

M E M O R A N D U M

DATE: September 11, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0280-SAA - Appeal Period Expired

The appeal period for the above-referenced case expired on September 9, 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

IN RE: PETITIONS FOR VARIANCE AND *
SPECIAL VARIANCE
(501 Frederick Road) *
1st Election District *
1st Council District *
IAMIC, LLC *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0280-SAA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Variance and Special Variance filed by Caroline L. Hecker, Esquire, on behalf of the legal owner, IAMIC, LLC. The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") as follows:

1. Section 405.4 Attachment 1, 5(a)(VI) to permit 4 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign 1 on Plat to Accompany Zoning Petition).
2. Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign 2 on Plat to Accompany Zoning Petition).
3. Section 450.4 Attachment 1, 3(b)(VII) to permit two directional signs of 11' 2" ft. in height in lieu of the permitted 6 ft. (Sign 3 on Plat to Accompany Zoning Petition).
4. Section 450.4 Attachment 1, 3(a) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign 4 on Plat to Accompany Zoning Petition).
5. Section 450.5.B.3.b to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign 5 on Plat to Accompany Zoning Petition).
6. 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 6 on Plat to Accompany Zoning Petition).

ORDER RECEIVED FOR FILING

Date 8-8-13

By [Signature]

7. Section 450.4 Attachment 1.3(a) to permit three (3) projected directional signs in lieu of the three (3) wall-mounted or free-standing directional signs (Sign 7 on Plat to Accompany Zoning Petition).
8. Section 409.6.A.2 to permit 27 parking spaces in lieu of the required 75 parking spaces.

The petition for special variance sought permission to develop within a basic-services map (transportation) area of deficiency, concerning the failing intersection at Frederick Road and Bloomsbury Avenue.

Appearing at the public hearing in support of the requests was Mauro Aguilar, Major Re-Model Program Manager, Jim Bower, Operator, both with McDonald's Corporation, Robert Goldman, Architect with Chesapeake Design Group, and Geoffrey Ciniero, Professional Engineer with George William Stephens, Jr. and Associates, Inc., who prepared the site plan for this project. Caroline L. Hecker, Esquire, with Rosenberg Martin Greenberg, LLP, 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. In fact, the Catonsville Chamber of Commerce wrote a letter in support of the project. *See* Petitioner's Exhibit 7.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The Department of Planning (DOP) supports the Petitioner, and the Bureau of Development Plans Review (DPR) does not believe that the proposed improvements would have any adverse effect on the failing intersection.

The subject property is 4,238 square feet and is zoned BL CCC. The site is improved with a McDonald's restaurant, and the owner proposes to remodel the restaurant and install a

ORDER RECEIVED FOR FILING

Date 8-8-13

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By bw

modern sign package similar to the other McDonald's restaurants in the area. Variance relief is requested before these improvements can be completed.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The property is small and irregularly shaped, and is therefore unique. The Petitioner would experience a practical difficulty if relief was denied, given it would be unable to complete the proposed improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of opposition from the community and County reviewing agencies.

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

THEREFORE, IT IS ORDERED this 8th day of August, 2013, by the Administrative Law Judge that the Petition for Variance filed pursuant to B.C.Z.R. as follows:

1. Section 405.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign 1 on Plat to Accompany Zoning Petition).
2. Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign 2 on Plat to Accompany Zoning Petition).
3. Section 450.4 Attachment 1, 3(b)(VII) to permit two directional signs of 11' 3" ft. in height in lieu of the permitted 6 ft. (Sign 3 on Plat to Accompany Zoning Petition).

ORDER RECEIVED FOR FILING

Date 8-8-13

3

By DW

4. Section 450.4 Attachment 1, 3(a) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign D4 on Plat to Accompany Zoning Petition).
5. Section 450.5.B.3.b to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign 5 on Plat to Accompany Zoning Petition).
6. Section 450.4 Attachment 1, 5(f)(VII) to permit two order boards of 6.75 feet in height in lieu of the permitted 6 feet (Sign 6 on Plat to Accompany Zoning Petition).
7. Section 450.4 Attachment 1.3(a) to permit three (3) projected directional signs in lieu of the three (3) wall-mounted or free-standing directional signs (Sign 7 on Plat to Accompany Zoning Petition).
8. Section 409.6.A.2 to permit 27 parking spaces in lieu of the required 75 parking spaces,

be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Variance pursuant to Section 4A02.4.D of the B.C.Z.R. to permit nonindustrial development within a mapped transportation area rated at level-of-service E or F, pursuant to B.C.Z.R. Section 4A.02.4.G, 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.

JEB/dlw

ORDER RECEIVED FOR FILING

Date 8-8-13 4

By dw


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County



KEVIN KAMENETZ
County Executive

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

August 8, 2013

Caroline L. Hecker, Esquire
Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201

RE: Petitions for Variance and Special Variance
Case No. 2010-0280-SAA
Property: 501 Frederick Road

Dear Ms. 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", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 501 Frederick Road which is presently zoned BL CCC
 Deed References: 16119/00021 10 Digit Tax Account # 101020111
 Property Owner(s) Printed Name(s) IAMIC, LLC

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

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

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

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

3. **X** a **Variance** from Section(s)
 Please see attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing.

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Caroline L. Hecker, Esq. / Rosenberg Martin Greenberg, LLP
 Name- Type or Print _____
 Signature Caroline L. Hecker
 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):

IAMIC, LLC
 Name #1 - Type or Print _____ Name #2 - Type or Print N/A
 Signature #1 End of Litigation Signature #2 _____
 9514 Deere Rd #801 Timonium MD
 Mailing Address _____ City _____ State _____
 21093 / 410-308-0200 /
 Zip Code Telephone # Email Address

Representative to be contacted:

Jeff Bell, Area Construction Manager, McDonald's Corporation
 Name - Type or Print _____
 Signature Jeff Bell
 6903 Rockledge Dr., Ste. 1100 Bethesda MD
 Mailing Address _____ City _____ State _____
 20817 / (703) 395-8595 / jeff.bell@us.mcd.com
 Zip Code Telephone # Email Address

CASE NUMBER 2013-0280-BAP Filing Date 5/23/2013 Do Not Schedule Dates: _____ Reviewer JH

McDonald's USA, LLC
501 Frederick Road
Zoned BL CCC
Deed Reference: 16199/00021
Tax Acct. # 101020111

Variance Relief Is Requested From The Following Sections:

1. Section 405.4 Attachment 1, 5(a)(VI) to permit 4 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign 1 on Plat to Accompany Zoning Petition)
2. Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign 2 on Plat to Accompany Zoning Petition)
3. Section 450.4 Attachment 1, 3(b)(VII) to permit two directional signs of 11.2 ft. in height in lieu of the permitted 6 ft. (Sign 3 on Plat to Accompany Zoning Petition);
4. Section 450.4 Attachment 1, 3(a) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign 4 on Plat to Accompany Zoning Petition)
5. Section 450.5.B.3.b to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign 5 on Plat to Accompany Zoning Petition)
6. 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 6 on Plat to Accompany Zoning Petition)
7. Section 450.4 Attachment 1.3(a) to permit three (3) projected directional signs in lieu of the three (3) wall-mounted or free-standing directional signs (Sign 7 on Plat to Accompany Zoning Petition)
8. Section 409.6.A.2 to permit 27 parking spaces in lieu of the required 75 parking spaces

Special Variance Relief Is Requested From The Following Sections:

1. Section 4A02.4.D to permit nonindustrial development within a mapped transportation area rated at level-of-service E or F, pursuant to BCZR Section 4A.4.G.

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: 2013-0280-A
Petitioner: IAMIC LLC (McDonalds Corp)
Address or Location: 501 Frederick Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Chesapeake Design Group
Address: 419 N CHARLES ST
BALTIMORE MD 21201
Telephone Number: 410-837-3622

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

No. **099735**

Date: **5/23/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
 5/23/2013 5/23/2013 11:31:22 2

REG NS02 WALKIN JEAR JEE
 >>RECEIPT # 029049 5/23/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				385.00 600.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 099735

Recpt Tot 1385.00
 1385.00 CL 1.00 CA
 Baltimore County, Maryland

Total: **385.00** ~~600.00~~

Rec From: **Parkside Construction Svc. LLC**

For: **McDonalds**
Sul Frederick Rd.

2013-0280-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

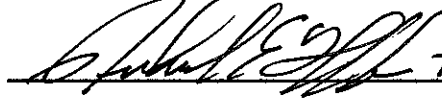
Certificate of Posting

Case No. 2013-0280-SSA



501 Frederick Road

(posted 7/18/13)

 7/18/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

CERTIFICATE OF POSTING

RE: Case No. 2013-0280-SSA

Petitioner: McDonald's Corporation

Hearing / Closing Date: 8/8/13

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

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

501 Frederick Road

on 7/18/13

Sincerely,

 7/18/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 18, 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 July 18, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2013-0280-SAA

501 Frederick Road

E/s Frederick Road at the N/w corner of Delrey Avenue

1st Election District - 1st Councilmanic District

Legal Owner(s): IAMIC, LLC

Variance: to permit 4 wall-mounted enterprise signs on the building facade in lieu of the permitted 3 signs (Sign 1); to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign 2); to permit two directional signs of 11.2 ft. in height in lieu of the permitted 6 ft. (Sign 3); to permit two canopy-type directional signs in lieu of the permitted wall-mounted or freestanding signs (Sign 4); to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign 5); to permit two free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign 6); to permit 3 directional signs in lieu of the three wall-mounted or free-standing directional signs (Sign 7) and to permit 27 parking spaces in lieu of the required 75 parking spaces. **Special Variance:** to permit non-industrial development within a mapped transportation area rated at level-of-service E or F.

Hearing: Thursday, August 8, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
7/26/13 July 18

934411

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 18, 2013 Issue - Jeffersonian

Please forward billing to:

Chesapeake Design Group
419 North Charles Street
Baltimore, MD 21201

410-837-3622

NOTICE OF ZONING HEARING

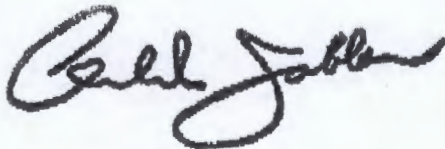
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CASE NUMBER: 2013-0280-SAA

501 Frederick Road
E/s Frederick Road at the N/w corner of Delrey Avenue
1st Election District – 1st Councilmanic District
Legal Owners: IAMIC, LLC

Variance to permit 4 wall-mounted enterprise signs on the building façade in lieu of the permitted 3 signs (Sign 1); to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign 2); to permit two directional signs of 11.2 ft. in height in lieu of the permitted 6 ft. (Sign 3); to permit two canopy-type directional signs in lieu of the permitted wall-mounted or freestanding signs (Sign 4); to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign 5); to permit two free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign 6); to permit 3 directional signs in lieu of the three wall-mounted or free-standing directional signs (Sign 7) and to permit 27 parking spaces in lieu of the required 75 parking spaces. Special Variance to permit nonindustrial development within a mapped transportation area rated at level-of-service E or F.

Hearing: Thursday, August 8, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

July 1, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0280-SAA

501 Frederick Road

E/s Frederick Road at the N/w corner of Delrey Avenue

1st Election District – 1st Councilmanic District

Legal Owners: IAMIC, LLC

Variance to permit 4 wall-mounted enterprise signs on the building façade in lieu of the permitted 3 signs (Sign 1); to permit a directional sign of 10.67 ft. in height in lieu of the permitted 6 ft. (Sign 2); to permit two directional signs of 11.2 ft. in height in lieu of the permitted 6 ft. (Sign 3); to permit two canopy-type directional signs in lieu of the permitted wall-mounted or freestanding signs (Sign 4); to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign 5); to permit two free-standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign 6); to permit 3 directional signs in lieu of the three wall-mounted or free-standing directional signs (Sign 7) and to permit 27 parking spaces in lieu of the required 75 parking spaces. Special Variance to permit nonindustrial development within a mapped transportation area rated at level-of-service E or F.

Hearing: Thursday, August 8, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Caroline Hecker, 25 S. Charles Street, 21st Fl., Baltimore 21201

IAMIC, LLC, 9515 Deereco Road, #801, Timonium 21093.

Jeff Bell, McDonald's Corp., 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 FRIDAY, JULY 19, 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.

RE: PETITION FOR SPECIAL VARIANCE
501 Frederick Road; E/S Frederick Road,
NW corner of Delrey Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): IAMIC, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-280-SAA

* * * * *

AMENDED 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

JUN 18 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 18th day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to Jeff Bell, Construction Manager, McDonald's Corporation, 6903 Rockledge Drive, Suite 1100, Bethesda, Maryland 20817 and Carolyn Hecker, Esquire, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

8/8 10am

CASE NO. 2013-0280-SAA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
6/17/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	COMMENT
7/1/13	DEPS (if not received, date e-mail sent _____)	NO COMMENT
	FIRE DEPARTMENT	
7/12/13	PLANNING (if not received, date e-mail sent _____)	Supports
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7/18/13

SIGN POSTING Date: 7/18/13 by Hoffman

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: See Ltr. 7-30 (Rec'd 8-5)
Support Ltr.

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:**

District - 01 Account Number - 0101020111

Owner Information**Owner Name:**IAMIC LLC
C/O JAMES BOWER
1565 ST LAWRENCE CT
FREDERICK MD 21701-9151**Use:**

COMMERCIAL

Principal Residence:

NO

Deed Reference:1) /16119/ 00021
2)**Mailing Address:****Location & Structure Information****Premises Address:**501 FREDERICK RD
BALTIMORE MD 21228-4624**Legal Description:**501 FREDERICK RD SS
SW COR DELREY AV**Map:**
0101**Grid:**
0008**Parcel:**
0971**Sub District:****Subdivision:**
0000**Section:****Block:****Lot:****Assessment Year:**
2012**Plat No:**
Plat Ref:

NONE

Special Tax Areas:**Town:****Ad Valorem:****Tax Class:****Primary Structure Built**
2000**Above Grade Enclosed Area**
3246**Finished Basement Area****Property Land Area**
22,231 SF**County Use**
24**Stories****Basement****Type****Exterior****Full/Half Bath****Garage****Last Major Renovation**

FAST FOOD

Value Information**Base Value****Value****Phase-in Assessments**As of
07/01/2013**Land:**

534,800

534,800

1,088,900

1,100,600

Improvements

542,400

577,500

Total:

1,077,200

1,112,300

Preferential Land:

0

0

Transfer Information**Seller:** MOHLER EMILE R,JR/HUGHW/ET AL**Date:** 02/19/2002**Price:** \$120,000**Type:** NON-ARMS LENGTH OTHER**Deed1:** /16119/ 00021**Deed2:****Seller:** ABRAMS JANE RUTH ABRAMS JACK M**Date:** 01/17/1997**Price:** \$0**Type:** NON-ARMS LENGTH OTHER**Deed1:** /11995/ 00120**Deed2:****Seller:** ISADORE ABRAMS & MANAGEMENT**Date:** 05/03/1983**Price:** \$0**Type:** NON-ARMS LENGTH OTHER**Deed1:** /06520/ 00547**Deed2:****Exemption Information****Partial Exempt Assessments:****Class**

07/01/2012

07/01/2013

County:

000

0.00

State:

000

0.00

Municipal:

000

0.00|0.00

0.00|0.00

Tax Exempt:**Special Tax Recapture:****Exempt Class:**

NONE

Homestead Application Information**Homestead Application Status:** No Application

2013-0220 SAA
0016119 021

FILE NO.: 10032

THIS DEED, Dated FEBRUARY 6, 2002, by and between
Grantor(s): EMILE R. MOHLER, JR., HUGH W. MOHLER, MARY H. FRAJLI and
CATHERINE M. STAFFORD

Grantee(s): IAMIC, LLC.

