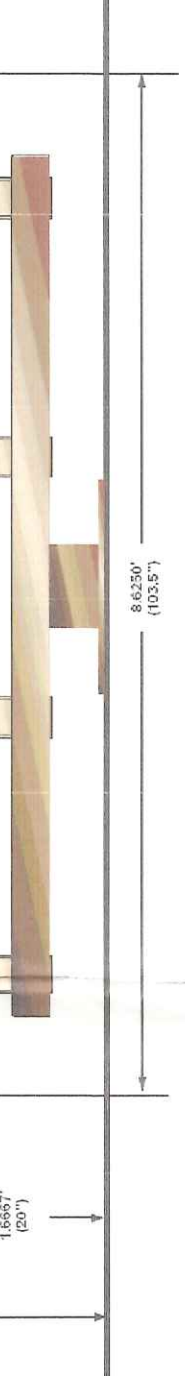
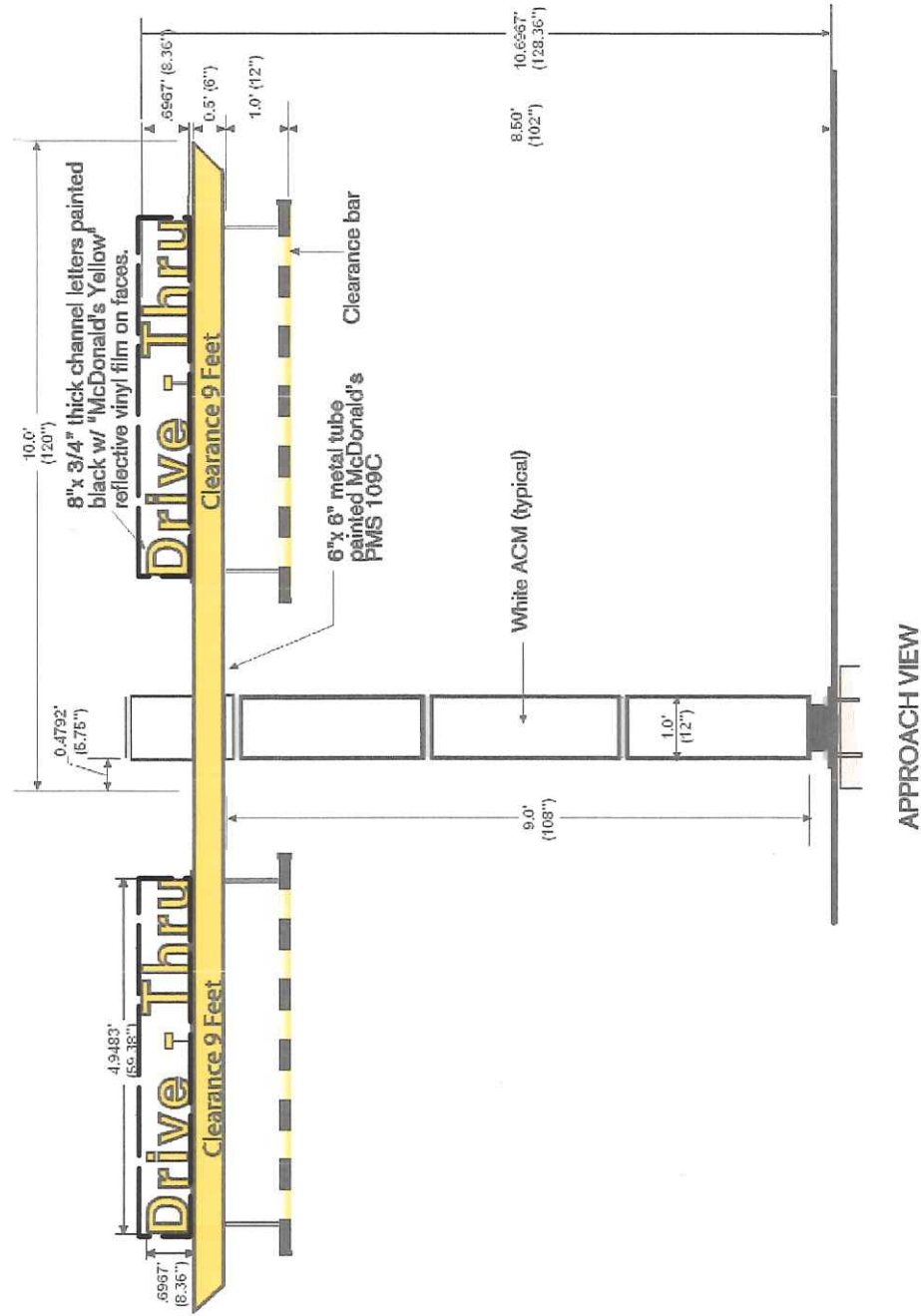
4	42" ILLUMINATED ARCH LOGO	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	WALL-MOUNTED
	FACE AREA (BOXED):	4.0000' x 3.5000' = 14.0000 SF
	QUANTITY:	3
HEIGHT:		N/A
ILLUMINATION:		YES