WITNESSETH, That in consideration of the sum of (\$120,000.00), the said Grantors grant and convey to the said Grantee, its successors and assigns, in fee simple, all that lot of ground situate in BALTIMORE COUNTY, State of Maryland, and described as follows, that is to say:

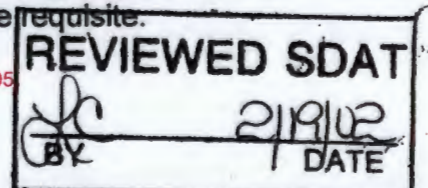
BEGINNING FOR THE SAME at a point on the westernmost right-of-way line of Delrey Avenue, 60 feet wide, located south 76 degrees 10' 04" West 30.00 feet from Station 23 plus 82.70 on the center line of said Avenue as shown on Plan H.R.W. 59-229 attached to a deed from Donald I. Mohler and Emile R. Mohler, co-partners trading as Mohler Brothers to Baltimore County, Maryland, dated March 7, 1960 and recorded among the Land Records of said County in Liber W.J.R. No. 3675, folio 501, etc. and running thence, binding on said westernmost right-of-way line of Delrey Avenue, southerly by a line curving toward the right with a radius of 1243.24 feet and a chord which bears south 11 degrees 39' 19" East 94.45 feet the distance of 94.47 feet to intersect a line drawn parallel with the southernmost side of Frederick Road, 66 feet wide and distant 150.00 feet Southerly, measured at right angles, therefrom; thence binding on said line so drawn, South 74 degrees 13' 34" West 143.27 feet to a point in the Westernmost outline of the whole tract of which the lot now being described is a part as fixed by Agreement between said Mohler Brothers and William C. Mullineaux and Edith M. Mullineaux dated May 1, 1945 and recorded among said Land Records in Liber R.J.S. No. 1381, folio 560 etc. thence binding on said outline as indicated on said Plan H.R.W. 59-229, North 17 degrees 04' West 150.04 feet to the Southernmost side of Frederick Road; thence binding on said side of Frederick Road; North 74 degrees 13' 34" East 138.86 feet to the Westernmost right-of-way line of Delrey Avenue and thence binding thereon, South 63 degrees 29' 26" East 21.61 feet and South 13 degrees 49' 56" East 41.29 feet to the place of beginning. The improvements thereon being known as 501 Frederick Road, Baltimore, Maryland.

BEING THE SAME Lot of ground as described in a Deed dated December 23, 1996 and recorded among the Land Records of Baltimore County in Liber 11995, folio 120 which was granted unto the within named Grantors.

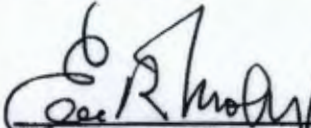
TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

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

AND the said Grantors hereby covenants that the Grantors have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that the Grantor will warrant specially the property hereby granted; and the Grantors will execute such further assurances of the same as may be requisite.



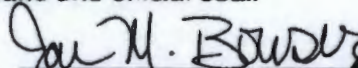
WITNESS the hand and seal of said Grantor(s).


EMILE R. MOHLER, JR. (SEAL)

STATE OF MARYLAND, to wit:

I HEREBY CERTIFY, That on this date 01-31-02, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared EMILE R. MOHLER, JR., known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained and in my presence signed and sealed the same.

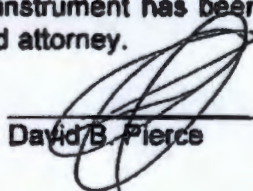
IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public



My Commission expires: 4/1/03

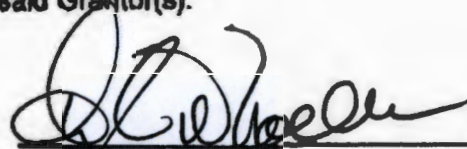
This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.


David B. Pierce

Return to:
King Title Company, Inc
25 Hooks Lane, Suite 316
Baltimore, MD 21208
(410) 486-5464

0016119 023

WITNESS the hand and seal of said Grantor(s).


HUGH W. MOHLER (SEAL)

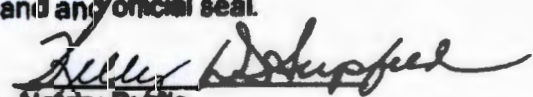
STATE OF MARYLAND, to wit:

I HEREBY CERTIFY, That on this date 1/30/02, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared HUGH W. MOHLER known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained and in my presence signed and sealed the same.

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

My Commission expires: 1/1/03




Notary Public

File #10032

WITNESS the hand and seal of said Grantor(s).

Mary Helen Fraiji (SEAL)
MARY H. FRAIJI

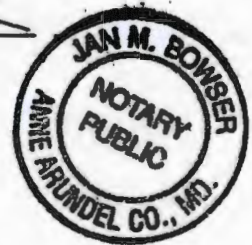
STATE OF MARYLAND, to wit:

I HEREBY CERTIFY, That on this date 01-31-02, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared MARY H. FRAIJI, known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained and in my presence signed and sealed the same.

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

My Commission expires: 4/1/03

Jan M. Bowser
Notary Public



WITNESS the hand and seal of said Grantor(s).

Catherine M. Stafford (SEAL)
CATHERINE M. STAFFORD

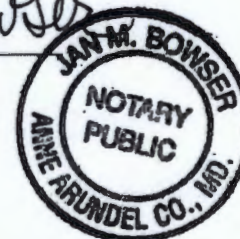
STATE OF MARYLAND, to wit:

I HEREBY CERTIFY, That on this date 01-31-02, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CATHERINE M. STAFFORD, known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained and in my presence signed and sealed the same.

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

My Commission expires: 4/1/03

Jan M. Bowser
Notary Public



File No. 10032

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTIMOREInformation provided is for the use of the Clerk's Office, State Department
Assessments and Taxation, and County Finance Office only.

1	Type(s) of Instruments	☒ Check Box if Addendum Intake Form is Attached				FD SURE \$ 5.00 RECORDING FEE 28.00 TR TAX STATE 600.00 TOTAL 625.00 Rec'd # 92587 SM CR Blk # 2422 Feb 19, 2002 11:59 am	
2	Conveyance Type	☒ Improved Sale	☐ Unimproved Sale	☐ Multiple Accts	☐ Not an Arms Length (9)		
3	Tax Exemptions (if Applicable) Cite or Explain	☒ Recordation ☐ State Transfer ☐ County Transfer					
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$120,000.00 Any New Mortgage Balance of Existing Mortgage Other: Other: Full Cash Value				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount = \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$	
5	Fees	Amount of Fees Recording Charge \$20.00 Surcharge \$5.00 State Recordation Tax \$600.00 State Transfer Tax \$600.00 County Transfer Tax \$1,800.00 Other				Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:	
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited Real Property Article Section 3-104(g)(3)(i).	District	Property ID No 1	Grantor Liber/Folio	Map	Parcel	Var LOG
		01	01-01-020111	11995/120			☐ (5)
		Subdivision Name		Lot (3a)	Block	Sect(3c)	Plat Ref. Sq Ft/Acreage (4)
		Location/Address of Property Being Conveyed (2)					
		501 FREDERICK ROAD, BALTIMORE, MD 21228					
		Other Property Identifiers (if applicable)				Water Meter Account No.	
		Residential ☒	Non-Residential ☐	Fee Simple ☒ /Ground Rent ☐	Amount:		
		Partial Conveyance ☐ Yes ☒ No	Description/Amt. Of Sq Ft Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 - Grantor(s) Names (s)				Doc. 2 - Grantor(s) Names(s)	
		EMILE R. MOHLER, JR.					
		HUGH W. MOHLER					
		Doc. 1-Owner(s) of Record, if Different from Grantor(s)				Doc. 2-Owner of Record, if Different from Grantor	
8	Transferred To	Doc. 1 - Grantee(s) Names(s)				Doc. 2 - Grantee(s) Names (s)	
		IAMIC, L.L.C.					
		New Owner's (Grantee) Mailing Address					
		2305 Velvet Valley Way, Owings Mills, MD 21117					
9	Other Names to be Indexed	Doc.1-Additional Names to be Indexed (Optional)				Doc.2-Additional Names to be Indexed (Optional)	
		MARY H. FRAUJ					
		CATHERINE M. STAFFORD					
10	Contact/Mail Information	Instrument Submitted by or Contact Person				☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided	
		Name: David Pierce					
		Firm: King Title Company, Inc.					
		Address: 25 Hooks Lane, Suite 316					
		Baltimore, MD 21208 (410) 486-5464					
11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
Assessment		Yes	X	No	Will the property being conveyed by the Grantee's principal residence?		
		Yes	X	No	Does transfer include personal property? If yes, identify:		
		Yes	X	No	Was property surveyed? If yes, attach copy of survey		
Assessment Use Only - Do Not Write Below The Line							
☐ Terminal Verification ☐ Transfer Number:		☐ Agricultural Verification Date Received:		☐ Whole ☐ Part ☐ Tran. Process Verification Deed Reference:		Assigned Property No.:	
Geo. Zoning Use Town Cd.		Map Grid Parcel Ex. St.		Sub Plat Section Ex.		Block Lot Occ.Cd.	

Baltimore County

[New Search \(http://sdats.resiusa.org/RealProperty\)](http://sdats.resiusa.org/RealProperty)District: **01** Account Number: **0101020111**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

July 31, 2013

IAMIC LLC
9515 Deerco Road
Suite 801
Timonium MD 21093

RE: Case Number: 2013-0280 SAA, Address: 501 Frederick Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 23, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2013
Item No. 2013-0280

DATE: June 17, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

The Director of Public works and the Bureau of Traffic Engineering and Transportation Planning do not take issue with the requested special variance, because they do not believe that adding a second drive-through window will have any adverse effect on the failing intersection of Frederick Road and Bloomsbury Avenue. The failing leg of the intersection is North-Bound Bloomsbury in the evening rush hour. They don't feel that a second drive-through lane will cause more customers to come from the South in the evening.

A landscape and lighting plan shall be submitted prior to approval of this permit.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 13-0280-06172013.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 12, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 501 Frederick Road

RECEIVED

INFORMATION:

JUL 15 2013

Item Number: 13-280

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: McDonald's Inc.

Zoning: BL CCC

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioner's request to expand the McDonalds at this location.

The increase in floor area is to accommodate the new prototype and ordering system. The access to Delrey Avenue should ease congestion for patrons entering and exiting the McDonald's parking lot that can currently back up traffic on Frederick Road.

The project has also received approval of the Baltimore County Design Review Panel and should have a positive impact on the Catonsville Revitalization Area and minimal impact on traffic.

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

Prepared By:

Division Chief:
AVA/LL:cjm

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: July 1, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0280-SAA
Address 9515 Deerco Road
(IAMIC, LLC Property)

Zoning Advisory Committee Meeting of June 10, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

JUL 02 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 6-17-13

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2013-0280-SAA
Variance Special Variance
IAMIC, LLC.
501 FREDERICK ROAD

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0280-SAA

Should you have any questions regarding this matter, please 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).

Sincerely,


/s/ Steven D. Foster, Chief
Access Management Division

SDF/raz

CASE NAME 501 Frederick Rd.
CASE NUMBER 2013-280-SSA
DATE 8/8/13

[illegible]

JB 8/8

10 AM

Case No.: 2013-0280-SAA

Exhibit Sheet

EW 9-11-13
PW 8-8-13

Petitioner/Developer

Protestant

No. 1	Site plan - existing	
No. 2	color photos	
No. 3	Site plan - proposed	
No. 4	Order in #98-219	
No. 5	Signage elevation drawings	
No. 6	Traffic - parking study	
No. 7	Catoonsville Chamber of Commerce Letter	
No. 8	Hearing Outline	
No. 9		
No. 10		
No. 11		
No. 12		

IN RE: PETITION FOR VARIANCE
SW/Corner Frederick Road
and Delrey Avenue
(501 Frederick Road
1st Election District
1st Councilmanic District

Management Investors, Corp. and
Whalen Properties Ltd. Part.,
Catonsville, Series V - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-219-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Management Investors Corporation; Jack, Jane and Stanley Abrams, and Whalen Properties Limited Partnership, Catonsville, Series V, and the Contract Lessee, McDonald's Corporation, through their attorney, Stanley S. Fine, Esquire. The Petitioners seek relief from Sections 409.6.A.2 and 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 31 parking spaces in lieu of the required 47, and to permit parking spaces to be situated within 1 foot of the public right-of-way in lieu of the required 10 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 6.

Appearing at the hearing on behalf of the Petition were Stephen W. Whalen, Jr., Managing General Partner for the Petitioners, David Neiss, a representative of McDonald's Corporation, David Martin, a representative of George W. Stephens, Jr. and Associates, Inc., the consultants who prepared the site plan for this property, Ken Cronise, Andrew M. Croll, a nearby resident who appeared on behalf of his community association, and Stanley S. Fine, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By



Testimony and evidence offered revealed that the subject property consists of 0.078 acres, more or less, zoned B.L.-C.C.C., and is the site of a Roy Rogers fast food restaurant. McDonald's is desirous of leasing the property and proposes razing the existing building and replacing same with a new, state-of-the-art McDonald's restaurant. The Petitioners submitted into evidence as Petitioner's Exhibit 4 a colored elevation drawing of the proposed building which will be a one-story structure containing approximately 3,246 sq.ft. in area. The existing Roy Rogers restaurant, which contains a basement, has a total floor area of over 4,000 sq.ft. Thus, the proposed building will be smaller in size. However, the regulations require that 47 parking spaces be provided and only 31 spaces are available at this site. The representatives from McDonalds stated that they have statistics and data from other similarly sized restaurants around the country which substantiate that the 31 parking spaces proposed for this site will be adequate. McDonald's estimates that the bulk of its business at this site will be drive thru, given its close proximity to the Baltimore Beltway. In addition, essentially the same building setback and parking arrangement along Delrey Road that has existed for Roy Rogers will be maintained by the proposed project. However, in order to develop the site as proposed and allow those parking spaces along Delrey Road to be located 1 foot from the public right-of-way, the requested variances are necessary.

Further testimony indicated that McDonald's has worked closely with representatives of the Office of Planning and the adjacent community in designing the architectural elevations of the proposed building. On behalf of the community association, Mr. Andrew Croll testified that he and his association support McDonald's in the redevelopment of this property

3/10/98
[Signature]

and have no objections to the requested variances.

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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

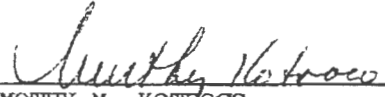
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of March, 1998 that the Petition for Variance seeking relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 31 parking spaces in lieu of the required 47, and from Section 409.8.A.4 of the B.C.Z.R. to permit parking spaces to be within 1 foot of the public right-of-way in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed restaurant shall be constructed in accordance with the colorized elevation drawing submitted into evidence as Petitioner's Exhibit 4.
- 3) In accordance with the Zoning Plans Advisory Committee comments submitted by the Office of Planning, dated February 25, 1998, the Petitioner shall submit a final landscape plan for their review and approval prior to the issuance of any building permits. Said plan shall include the proposed streetscape information, entry treatment, lighting and signage as agreed to and detailed on drawings revised January 26, 1998 by G. W. Stephens, Jr. & Associates. In addition, said plan shall specify that the Balcon pavers are "terra cotta" in color so as to match those used by Baltimore County in the Frederick Road streetscape improvements. The Petitioner shall also provide an elevation and section of the 20-inch high brick wall along with the final landscape plan.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 3/10/98

By [Signature]

TRAFFIC CONCEPTS, INC.

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

February 20, 2013

Mr. Jeff Bell
McDonald's USA, LLC
6903 Rockledge Drive, Suite 1100
Bethesda, Maryland 20817

Re: McDonald's Restaurant – 501 Frederick Rd., Catonsville, MD
Parking Lot Occupancy Study
T/C 2888

Dear Mr. Bell:

Traffic Concepts, Inc. is pleased to provide a parking survey for the McDonald's store located at 501 Frederick Road in Catonsville. 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 is 29 parking spaces including two handicap spaces. The survey dates and the peak hours of operation are described below:

- Wednesday 2/6/13 (11 AM – 2 PM)
- Friday 2/8/13 (11 AM – 2 PM)
- Saturday 2/16/13 (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 29 parking spaces, the weekday and Saturday peak parking occupancy did not exceed 69 percent. Based on our survey findings, 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 during the peak fifteen minute time period. The complete parking occupancy tables are included as an attachment.



Mr. Jeff Bell
February 20, 2013
Page 2 of 2

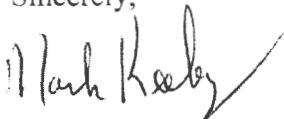
**Survey Location: 501 Frederick Rd., Catonsville
Existing Peak Period Parking Demand**

DATE	Peak 15 Minute Time Period	Peak Period Occupancy Rate	Actual Count Vehicles/spaces
Wed. 2/6/13	12:30-12:45	69.0%	20/29
Friday 2/8/13	12:15-12:30	62.1%	18/29
Saturday 2/16/13	10:45-11:00	65.5%	19/29

The 501 Frederick Road McDonald's redevelopment improvement plan will create 26 on-site parking spaces. Using the existing parking occupancy counts with 26 available spaces, the peak parking occupancy rate would be 77 percent. Generally, the parking supply is considered full when 90 percent of the spaces are occupied. We conclude that the parking reduction, which creates 26 on-site spaces, provides an effective parking supply where demand does not exceed 77 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: 501 Frederick Rd, Catonsville

COUNTY: Baltimore

COUNT BY: T/C

DATE: 2/6/2013

WEATHER: CLEAR

DAY: Wed

TIME	Number of Parked Vehicles	Percentage of Occupied Parking Spaces (29 Total Spaces)
11:00-11:15	9	31.0%
11:15-11:30	7	24.1%
11:30-11:45	11	37.9%
11:45-12:00	13	44.8%
12:00-12:15	8	27.6%
12:15-12:30	17	58.6%
12:30-12:45	20	69.0%
12:45-1:00	18	55.2%
1:00-1:15	13	44.8%
1:15-1:30	12	41.4%
1:30-1:45	9	31.0%
1:45-2:00	13	44.8%

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:/2888

PARKING LOT OCCUPANCY COUNT

PARKING LOT: 501 Frederick Rd, Catonsville

COUNTY: Baltimore

COUNT BY: T/C

DATE: 2/8/2013

WEATHER: CLEAR

DAY: FRIDAY

TIME	Number of Parked Vehicles	Percentage of Occupied Parking Spaces (29 Total Spaces)
11:00-11:15	13	44.8%
11:15-11:30	11	37.9%
11:30-11:45	16	55.2%
11:45-12:00	15	51.7%
12:00-12:15	12	41.4%
12:15-12:30	18	62.1%
12:30-12:45	13	44.8%
12:45-1:00	13	44.8%
1:00-1:15	16	55.2%
1:15-1:30	8	27.6%
1:30-1:45	8	27.6%
1:45-2:00	12	41.4%

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M:/2888

PARKING LOT OCCUPANCY COUNT

McD' PARKING LOT: 501 Frederick Rd., Catonsville MD

COUNTY: Baltimore

COUNT BY: M. Rosen

DATE: 2/16/2013

WEATHER: CLEAR

DAY: Saturday

TIME	Occupied Spaces	Percentage of Occupied Parking Spaces (29 Total Spaces)
7:00-7:15	7	24.1%
7:15-7:30	8	27.6%
7:30-7:45	10	34.5%
7:45-8:00	9	31.0%
8:00-8:15	5	17.2%
8:15-8:30	11	37.9%
8:30-8:45	10	34.5%
8:45-9:00	12	41.4%
9:00-9:15	13	44.8%
9:15-9:30	16	55.2%
9:30-9:45	17	58.6%
9:45-10:00	18	62.1%
10:00-10:15	18	62.1%
10:15-10:30	18	62.1%
10:30-10:45	17	58.6%
10:45-11:00	19	65.5%
11:00-11:15	17	58.6%
11:15-11:30	17	58.6%
11:30-11:45	12	41.4%
11:45-12:00	13	44.8%
12:00-12:15	17	58.6%
12:15-12:30	16	55.2%
12:30-12:45	16	55.2%
12:45-1:00	13	44.8%

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2888



Greater Catonsville Chamber of Commerce
924 Frederick Road, Catonsville, MD 21228
410-719-9609 • Fax: 410-744-6127 • chamber@catonsville.org • www.catonsville.org
"Catonsville — THE PLACE to live, work, shop & play"

Chamber Advocates

CCBC- Catonsville
The Jenkins Senior Living Community

Premium Plus Members

Coldwell Banker Catonsville
Hubbard Funeral Home
ReMax/New Beginnings
Rolling Road Golf Club

Premium Members

4 Square Productions, Inc.
ABC Equipment Rental
Booth Properties
Farmers Insurance
Forest Haven Nursing Home
Howard Bank
Kernan Orthopaedics & Rehabilitation
McFarland & Masters LLC
Mosaic Community Services
Retirement & Investment Group, LLC
Russel Toyota
Sam's Club
UMBC
We Love Catonsville
Weinkam & Weinkam Law Offices
Whalen Properties

Sponsorship Plus Members

Charlestown Retirement Community
David A. Smith & Associates
Link Mechanical Services
Mews on Mellor
Oakdale Fine Wine & Spirits
Saint Agnes Hospital

July 30, 2013

The Honorable John E. Beverungen
Baltimore County Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

Re: 501 Frederick Road
Case No. 2013-0280-SSA

Dear Judge Beverungen:

On behalf of the Catonsville Chamber of Commerce, I am pleased to offer this letter in support of the proposal from the McDonald's Corporation to remodel the existing McDonald's restaurant located at 501 Frederick Road.

Representatives of McDonald's have met with our association concerning this project over the last several months and we believe that the remodeled restaurant will be an asset to our community.

We understand that this proposal requires several variances from the County's Zoning Regulations for signage, off-street parking, and development near a failing intersection, and we support the approval of these variances.

Sincerely,

Sally Griffin, *Chamber President*
Catonsville Chamber of Commerce





BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 501 FREDERICK ROAD

AUGUST 8, 2013

INTRODUCTION

1. Caroline Hecker – Rosenberg Martin Greenberg, LLP
2. Mauro Aguilar – Major Remodel Program Manager, McDonald's Corporation
3. Jim Bower – Operator
4. Robert Goldman – Chesapeake Design Group (architect)

MAURO AGUILAR – TESTIMONY

Name: Mauro Aguilar

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

Your job title and responsibilities at McDonalds: Major Remodel Program 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? 501 Frederick Road

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 1998 (15 years).

The property was operated as a Roy Rogers restaurant prior to that, but the old Roy Rogers restaurant was demolished in 1998 to construct the existing McDonald's.

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



McDonald's is proposing to remodel the existing restaurant to give it a more modern, upscale look and to add additional seating capacity the restaurant.

Describe existing conditions at the McDonalds.

EXHIBIT – 1998 MCDONALD'S SITE PLAN

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

Identify photographs of McDonald's 501 Frederick Road.

EXHIBIT – PHOTOS

Describe the location of this McDonald's.

This McDonald's restaurant is located along Frederick Road in Catonsville, just west of the I-695 exit.

Why are you proposing to remodel this McDonald's?

The existing structure is 15 years old and has limited seating capacity. It also has not been remodeled since its original construction.

What is the square footage of the existing restaurant? 3,246 SF

What is the square footage of the new restaurant? 4,138 SF

How many seats does the existing restaurant have? 54

How many seats will the new restaurant have? 80

What is being proposed at this location?

EXHIBIT – SITE PLAN – PROPOSED CONDITIONS

McDonald's is proposing to remodel the existing restaurant to upgrade it to a more contemporary style in line with its other new and remodeled restaurants in Baltimore County.

McDonald's is proposing an addition of 872 sq. ft. to the front of the restaurant, which is intended to better serve their dine-in customers.

Currently, the dining area is very small. The restaurant gets much of its business from walk-up customers, who wish to eat in the restaurant. The increased dining area will accommodate these patrons.

To accommodate the addition, we are relocating the outdoor seating area from the front of the restaurant to the northwest corner of the property.

The outdoor seating area will have 6 tables with a total of 20 seats.

The Baltimore County Design Review Panel has reviewed and approved the proposed design of the remodeled restaurant.

We are also proposing to add a new exit from the parking lot onto Delrey Avenue.

This will allow patrons to exit the site onto Delrey and then proceed onto Frederick Road at the existing traffic light.

The new exit onto Delrey will result in the loss of two parking spaces on site.

A parking variance was granted in 1998 to permit 31 parking spaces on the site.

EXHIBIT – CASE NO. 98-219-A

Although the site technically contains the required 31 parking spaces, the location of a dumpster in the rear of the property blocks two of them, leaving 29 spaces available.

McDonald's has never encountered a problem due to a lack of parking in the lot. As a result, the loss of two spaces is not expected to negatively impact the site.

Finally, we are adding a second drive-thru window to improve the efficiency of the drive-thru operation.

Describe how proposed construction will improve the operation.

The new, modern building will improve the efficiency and functionality of the restaurant and will add seating capacity to better serve our customers. Additionally, we are implementing as many "green building" items in our design as possible, which will make the new building much more energy efficient than the existing one.

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

EXHIBIT – ELEVATIONS/SIGNAGE DETAILS

- Contemporary, upscale look – moving away from the bright, plastic look of the old McDonald's restaurants.
 - "Café"-type customer area - tasteful colors and materials; limited branding.
- Brick exterior (as opposed to painted red and white).

- No mansard roof with (lighted) white roof beams.
- “Green building” features:
 - Awnings
 - Auto sensor lavatory faucets
 - Led lighting throughout the building
 - Cardboard recycling
 - Internally lit LED signs
- The new building will be entirely ADA-compliant.

Explain the sign package:

What is proposed?

We are proposing 4 enterprise signs on the faces of the buildings consisting of: 2 signs on the front of the building; 1 sign on the drive-thru side of the building; 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 three projecting directional signs (the “Pay Here” signs) in lieu of the permitted wall-mounted or free-standing signs.

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 fifteen (15) other McDonald’s restaurants in Baltimore County.

What other variances are you applying for today?

A parking variance to permit 27 parking spaces in lieu of the required 75 spaces, and a Special Variance to permit nonindustrial development within a mapped transportation area rated at level-of-service E or F, pursuant to BCZR Section 4A.4.G.

Why is the Special Variance necessary?

The intersection at Frederick Road and Delrey Road is considered a “failing” intersection by Baltimore County’s standards. As a result, any development in the vicinity of this intersection requires special approval.



ROSENBERG | MARTIN | GREENBERG, LLP

25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 410-727-6600

BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 501 FREDERICK ROAD

AUGUST 8, 2013

JIM BOWER - TESTIMONY

Name: Jim Bower

What are your job title and responsibilities:

Owner/Operator of the McDonald's at 501 Frederick Road.

I am responsible for the day-to-day operations of the restaurant.

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

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

Yes.

EXHIBIT – PARKING STUDY

When was this parking study conducted?

Wednesday, February 6, 2013 (11:00 a.m. to 2:00 p.m.)

Friday, February 8, 2013 (11:00 a.m. to 2:00 p.m.)

Saturday, February 16, 2013 (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 29 marked parking spaces on the property, including two handicapped spaces.

During the peak parking occupancy periods surveyed, occupancy did not exceed 69%.

The peak parking periods experienced parking occupancy as follows:

Wednesday, February 6, 2013 – 20 spaces

Friday, February 8, 2013 – 18 spaces

Saturday, February 16, 2013 – 19 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 26 parking spaces, the parking demand would not exceed 77%, which is less than the 90% at which a parking lot is considered “full”.

At the time the Traffic Concepts study was completed, 26 parking spaces were proposed. McDonald’s has since increased the number of parking spaces to 27.

Accordingly, the proposed 27 parking spaces will be adequate to serve the parking demand of the restaurant.

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

At least 65%.

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 27 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 window, the demands of this restaurant do not require as much parking as the Zoning Regulations would require. We expect that, with the remodeled restaurant and the

addition of the second drive-thru window, our business at the drive-thru will increase.

In addition, because of our location in Catonsville, many of our customers walk to this restaurant, further reducing the need for additional off-street parking.

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

Yes, we met with the Paradise Community Association and the Catonsville Chamber of Commerce.

EXHIBIT – LETTER OF SUPPORT – CHAMBER OF COMMERCE

What is the total project cost for the remodeling of the restaurant?

Approximately \$883,000 in private investment.

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

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

Construction typically takes about 5 weeks.



BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 501 FREDERICK ROAD

AUGUST 8, 2013

ROBERT GOLDMAN – TESTIMONY

Name: Robert Goldman

Address:

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

What is your job title?

Please describe the nature of the services you provide.

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

Yes.

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

Yes.

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

Are you familiar with the petition before the ALJ? Yes.

What has been your involvement with this project?

I prepared the Plats to Accompany the Petition for Variance.

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

Variance Relief Is Requested From The Following Sections:

- a. Section 405.4 Attachment 1, 5(a)(VI) to permit 4 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign 1 on Plat to Accompany Zoning Petition)
- b. 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 2 on Plat to Accompany Zoning Petition)
- c. Section 450.4 Attachment 1, 3(b)(VII) to permit two directional signs of 11.2 ft. in height in lieu of the permitted 6 ft. (Sign 3 on Plat to Accompany Zoning Petition);
- d. Section 450.4 Attachment 1, 3(a) to permit two canopy-type directional signs in lieu of the permitted wall-mounted or free-standing signs (Sign 4 on Plat to Accompany Zoning Petition)
- e. Section 450.5.B.3.b to permit erection of the signs above the face of the canopy in lieu of on the face of the canopy (Sign 5 on Plat to Accompany Zoning Petition)
- f. 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 6 on Plat to Accompany Zoning Petition)
- g. Section 450.4 Attachment 1.3(a) to permit three (3) projected directional signs in lieu of the three (3) wall-mounted or free-standing directional signs (Sign 7 on Plat to Accompany Zoning Petition)
- h. Section 409.6.A.2 to permit 27 parking spaces in lieu of the required 75 parking spaces

Special Variance Relief Is Requested From The Following Sections:

1. Section 4A02.4.D to permit nonindustrial development within a mapped transportation area rated at level-of-service E or F, pursuant to BCZR Section 4A.4.G.

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

EXHIBIT – PLAT TO ACCOMPANY ZONING PETITION

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 (22,231 SF), and development on the property is limited by the size, shape, and location of the existing building. In addition, the view of the property is obstructed by trees along Delrey Avenue which block motorists' views of the property as they approach it from the east along Frederick 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 and obstructed 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 blue mansard roof, which was visible from Frederick 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 Frederick Road.

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

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

With regard to the parking variance, the small size of the site makes it impossible to provide the required 75 parking spaces.

The site currently only provides 29 parking spaces, and this reduction in parking by 2 spaces will not adversely impact the property.

Moreover, the reduction of two parking spaces is due to the new exit onto Delrey Avenue, which will improve circulation around the site and allow motorists to safely exit onto Frederick Road at the traffic light.