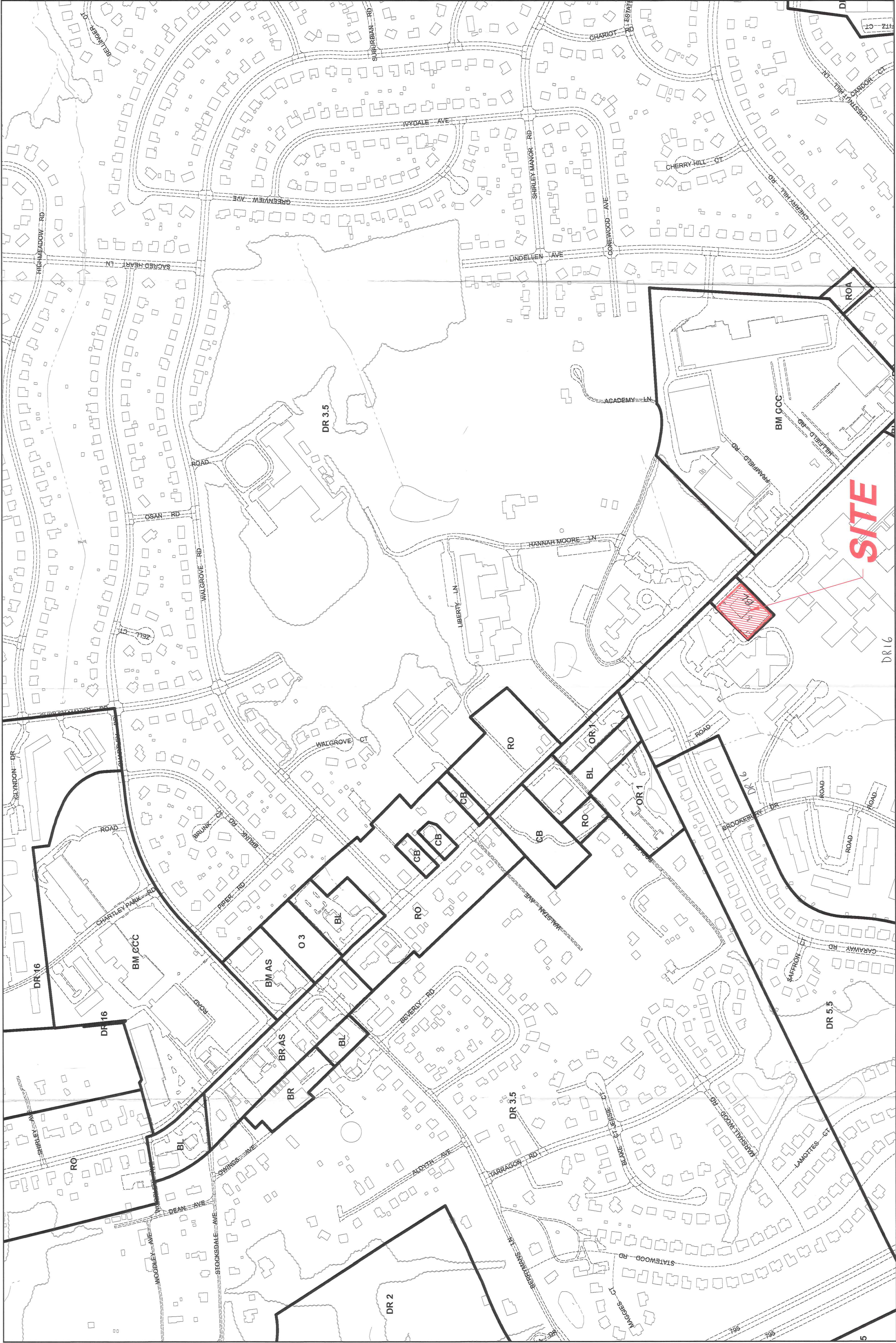
5	UNIBODY ELEMENT	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	WALL-MOUNTED
	FACE AREA:	18.0000' x 2.2917' = 41.2506 SF
	QUANTITY:	2
HEIGHT:		N/A
ILLUMINATION:		YES