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

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

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

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

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

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

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

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

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

With regard to the Special Variance, will the demand or impact of the development proposed be less than that assumed by the district standard that would otherwise restrict or prohibit the development, or is that standard not relevant to the development proposal?

The standard would prohibit development in a mapped area with a Level of Service E or F, which applies to this property due to the failing intersection at Frederick and Delrey. However, this standard is not relevant to this project, as the

remodeling of the existing restaurant is not expected to increase traffic to this intersection.

The restaurant already exists, and the addition that is proposed to the dining room is intended to capture more walk-up customers from the neighborhood.

In addition, the new exit from the restaurant onto Delrey will improve circulation at the Frederick/Delrey intersection because there will be fewer cars turning out of the restaurant directly onto Frederick Road and interfering with traffic patterns through the intersection.

In addition, as indicated in the ZAC Comments, the Director of Public Works, the Bureau of Traffic Engineering and Transportation Planning, and the Department of Planning have no objection to this application, and do not believe the remodeled restaurant will have an impact on traffic.

Will the granting of the petition adversely affect a person whose application was filed prior to this application?

No, the granting of this petition will not adversely affect any other applications. As discussed, the restaurant is existing, and this proposal is not anticipated to increase traffic to this intersection.

CONCLUSION

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

EXHIBIT – OUTLINE OF TESTIMONY



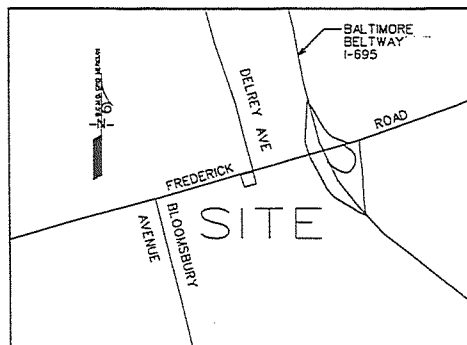






2013-0280 SAA

1 inch = 50 feet



LOCATION MAP

SCALE: 1" = 1000'

CONTROL NOTE
THE HORIZONTAL AND VERTICAL CONTROL FOR THE SITE ARE BASED ON THE FOLLOWING BALTIMORE COUNTY SURVEY CONTROL STATION:

X-7272 S 5545.61 W 3021.32 ELEV 417.864
X-7271 S 5667.08 W 3040.31 ELEV 427.251

SPECIAL PROVISIONS:

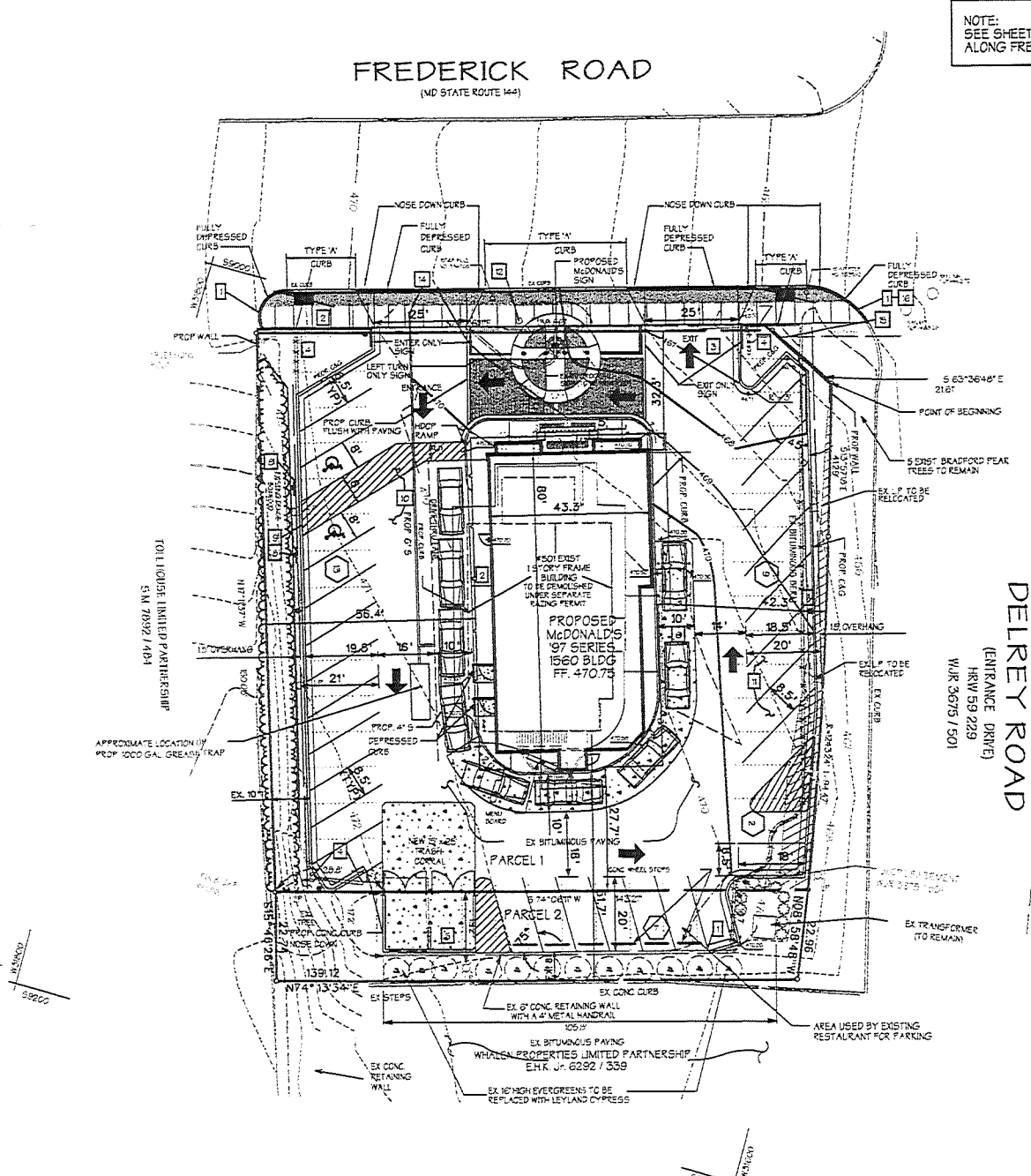
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AND THE PLUMBING CODE UNLESS REFERENCED TO OTHER DETAILS AND STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY THE GAS AND ELECTRIC COMPANY AND THE TELEPHONE COMPANY FIVE DAYS PRIOR TO BEGINNING WORK. CALL MISS UTILITY AT 1-800-257-7777.
3. ONLY SUITABLE MATERIAL SHALL BE USED AS FILL UNDER THE DIRECTION OF THE DEVELOPERS INSPECTOR. DRYING OF SOILS TOO WET FOR SPECIFIED COMPACTION SHALL BE ACCOMPLISHED BY DISCING AS REQUIRED. WEATHER PERMITTING.
4. BACKFILL OF ALL UTILITY TRENCHES, USING ONLY SUITABLE MATERIAL, SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557.
5. ANY DAMAGE TO OFFSITE RIGHT-OF-WAY, PUBLIC ROADS, UTILITIES OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM TWO FOOT WIDE BENCH BEHIND ALL PROPOSED CURBS IN FULL AREAS.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM 4" COVER OVER PROPOSED WATER MAINS UNLESS OTHERWISE NOTED.
8. ALL CURBS SHALL BE 24" OR FLATTER.
9. THE CONTRACTOR SHALL TEST ALL EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
10. ALL MATERIALS UNSUITABLE FOR REUSE EXCAVATED ON THE SITE SUCH AS PAVING, CURBS, DAMAGED CONCRETE, RUBBER BLOCKS, TREES, BUSHES ETC. SHALL BE LOADED DIRECTLY INTO TRUCKS AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DISPOSAL SITE.
11. CONTRACTOR TO VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL WATER, SEWER AND STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR BEFORE BEGINNING CONSTRUCTION OF SERVICE CONNECTIONS TO SERVE THE BUILDING.
12. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND DETAILS OF WALLS, WALKS, STEPS AND LANE PAINTING ADJACENT TO BUILDINGS.
13. ALL SIGNS SHALL COMPLY WITH SECTION 435 OF THE BALTIMORE COUNTY ZONING REGULATIONS AND ALL ZONING ORDINANCES.
14. SITE LIGHTING SHALL BE ADJUSTED AND ADDED TO PROVIDE ADEQUATE ILLUMINATION, BUT SHALL BE DESIGNED NOT TO REFLECT ONTO ADJACENT STREETS OR BUILDINGS.
15. ALL PARKING SPACES SHALL BE PAVED WITH A DURABLE PAVEMENT SURFACE, PROPERLY DRAINED AND ALL PARKING SPACES SHALL BE PERMANENTLY STAMPED.
16. ALL UTILITIES INSTALLED UNDER THE PAVING SHALL RECEIVE FULL TRENCH COMPACTION.
17. ALL PARKING SPACES SHALL BE MARKED WITH SOLID 4" WIDE STANDARD WHITE PAINTED LINES FOR THE FULL DEPTH OF THE PAVING SPACES.
18. ALL PAINTED ISLANDS AND HANDICAPPED ISLANDS IF ANY SHALL BE MARKED WITH SOLID 4" WIDE STANDARD PAINTED PERIMETER LINES WITH 6" WIDE SOLID DIAGONAL LINES 2' ON CENTER.
19. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
20. ALL DISTURBED AREAS NOT TO RECEIVE PAVING SHALL BE STABILIZED WITH A MINIMUM OF 4" TOPSOIL, SEED AND MULCH.
21. SEE LANDSCAPING PLAN FOR DETAILS OF PROPOSED LANDSCAPING.
22. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION OF EXISTING STRUCTURES ON-SITE.
23. THIS PROPERTY IS NOT LOCATED WITHIN 100-YEAR FLOODPLAIN.

SITE CONSTRUCTION NOTES

1. REMOVE EX CONC CURB, CONC CURB & GUTTER FOR LINE AND GRADE.
2. PROPOSE CONCRETE SIDEWALK 4" THICK CONCRETE MAX NO. 3.
3. PROPOSE CONC ENTRANCE OF 18" CONC. MAX #2 WITH REBAR MESH.
4. REMOVE EX CURB. REMOVE EX PAVING TO SUBGRADE. GRADE TO DRAIN TOPSOIL, SEED AND MULCH.
5. REMOVE EX 4" MASON BRICK WALL EX DUMPSTER PAD AND EX PAVING. INSTALL PROPOSED TRASH CHUTE. PROPOSED CONCRETE PAD WILL BE 6" THICK W/ 10% W/M.
6. REMOVE EX PAVING. INSTALL 6" THICK BLACK CONCRETE (CEMENT) 10" WIDE, 20' LONG.
7. REMOVE EX BITUMINOUS PEEL. GRADE AS SHOWN ON THE PLAN. INSTALL STONE SUBBASE AND NEW CONCRETE CURB AND GUTTER AND PROCEED WITH PAVING OPERATIONS.
8. ADJUST EXISTING WATER METER TO THE PROPOSED ELEVATION.
9. LOCATION OF EXISTING WATER LINE IS APPROXIMATE. CONTRACTOR SHALL VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING WATER LINE BEFORE ORDERING MATERIAL AND LAYING A NEW WATER LINE.
10. LOCATION OF EXISTING SEWER LINE IS APPROXIMATE. CONTRACTOR SHALL VERIFY SIZE, VERTICAL AND HORIZONTAL LOCATION OF EXISTING SEWER LINE BEFORE ORDERING MATERIAL AND LAYING A NEW SEWER LINE.
11. LOCATION OF EXISTING STORM DRAIN LINE IS APPROXIMATE. CONTRACTOR SHALL VERIFY SIZE, VERTICAL AND HORIZONTAL LOCATION OF EXISTING STORM DRAIN LINE BEFORE ORDERING MATERIAL AND LAYING A NEW STORM DRAIN LINE.
12. CONSTRUCTING ANY WORK SHOWN HEREON. EXISTING MANHOLE TO BE ADJUSTED/ABANDONED AS DIRECTED BY ENGINEER IN FIELD.
13. INSTALL STANDARD SHA HANDICAPPED RAMP. SEE SHA DETAIL MD-655-14.

* FOR DETAILS SEE THE MAP AND BUILDING CODE FOR THE HANDICAPPED AND AGES.

NOTE: WORK WITHIN FREDERICK ROAD WILL BE DONE UNDER SHA ACCESS PERMIT



ZONING HISTORY CASE No. 98-219-A

THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 10 DAY OF MARCH, 1998 THAT THE PETITION FOR VARIANCE BEGRANDED BE REFUSED UNDER 6A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 31 PARKING SPACES IN LIEU OF THE REQUIRED 47, AND FROM SECTION 405B.4.4 OF THE B.C.Z.R. TO PERMIT PARKING SPACES TO BE WITHIN ONE (1) FOOT OF THE PUBLIC RIGHT-OF-WAY IN LIEU OF THE REQUIRED TEN (10) FEET, IN ACCORDANCE WITH PETITIONER'S EXHIBIT G, BE AND IS HEREBY GRANTED.

TIMOTHY M. KOTROCC
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

NOTE

LOCATIONS OF EXISTING GAS, ELECTRIC, PHONE ETC. LINES ARE UNKNOWN. CONTRACTORS SHALL CONTACT THE UTILITY COMPANIES PRIOR TO STARTING ANY WORKS. WHENEVER DEMOLITION, NOTIFY THE CIVIL ENGINEER OF ANY CONFLICTS WITH PROPOSED UTILITIES/CONSTRUCTION.

REMOVE ALL EXISTING PAINTED LINES IN CONFLICT WITH A NEW PARKING LAYOUT BY SAND BLAST OR OTHER MEANS APPROVED BY OWNER (PAINTING OVER NOT PERMITTED).

LOCATION OF EXISTING SANITARY GREASE TRAP IS UNKNOWN. CONTRACTOR SHALL VERIFY SIZE, VERTICAL AND HORIZONTAL LOCATION AND REMOVE AS REQUIRED BY CODE. SEPARATE PERMIT IS REQUIRED.