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



- I. ENTERPRISE SIGN ON THE BUILDING FACADES
- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH - 99.07')
MAXIMUM AREA / FACE ALLOWED: 2 x 46 - 92.0 SF
AREA / FACE PROPOSED:
SIGN #1 - 14.0000 SF
SIGN #2 - 14.0000 SF
TOTAL = 55.2506 SF < 92 SF
 - NON-DRIVE-THRU FACADE (LENGTH - 99.07')
MAXIMUM AREA / FACE ALLOWED: 2 x 99.0 - 198.0 SF
AREA / FACE PROPOSED:
SIGN #4 - 14.0000 SF
SIGN #5 - 14.0000 SF
TOTAL = 55.2506 SF < 198.0 SF
 - DRIVE-THRU FACADE (LENGTH - 99.07')
MAXIMUM AREA / FACE ALLOWED: 2 x 99.0 - 198.0 SF
AREA / FACE PROPOSED:
SIGN #3 - 14.0000 SF
SIGN #6 - 14.0000 SF
TOTAL = 55.2506 SF < 198.0 SF
 - REAR FACADE: NONE
 - 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: NONE
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 5
- II. DIRECTIONAL SIGNS ON THE BUILDING FACADES
- MAX. AREA / FACE ALLOWED - 8 SF / SIGN
 - AREA / FACE PROPOSED:
SIGN #1 - 6.8950 SF < 8 SF ALLOWED
SIGN #2 - 6.8950 SF < 8 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
SIGN #1 - PROJECTING
SIGN #2 - PROJECTING
- III. DIRECTIONAL FREESTANDING SIGNS
- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED:
SIGN #1 - 6.8950 SF < 8 SF ALLOWED
SIGN #2 - 6.8950 SF < 8 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
SIGN #1 - PROJECTING
SIGN #2 - PROJECTING
 - MAX. HEIGHT ALLOWED: 6 FT
MAX. HEIGHT PROPOSED:
SIGN #1 - 10.70 FT > 6 FT
SIGN #2 - 8.71 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: 140.32 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



Plan Sheet: 048C3

Note:
The zoning depicted in this application incorporates the actions associated with the Comprehensive Zoning Ordinance, zoning associated with the Comprehensive Zoning Ordinance, and the Baltimore County Board of Appeals actions through December 31, 2008.

Legend

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

Baltimore County
Office of Planning and Zoning
Official Zoning Map

048A2	048B2	048C2	049A2	049B2
048A3	048B3	048C3	049A3	049B3
057A1	057B1	057C1	058A1	058B1

Scale

1" = 200'



2013-0189-A

Data Sources:
Planimetric Data - Baltimore County
Aerial Photography - Baltimore County
Zoning - Baltimore County Office of Planning
1:2,400, 2008