LEGEND

- EX. UTILITY POLE
- EX. TELEPHONE MANHOLE
- EX. GAS VALVE
- EX. CLEANOUT
- EX. LIGHT POLE
- EX. WATER VALVE
- EX. WATER METER
- EX. ELECTRIC MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN MH
- EX. FIRE HYDRANT SIGN
- PARKING SPACES
- HANDICAP PARKING SPACE
- EX. 6" CONC. RETAINING WALL TO REMAIN
- PROP. CONC. CURB
- PROP. CONC. CURB & GUTTER
- PROP. NOSE DOWN CONC. CURB
- PROP. FULLY DEPRESSED CONC. CURB
- EX. BIT CURB TO BE REMOVED
- EXISTING GRADES
- PROPOSED GRADES
- EX. EVERGREEN TREES TO REMAIN
- EX. SHRUBS TO REMAIN
- EX. SHRUBS TO BE REMOVED
- PROPOSED PAVING
- PROPOSED OVERLAY

SITE DATA

OWNER: JANE KATH ABRAMS, JACK M. MOHLER & STANLEY H. MOHLER
23 BUCHANAN ROAD, BALTO. MD 21202
BALTIMORE COUNTY, STATE NO. 78987
TAX MAP: 101, PARCEL 971
TAX ACCOUNT NO. 000002011
ZONING: B-1, BUSINESS LOCAL COMMERCIAL COMMUNITY CODE SETBACKS:

FRONT - 10 FEET FROM PROPERTY
SIDE - 10 FEET FROM CENTERLINE STREET
REAR - 10 FEET FROM PROPERTY
ADJACENT RESIDENTIAL: 20 FEET

SITE AREA: PARCEL 1: 0.55 AC ±
PARCEL 2: 0.079 AC ±
TOTAL: 0.629 AC ±

EXISTING USE: ROY ROGERS RESTAURANT
PROPOSED USE: McDONALD'S RESTAURANT
ELEVATION: 215.2 FT. ±
FLOOR AREA RATIO: 0.03

AGS REQUIRED PROVIDED: 02 X 3246 SF = 650 SF
2564 ± 0.9

PARKING TABULATION

EXISTING ROY ROGERS BUILDING TO BE DEMOLISHED: 2,336 SF
PROPOSED McDONALD'S RESTAURANT: 3,029 SF
PROP. FREEZER/COOLER: 217 SF

TOTAL: 3,246 SF

PARKING SPACES REQUIRED: 3246 SF @ 100 SF/SPACE = 32.46 SF
W/ EXIST. VARIANCE OF 0.5 SF = 32 SF

PARKING SPACES PROVIDED: 31 SF (INCL. 2 HOOP)

ALL STANDARD PARKING SPACES ARE: 8'5" X 18' (MINIMUM)
ALL HANDICAPPED PARKING SPACES ARE: 12' X 12' (MINIMUM)
ALL VAN ACCESSIBLE PARKING SPACES ARE: 12' X 12' (MINIMUM)

GENERAL NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
3. 1/4" 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.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING WALL. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. 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.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
11. REFER TO SHEETS THRU FOR ALL APPLICABLE SITE DETAILS.
12. PROVIDE KEYPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS. COORDINATE WITH McDONALD'S PROJECT MANAGER.

PAVING SPECIFICATION

(MINIMUM 4" TOTAL COMPACTED ASPHALT THICKNESS)

PAVING SECTION

1 1/2" SURFACE COURSE (SN)
1 1/2" BINDER COURSE (B)
6" CRUSHED AGGREGATE ON COMPACTED AND APPROVED SUBGRADE

LOT LIGHTING RECOMMENDATION

SEE PHOTOMETRIC LAYOUT BY SOUTH CO. LTD.

PARKING INFORMATION

TOTAL SPACES	31
--------------	----

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	-	-	-
WATER	-	-	-
STORM SEWER	-	-	-
ELECTRIC	-	-	-
GAS	-	-	-

SURVEY INFORMATION

PREPARED BY: KCI
DATE: 10/10/98

LEGEND	
SANITARY SEWER	GAS
WATER	LOT LIGHT
STORM SEWER	EXISTING ELEVATION (76.5)
ELECTRIC	PROPOSED ELEVATION (77.0)

PLAN SCALE: 1" = 20'

STREET ADDRESS

501 FREDERICK ROAD

CITY	STATE	STATUS
CATONSVILLE	MD	PRELIMINARY
COUNTY	PLAN CHECKED	AS-BUILT
BALTIMORE		
REGIONAL DWG. NO.	LOCATION CODE NUMBER	
u1202210	19-0787	

BY	ISSUE	REF
JAC	1	
JAC	2	
JAC	3	
JAC	4	
JAC	5	
JAC	6	

REV	DATE	DESCRIPTION
1	10/10/98	Comments per letter to JAC by JAC, T.E. & M.
2	10/10/98	Comments per JAC & MLOP
3	10/10/98	FINAL CONCEPT PLAN
4	10/10/98	COMPLETED FROM CONCEPT AND DESIGN REVIEW PANEL
5	10/10/98	REVISED ZONING HISTORY
6	10/10/98	ENTRANCE WALK WALKS

McDONALD'S

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVAL	DATE	CO-SIGN SIGNATURES
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.		
CONST. MGR.		
DEPT. MGR.		
ALL-STATE LEGAL		

EXHIBIT

1



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

APPLICANT:
McDONALD'S USA, LLC
KROG DRIVE
OAKBROOK, ILLINOIS 60521

GENERAL NOTES:

1. OWNER:
IAMIC LLC
c/o JAMES BOWER
1565 ST. LAWRENCE CT.
FREDERICK, MD. 21701
2. SITE AREA: 25,831 SF / 0.593 AC
PARCEL 1 - 0.078 AC
PARCEL 2 - 0.515 AC
3. EXISTING BUILDING AREA: 3,246 SF
PROPOSED BUILDING AREA: 4,138 SF
OUTSIDE SEATING AREA: 523 SF
4. UTILITIES:
PUBLIC WATER
PUBLIC SEWER
5. THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 2040010 PANEL 0388 OF 580 DATED SEPTEMBER 26, 2008.
6. PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 161,000
 $4,661/1,000 = 4.661$
 $4.661 \times 16 = 75$ REQUIRED
EXISTING = 29 SPACES
PROVIDED: 21 SPACES
7. SETBACKS
REQUIRED
FRONT 10'
SIDE NONE
REAR NONE
8. HEIGHT OF STRUCTURE:
MAX PERMITTED: 40'-0"
PROVIDED: 17'-11"
9. DEED REFERENCE: 16119/00021
10. TAX ACCOUNT #: 101020111
11. ELECTION DISTRICT: 1
12. COUNTY COUNCIL DISTRICT: 1
13. WATERSHED: PATAPSCO RIVER
14. ZONING: BL CCC
15. TAX MAP: 10/A1
16. PREVIOUS ZONING CASES:
 - 1986-0398-A - MAY 13, 1986 PARKING VARIANCE
44 SPACES IN LIEU OF REQUIRED 48
 - 1998-0219-A - MARCH 10, 1998 SITE VARIANCE
APPROVED VARIANCES TO PERMIT 31 PARKING
SPACES IN LIEU OF THE REQUIRED 47, AND TO PERMIT
PARKING SPACES TO BE SITUATED WITHIN 1 FOOT OF
THE PUBLIC RIGHT-OF-WAY IN LIEU OF THE REQUIRED
10 FEET
17. PREVIOUS DRG MEETINGS: None
18. FLOOR AREA FOR BL CCC:
MAXIMUM PERMITTED: 66,643 SF
EXISTING: 3,246 SF
PROPOSED: 4,138 SF
19. OUTDOOR SEATING AREA:
PROPOSED: 523 SF
19. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE
CRITICAL AREA.
20. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE
SITE ITSELF HISTORIC.
21. PERMITS OF FILE:
PERMIT #165601 - INTERIOR RENOVATION PERMIT
22. LIMIT OF DISTURBANCE = 1,990 SF

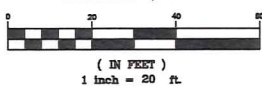
SPECIAL VARIANCE RELIEF:

"1" Section 4A02.4.D to permit nonindustrial
development within a mapped transportation
area rated at level-of-service E or F, pursuant
to the provisions of BCZR Section 4A.46.

ZONING VARIANCE REQUEST SUMMARY

VARIANCE REQUEST NUMBER	DESCRIPTION	REQUEST BY VARIANCE
"1"	450.4 Attachment 1, 5 (a) to permit 4 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	1
"2"	450.4 Attachment 1, 3(b) to permit one (1) freestanding directional sign of 10.67 ft in height in lieu of the permitted 6 ft;	1
"3"	450.4 Attachment 1, 3(b) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft;	2
"4"	450.4 Attachment 1, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;	2
"5"	450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	2
"6"	450.5 Attachment 1, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2
"7"	450.4 13A to permit 3 projected directional signs in lieu of the 3 wall or freestanding directional signs (Sign 7 on Plat to accompany Zoning Petition)	3
"8"	409.6.A.2 to permit 21 parking spaces in lieu of the required 75 parking spaces	

GRAPHIC SCALE



SITE LOCATION



WHALEN PROPERTIES LTD
PARTNERSHIP
SUITE 203
2 WEST ROLLING CROSSROADS
BALTIMORE, MD 21228
REAL ESTATE TAX #101
TAX ACCOUNT # 1900002379
ZONE ORI
USE: OFFICE - 3 STORIES
HEIGHT - 30' +/-

GEORGE BRYSON
424 BLOOMSBURY AVE.
REAL ESTATE TAX #101
PARCEL 0504
TAX ACCOUNT # 0108300210
ZONE ORI / DR 3.5
USE: RESIDENTIAL
HEIGHT - TWO STORY

DORTHY & WALTER MOHLER
403 FREDERICK ROAD
REAL ESTATE TAX #101
PARCEL 1422
TAX ACCOUNT # 1900012561
ZONE ORI / BL CCC
USE: CONVENIENCE STORE
HEIGHT - ONE STORY

TOLL HOUSE LIMITED PARTNERSHIP
802 INGLESDALE AVE.
BALTIMORE, MD 21228
REAL ESTATE TAX #101
TAX ACCOUNT # 0109003160
ZONE BLCCC
USE: OFFICE - 3 STORIES
HEIGHT: 30' +/-

DEUREY AVE.
ENTRANCE DRIVE (60' R/W)
HRN 54-224, MUR 3675-501
(36' PAVING)

VARIANCE REQUEST 3:
8" ORDER HERE
LETTERS

VARIANCE REQUEST 6:
MENU BOARDS

VARIANCE REQUEST 7:
10" WINDOW POSITION
LETTERS

VARIANCE REQUEST 7:
10" WINDOW POSITION
LETTERS

VARIANCE REQUEST 1:
27" FASCIA SIGN

VARIANCE REQUEST 2:
9' CLEARANCE
GATEWAY

VARIANCE REQUEST 4:
VARIANCE REQUEST 5:
WELCOME LETTERS

VARIANCE REQUEST 1:
42" WALL ARCH

VARIANCE REQUEST 1:
42" WALL ARCH

VARIANCE REQUEST 1:
27" FASCIA SIGN

VARIANCE REQUEST 4:
VARIANCE REQUEST 5:
WELCOME LETTERS

VARIANCE REQUEST 7:
10" WINDOW POSITION
LETTERS

APPLICANT:
McDONALD'S USA, LLC
KROC DRIVE
OAKBROOK, ILLINOIS 60521

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PROPOSED BUILDING AREA: 4,138 SF
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PUBLIC SEWER

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6. PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 161,000
 $4,661/1,000 = 4.661$
 $4.661 \times 16 = 75$ REQUIRED
EXISTING = 24 SPACES
PROVIDED = 27 SPACES

7. SETBACKS
REQUIRED
FRONT 10'
SIDE NONE
REAR NONE

8. HEIGHT OF STRUCTURE:
MAX PERMITTED: 40'-0"
PROVIDED: 17'-11"

9. DEED REFERENCE: 16119/00021

10. TAX ACCOUNT #: 101020111

11. ELECTION DISTRICT: 1

12. COUNTY COUNCIL DISTRICT: 1

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14. ZONING: BL CCC

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10 FEET

17. PREVIOUS DRG MEETINGS: None

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MAXIMUM PERMITTED: 66,643 SF
EXISTING: 3,246 SF
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20. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE
SITE ITSELF HISTORIC.

21. PERMITS OF FILE:
PERMIT #165601 - INTERIOR RENOVATION PERMIT

22. LIMIT OF DISTURBANCE = 1,490 SF

SPECIAL VARIANCE RELIEF:

"1" Section 4A02.4.D to permit nonindustrial
development within a mapped transportation
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"5"	450.5B3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	2
"6"	450.5 Attachment 1, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2
"7"	450.4.13A to permit 3 projected directional signs in lieu of the 3 wall or freestanding directional signs (Sign 7 on Plat to accompany Zoning Petition)	3
"8"	409.6.A.2 to permit 27 parking spaces in lieu of the required 75 parking spaces	



419 North Charles Street
Baltimore, Maryland 21201
t: 410.837.3822
f: 410.837.3821

SEAL



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

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
Licence No.: 22538
Expiration Date: 11-24-13

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	8/1/12

DATE: 08/21/12

SCALE: AS NOTED

BUILDING AREA 4,238 SQ. FT.

DINING ROOM SEATING 1,260 SQ. FT.

PROJECT #: 12ARCADE50

DRAWN BY: JD CHECKED BY: WN

PROJECT TITLE

ALTERATIONS TO
McDONALD'S
CATONSVILLE
501 FREDERICK RD
CATONSVILLE, MD

REGION: BWR
LC NO. 019-0787

SHEET TITLE

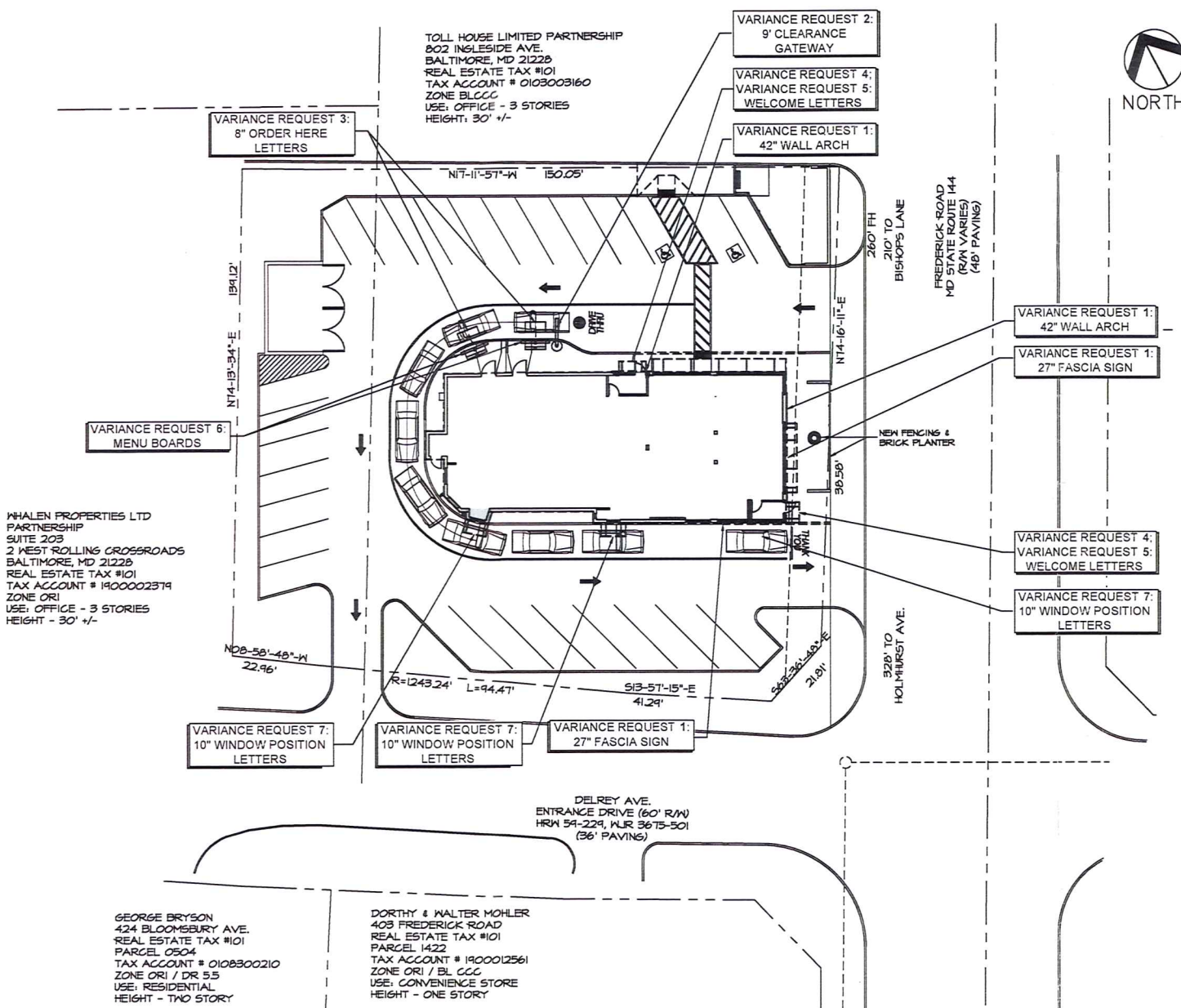
ZONING VARIANCE
REQUESTS:
SITE PLAN

SHEET NO. SP

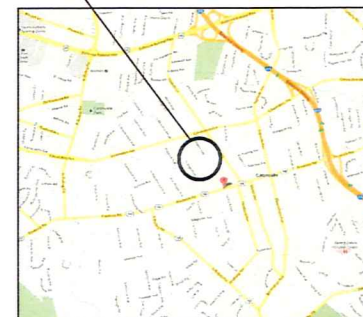
SITE SIGNAGE

EXHIBIT
3

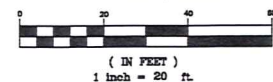
ALL-STATE LEGAL

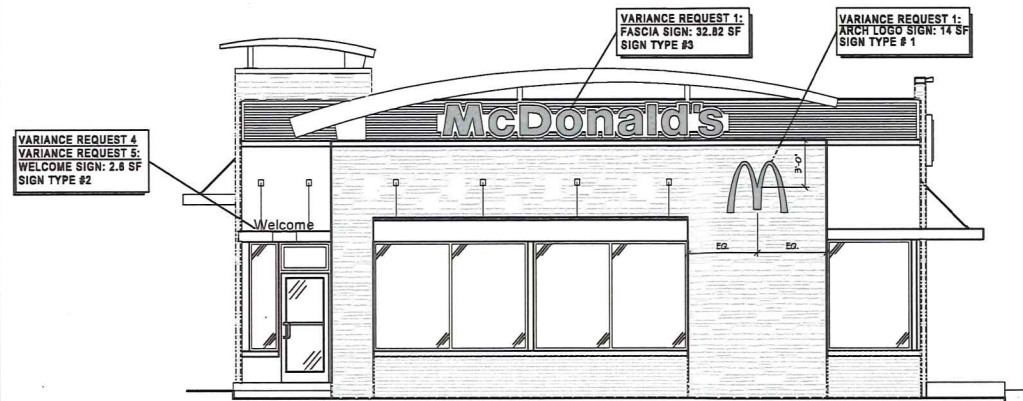


SITE LOCATION

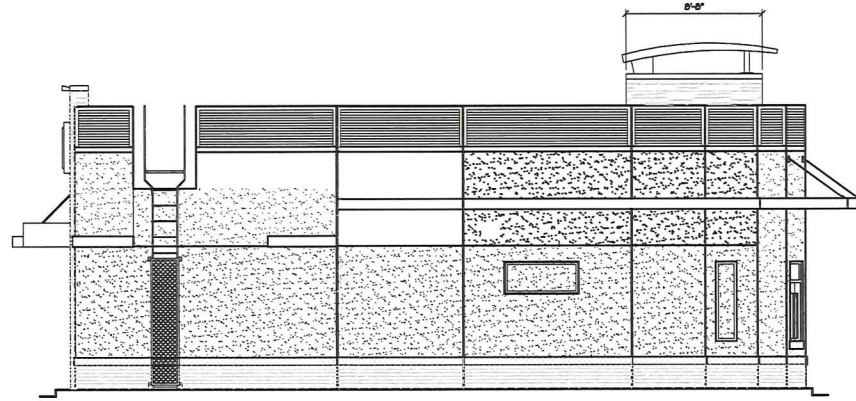


GRAPHIC SCALE

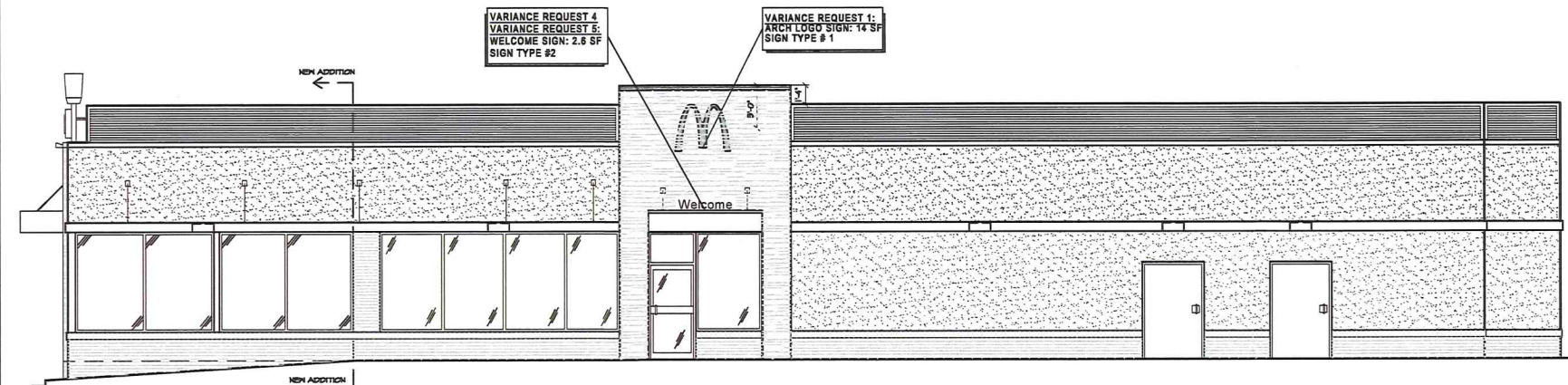




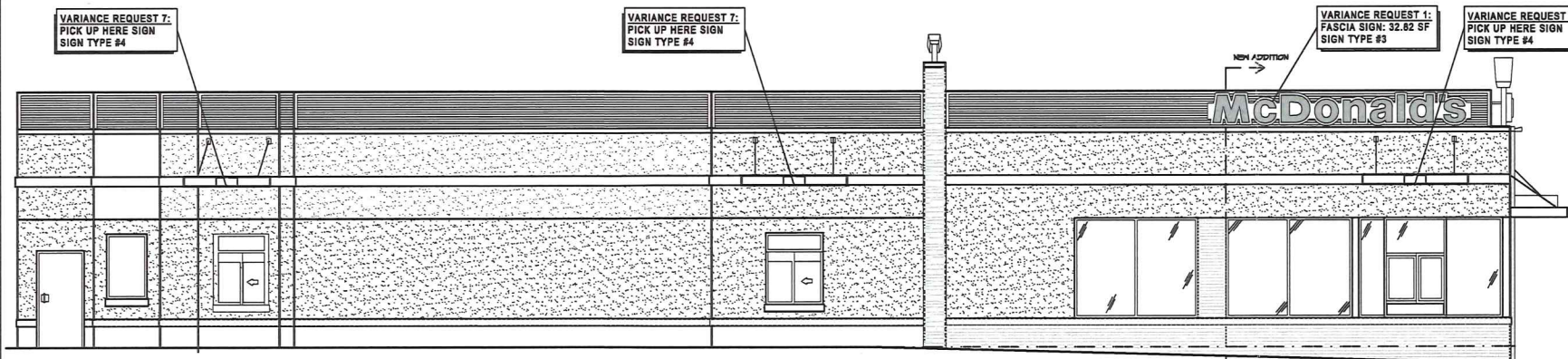
STOREFRONT ELEVATION



REAR ELEVATION



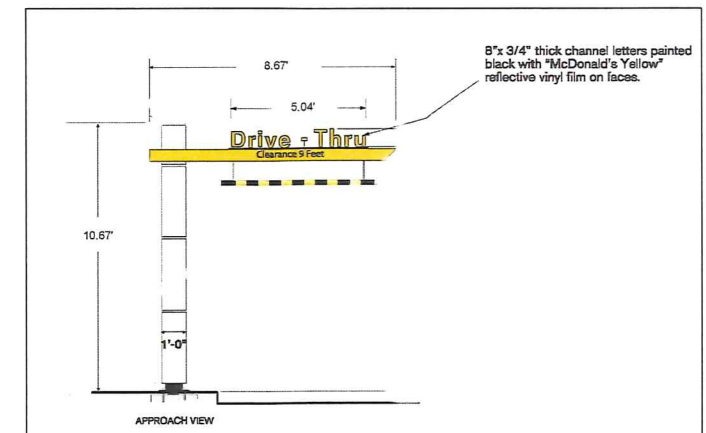
RIGHT SIDE ELEVATION



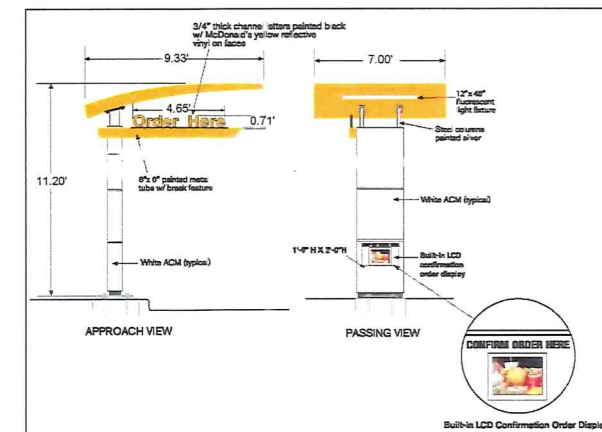
LEFT SIDE ELEVATION



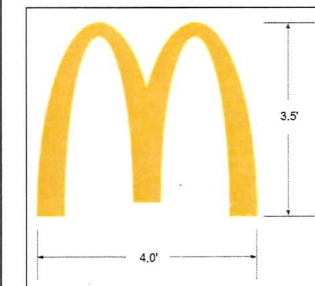
SIGN TYPE #5:
OPO MENU BOARD



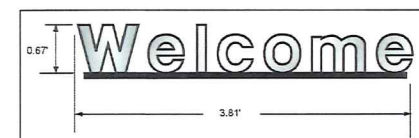
SIGN TYPE #6:
CLEARANCE GATEWAY



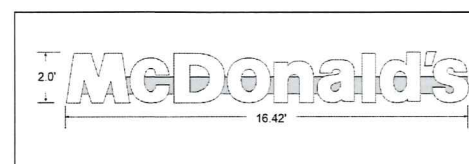
SIGN TYPE #7:
TWIN POLE COD CANOPY



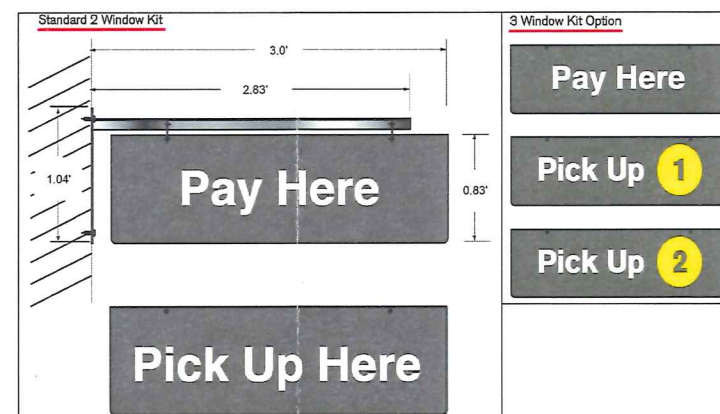
SIGN TYPE #1:
NEXT GEN M ARCH LOGO SIGN



SIGN TYPE #2:
WELCOME SIGN ON CANOPY



SIGN TYPE #3:
NEXT GEN FASCIA SIGN



SIGN TYPE #4:
NEXT GEN WINDOW POSITION SIGNS



419 North Charles Street
Baltimore, Maryland 21201
t: 410.537.3522
f: 410.537.3521

SEAL



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

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
Licence No.: 22538
Expiration Date: 11-24-13

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	8/1/12

DATE: 08/21/12
SCALE: AS NOTED
BUILDING AREA: 4,236 SQ. FT.
DINING ROOM SEATING: 1260 SQ. FT.
PROJECT #: 12ARCADE50
DRAWN BY: JD CHECKED BY: WN

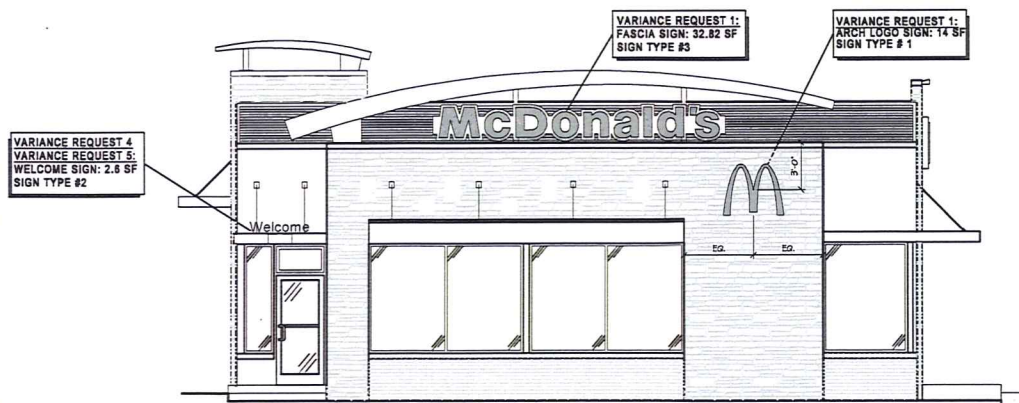
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LC NO. 019-0787

SHEET TITLE
ZONING VARIANCE
REQUESTS:
ELEVATIONS

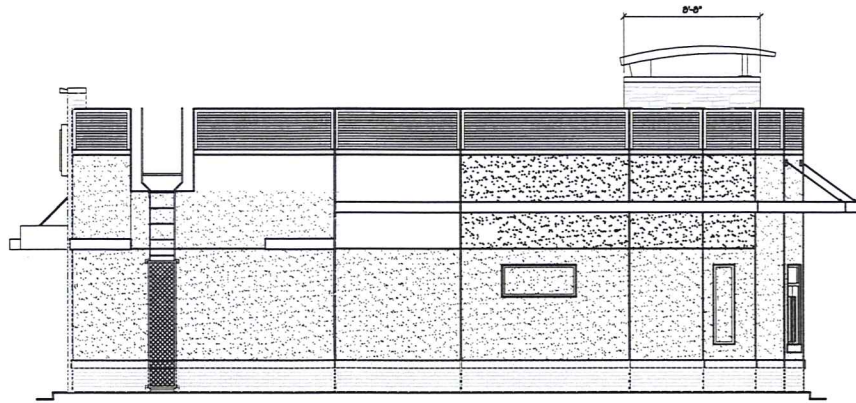
SHEET NO. SP

SITE SIGNAGE

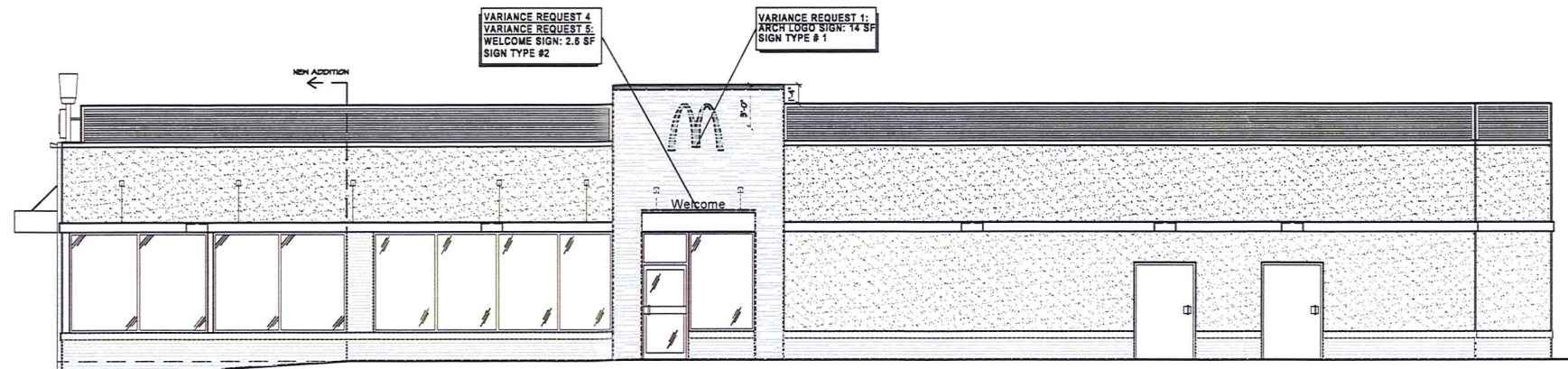




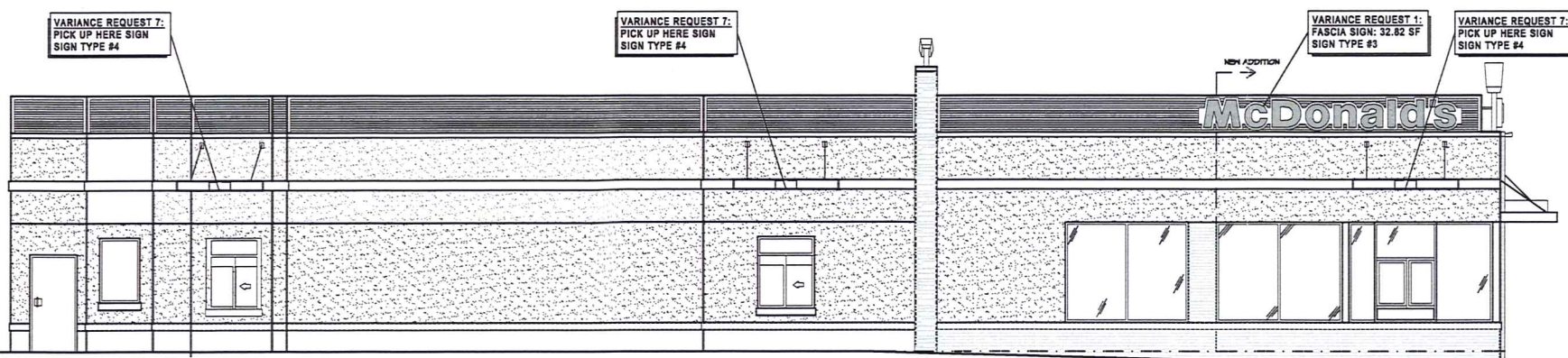
STOREFRONT ELEVATION



REAR ELEVATION



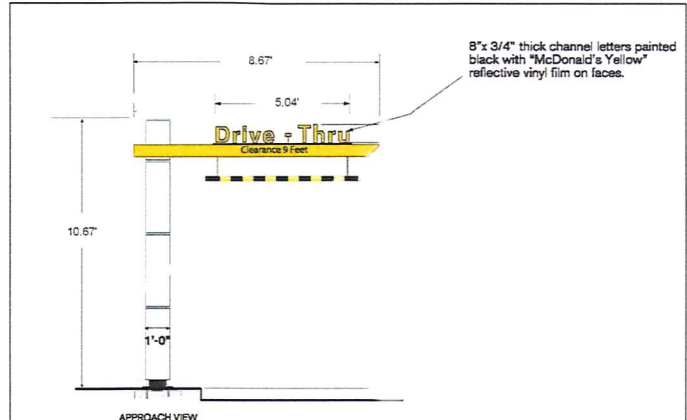
RIGHT SIDE ELEVATION



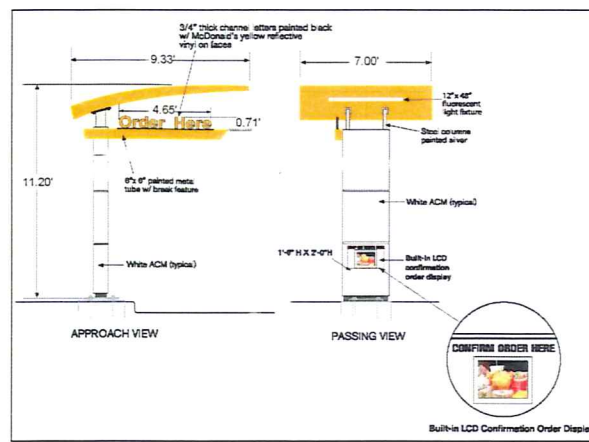
LEFT SIDE ELEVATION



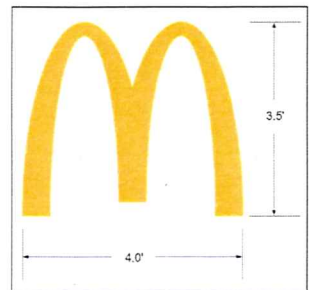
SIGN TYPE #5:
OPO MENU BOARD



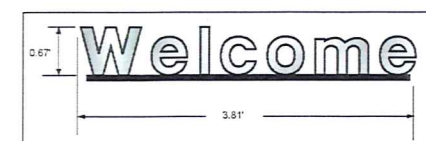
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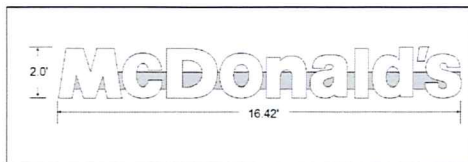
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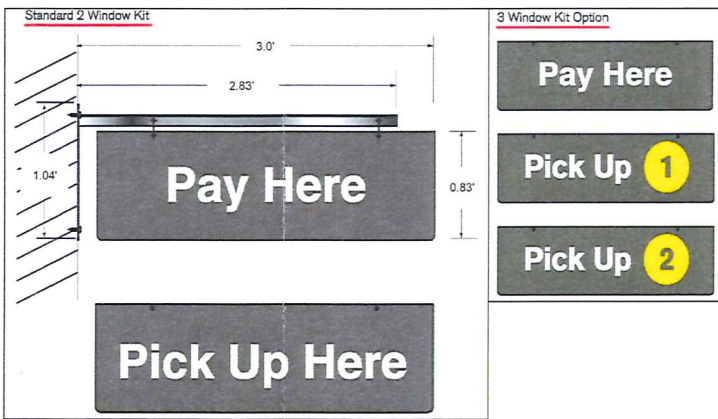
SIGN TYPE #1:
NEXT GEN M ARCH LOGO SIGN



SIGN TYPE #2:
WELCOME SIGN ON CANOPY



SIGN TYPE #3:
NEXT GEN FASCIA SIGN



SIGN TYPE #4:
NEXT GEN WINDOW POSITION SIGNS



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

SEAL



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

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
Licence No.: 22538
Expiration Date: 11-24-13

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	8/1/12

DATE: 08/21/12
SCALE: AS NOTED
BUILDING AREA 4,238 SQ. FT.
DINING ROOM SEATING 1260 SQ. FT.
PROJECT # : 12ARCADE50
DRAWN BY: JD CHECKED BY: WN

PROJECT TITLE

ALTERATIONS TO
McDONALD'S
CATONSVILLE
501 FREDERICK RD
CATONSVILLE, MD

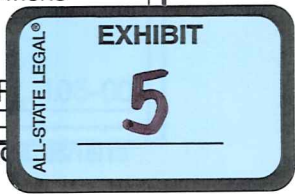
REGION: BWR
LC NO. 019-0787

SHEET TITLE

ZONING VARIANCE
REQUESTS:
ELEVATIONS

SHEET NO. SP

SITE SIGNAGE



APPLICANT:
McDONALD'S USA, LLC
KROC DRIVE
OAKBROOK, ILLINOIS 60521

GENERAL NOTES:
1. OWNER:
IAMIG LLC
c/o JAMES BOWER
1565 ST. LAWRENCE CT.
FREDERICK, MD. 21701

2. SITE AREA: 25,831 SF / 0.593 AC
PARCEL 1 - 0.078 AC
PARCEL 2 - 0.515 AC

3. EXISTING BUILDING AREA: 3,246 SF
PROPOSED BUILDING AREA: 4,138 SF
OUTSIDE SEATING AREA: 523 SF

4. UTILITIES:
PUBLIC WATER
PUBLIC SEWER

5. THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 2040010 PANEL 0388 OF 580 DATED SEPTEMBER 26, 2008.

6. PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 161,000
 $4,661 / 1,000 = 4.661$
 $4.661 * 16 = 75$ REQUIRED
EXISTING = 24 SPACES
PROVIDED: 27 SPACES

7. SETBACKS
REQUIRED
FRONT 10'
SIDE NONE
REAR NONE

8. HEIGHT OF STRUCTURE:
MAX PERMITTED: 40'-0"
PROVIDED: 17'-11"

9. DEED REFERENCE: 16119/00021

10. TAX ACCOUNT #: 101020111

11. ELECTION DISTRICT: 1

12. COUNTY COUNCIL DISTRICT: 1

13. WATERSHED: PATAPSCO RIVER

14. ZONING: BL CCC

15. TAX MAP: 10/A1

16. PREVIOUS ZONING CASES:
• 1986-0398-A - MAY 13, 1986 PARKING VARIANCE
44 SPACES IN LIEU OF REQUIRED 48
• 1998-0219-A - MARCH 10, 1998 SITE VARIANCE
APPROVED VARIANCES TO PERMIT 31 PARKING
SPACES IN LIEU OF THE REQUIRED 47, AND TO PERMIT
PARKING SPACES TO BE SITUATED WITHIN 1 FOOT OF
THE PUBLIC RIGHT-OF-WAY IN LIEU OF THE REQUIRED
10 FEET
• 2013-0146-A - WITHDRAWN
17. PREVIOUS DRC MEETINGS: None

18. FLOOR AREA FOR BL CCC:
MAXIMUM PERMITTED: 66,693 SF
EXISTING: 3,246 SF
PROPOSED: 4,138 SF

19. OUTDOOR SEATING AREA:
PROPOSED: 523 SF

19. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE
CRITICAL AREA.

20. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE
SITE ITSELF HISTORIC.

21. PERMITS OF FILE:
PERMIT #165601 - INTERIOR RENOVATION PERMIT

22. LIMIT OF DISTURBANCE = 1,990 SF

SPECIAL VARIANCE RELIEF:

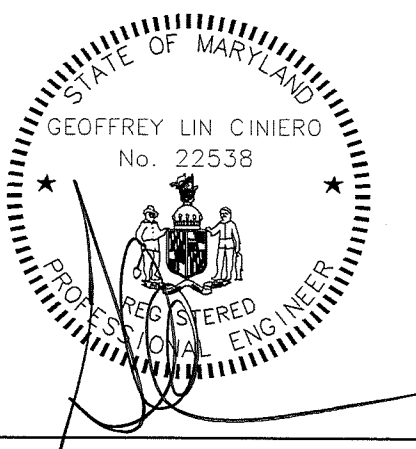
"1" Section 4A02.4.D to permit nonindustrial
development within a mapped transportation
area rated at level-of-service E or F, pursuant
to the provisions of BCZR Section 4A.4.G.

2013-0280 5A-A



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

SEAL



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

Professional Certification
I hereby certify that these documents were
prepared or approved by me, and that I am a duly
licensed professional engineer under the laws of
the State of Maryland.
Licence No.: 22538
Expiration Date: 11-24-13

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	8/1/12

DATE: 08/21/12

SCALE: AS NOTED

BUILDING AREA 4,238 SQ. FT.

DINING ROOM SEATING 1260 SQ. FT.

PROJECT #: 12ARCADE50

DRAWN BY: JD CHECKED BY: WN

PROJECT TITLE

ALTERATIONS TO
McDONALD'S
CATONSVILLE
501 FREDERICK RD
CATONSVILLE, MD

REGION: BWR

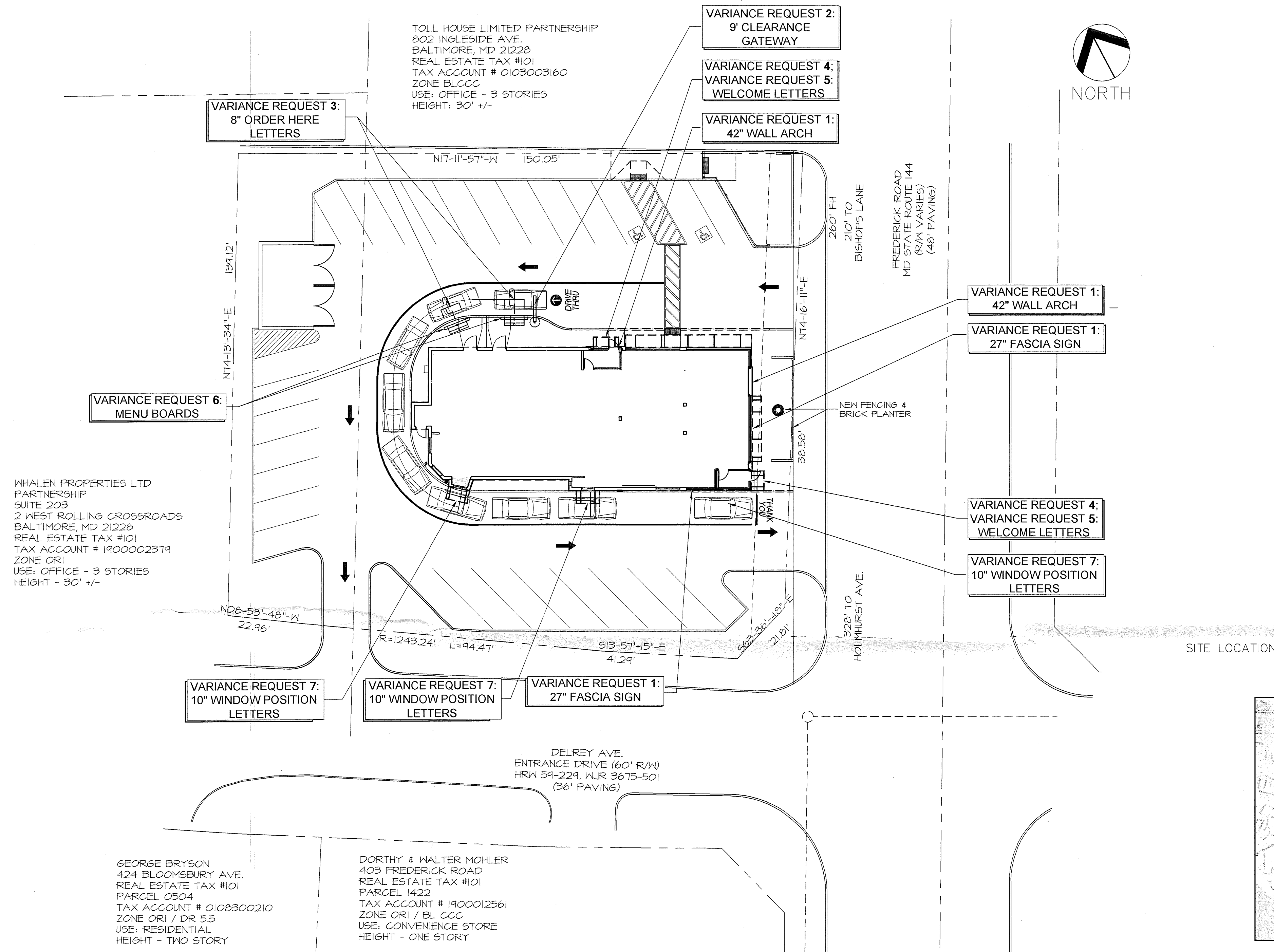
LC NO. 019-0787

SHEET TITLE

ZONING VARIANCE
REQUESTS:
SITE PLAN

SHEET NO. SPL-1.04-00

SITE SIGNAGE 05/16/13



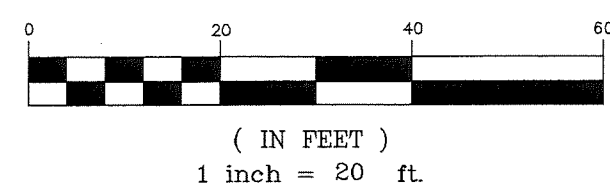
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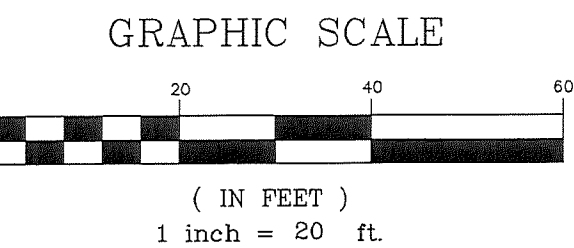
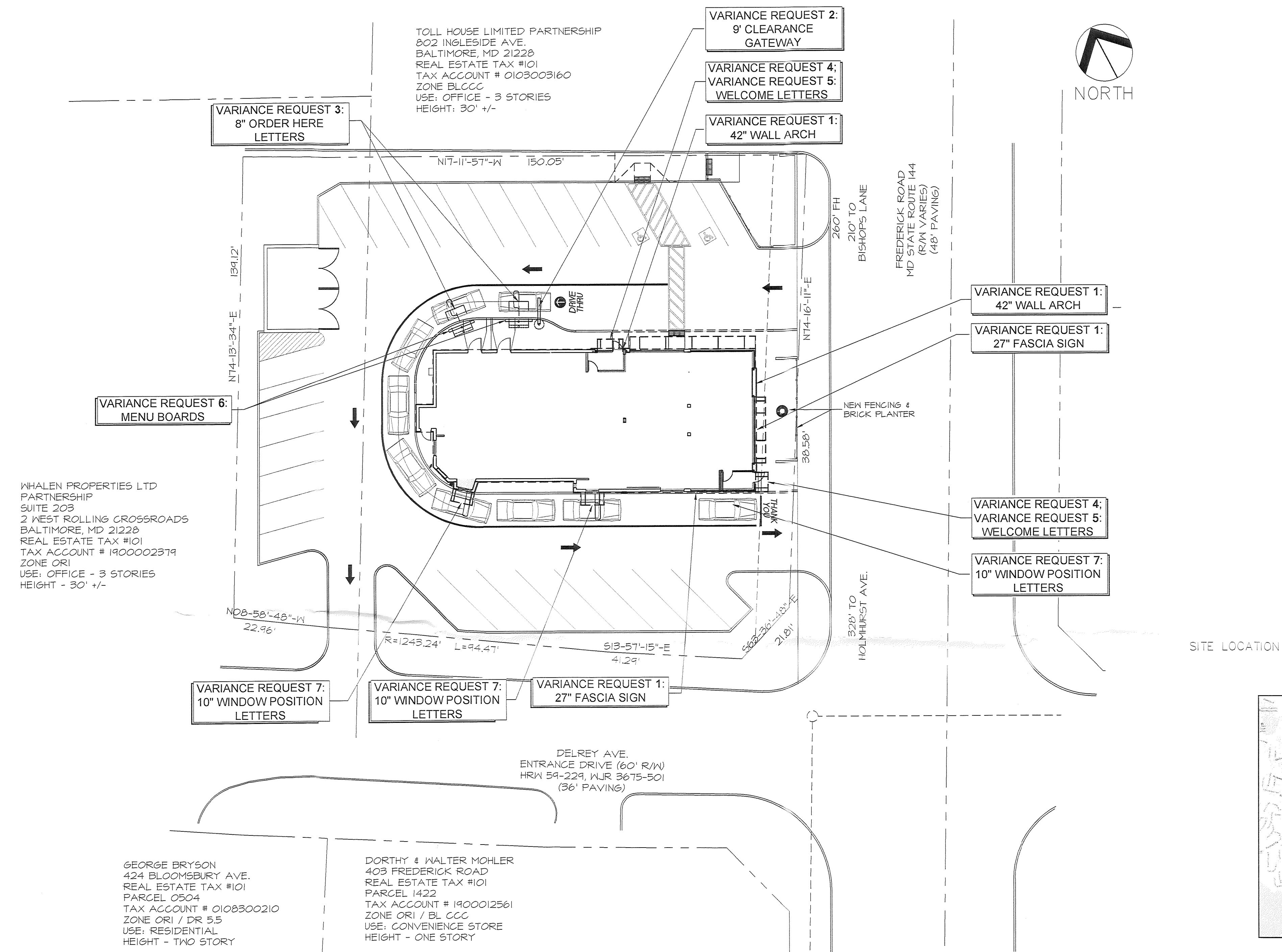


ZONING VARIANCE REQUEST SUMMARY

VARIANCE REQUEST NUMBER	DESCRIPTION	REQUEST BY VARIANCE
"1"	450.4 Attachment 1, 5 (a) to permit 4 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	1
"2"	450.4 Attachment 1, 3(b) to permit one (1) freestanding directional sign of 10.61 ft in height in lieu of the permitted 6 ft;	1
"3"	450.4 Attachment 1, 3(b) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft;	2
"4"	450.4 Attachment 1, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;	2
"5"	450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	2
"6"	450.5 Attachment 1, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2
"7"	450.4 1.3A to permit 3 projected directional signs in lieu of the 3 wall or freestanding directional signs (Sign 7 on Plat to accompany Zoning Petition)	3
"8"	409.6.A.2 to permit 27 parking spaces in lieu of the required 75 parking spaces	

GRAPHIC SCALE





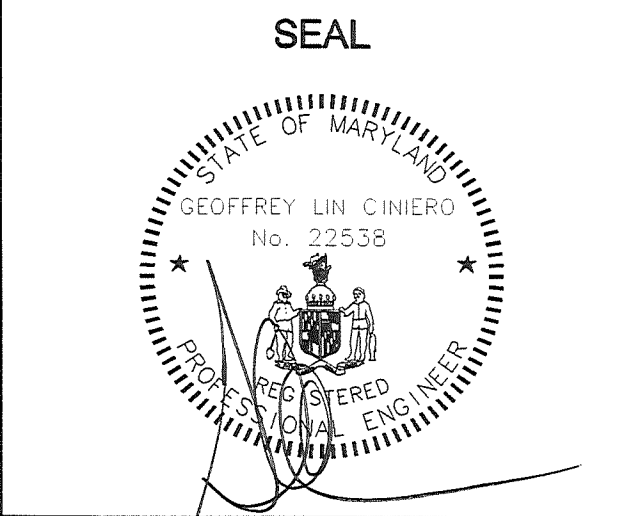
ZONING VARIANCE REQUEST SUMMARY		
VARIANCE REQUEST NUMBER	DESCRIPTION	REQUEST BY VARIANCE
"1"	450.4 Attachment I, 5 (a) to permit 4 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	1
"2"	450.4 Attachment I, 3(b) to permit one (1) freestanding directional sign of 10.67 ft in height in lieu of the permitted 6 ft;	1
"3"	450.4 Attachment I, 3(b) to permit two (2) directional signs of 11.2 ft. in height in lieu of the permitted 6 ft;	2
"4"	450.4 Attachment I, 3(a) to permit a canopy-type directional sign in lieu of the permitted wall-mounted or free-standing sign;	2
"5"	450.5.B.3.b to permit erection of the canopy sign above the face of the canopy in lieu of its erection on the face of the canopy;	2
"6"	450.5 Attachment I, 5(f) to permit two (2) free standing order boards of 6.75 ft. in height in lieu of the permitted 6 ft.	2
"7"	450.4 I.3A to permit 3 projected directional signs in lieu of the 3 wall or freestanding directional signs (Sign 7 on Plat to accompany Zoning Petition)	3
"8"	409.6.A.2 to permit 27 parking spaces in lieu of the required 75 parking spaces	

- APPLICANT:
McDONALD'S USA, LLC
KROC DRIVE
OAKBROOK, ILLINOIS 60521
- GENERAL NOTES:
1. OWNER:
IAMIG LLC
c/o JAMES BOWEN
1565 ST. LAWRENCE CT.
FREDERICK, MD. 21701
2. SITE AREA: 25,831 SF / 0.593 AC
PARCEL 1 - 0.078 AC
PARCEL 2 - 0.515 AC
3. EXISTING BUILDING AREA: 3,246 SF
PROPOSED BUILDING AREA: 4,138 SF
OUTSIDE SEATING AREA: 523 SF
4. UTILITIES:
PUBLIC WATER
PUBLIC SEWER
5. THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 2040010 PANEL 0388 OF 580 DATED SEPTEMBER 26, 2008.
6. PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 161,000
 $4.66/1,000=4.661$
 $4.661*16 = 75$ REQUIRED
EXISTING = 29 SPACES
PROVIDED: 27 SPACES
7. SETBACKS:
REQUIRED
FRONT 10'
SIDE NONE
REAR NONE
8. HEIGHT OF STRUCTURE:
MAX PERMITTED: 40'-0"
PROVIDED: 17'-11"
9. DEED REFERENCE: 16119/00021
10. TAX ACCOUNT #: 101020111
11. ELECTION DISTRICT: 1
12. COUNTY COUNCIL DISTRICT: 1
13. WATERSHED: PATAPSCO RIVER
14. ZONING: BL CCC
15. TAX MAP: 101A1
16. PREVIOUS ZONING CASES:
• 1986-0398-A - MAY 13, 1986 PARKING VARIANCE 44 SPACES IN LIEU OF REQUIRED 48
• 1998-0219-A - MARCH 10, 1998 SITE VARIANCE APPROVED VARIANCES TO PERMIT 31 PARKING SPACES IN LIEU OF THE REQUIRED 47, AND TO PERMIT PARKING SPACES TO BE SITUATED WITHIN 1 FOOT OF THE PUBLIC RIGHT-OF-WAY IN LIEU OF THE REQUIRED 10 FEET
• 2013-0146-A - WITHDRAWN
17. PREVIOUS DRC MEETINGS: None
18. FLOOR AREA FOR BL CCC:
MAXIMUM PERMITTED: 66,693 SF
EXISTING: 3,246 SF
PROPOSED: 4,138 SF
19. OUTDOOR SEATING AREA:
PROPOSED: 523 SF
19. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
20. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
21. PERMITS OF FILE:
PERMIT #765601 - INTERIOR RENOVATION PERMIT
22. LIMIT OF DISTURBANCE = 1,990 SF

SPECIAL VARIANCE RELIEF:

"1" Section 4A02.4.D to permit nonindustrial development within a mapped transportation area rated at level-of-service E or F, pursuant to the provisions of BCZR Section 4A.46.

2013-0280 SAN



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
Licence No. 22538
Expiration Date: 11-24-13

REVISIONS		
NO.	DESCRIPTION	DATE
0	FIRST ISSUE	8/1/12

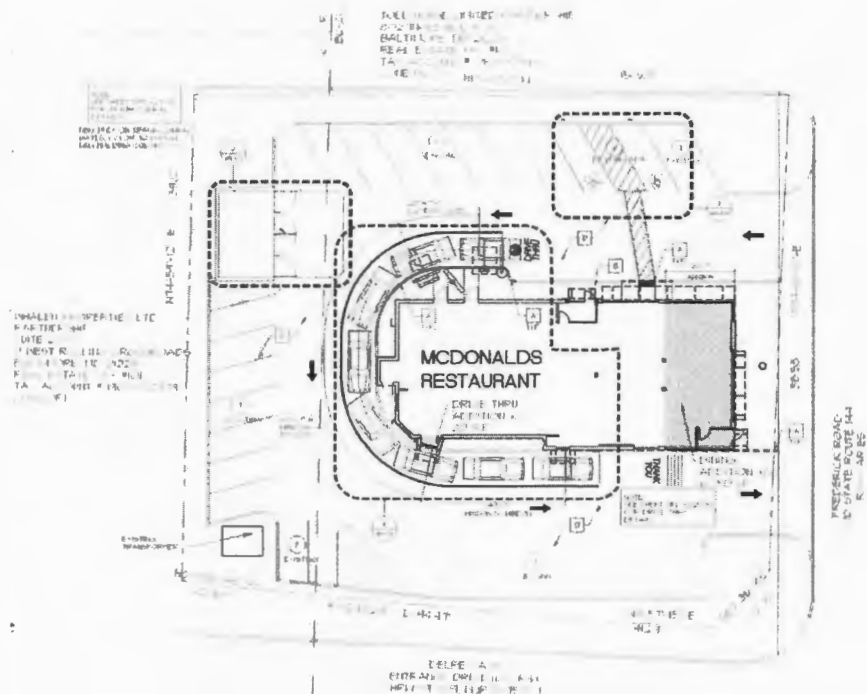
DATE: 08/21/12
SCALE: AS NOTED
BUILDING AREA 4,238 SQ. FT.
DINING ROOM SEATING 1,260 SQ. FT.
PROJECT #: 12ARCADE50
DRAWN BY: JD CHECKED BY: WN

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
CATONSVILLE
501 FREDERICK RD
CATONSVILLE, MD
REGION: BWR
LC NO. 019-0787

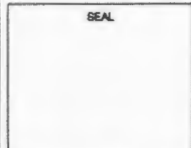
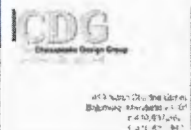
SHEET TITLE
ZONING VARIANCE
REQUESTS:
SITE PLAN

SHEET NO. SPL-1.04-00

SITE SIGNAGE 05/16/13



- GENERAL NOTES:**
1. BUILDING AREA: 10,000 SQ. FT.
 2. UTILITIES: PUBLIC WATER, PUBLIC SEWER
 3. SETBACKS: FRONT 10', SIDE 5', REAR 10', REAR 10'
 4. DEED REFERENCE: 10,000 SQ. FT.
 5. TAX ACCOUNT: 10,000 SQ. FT.
 6. PLANNING DISTRICT: 10,000 SQ. FT.
 7. ZONING: 10,000 SQ. FT.
 8. PREVIOUS: 10,000 SQ. FT.
 9. FLOOR AREA: 10,000 SQ. FT.
 10. THE SITE: 10,000 SQ. FT.
 11. THERE ARE: 10,000 SQ. FT.
 12. PERMITS: 10,000 SQ. FT.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MISSISSIPPI.

REVISIONS		
NO.	DESCRIPTION	DATE
1	10,000 SQ. FT.	10/01/00
2	10,000 SQ. FT.	10/01/00
3	10,000 SQ. FT.	10/01/00
4	10,000 SQ. FT.	10/01/00
5	10,000 SQ. FT.	10/01/00
6	10,000 SQ. FT.	10/01/00
7	10,000 SQ. FT.	10/01/00
8	10,000 SQ. FT.	10/01/00
9	10,000 SQ. FT.	10/01/00
10	10,000 SQ. FT.	10/01/00

DATE: 08/20/02
SCALE: AS NOTED
BUILDING AREA: N/A SQ. FT.
DINING ROOM SEATING: N/A SQ. FT.
PROJECT #: 12ARCADE50
DRAWN BY: JD **CHECKED BY:** JD

PROJECT TITLE:
ALTERATIONS TO
McDONALD'S
CANTONVILLE
501 FREDERICK RD
CANTONVILLE, MS
REGION: BWR
LC NO. 010-0787

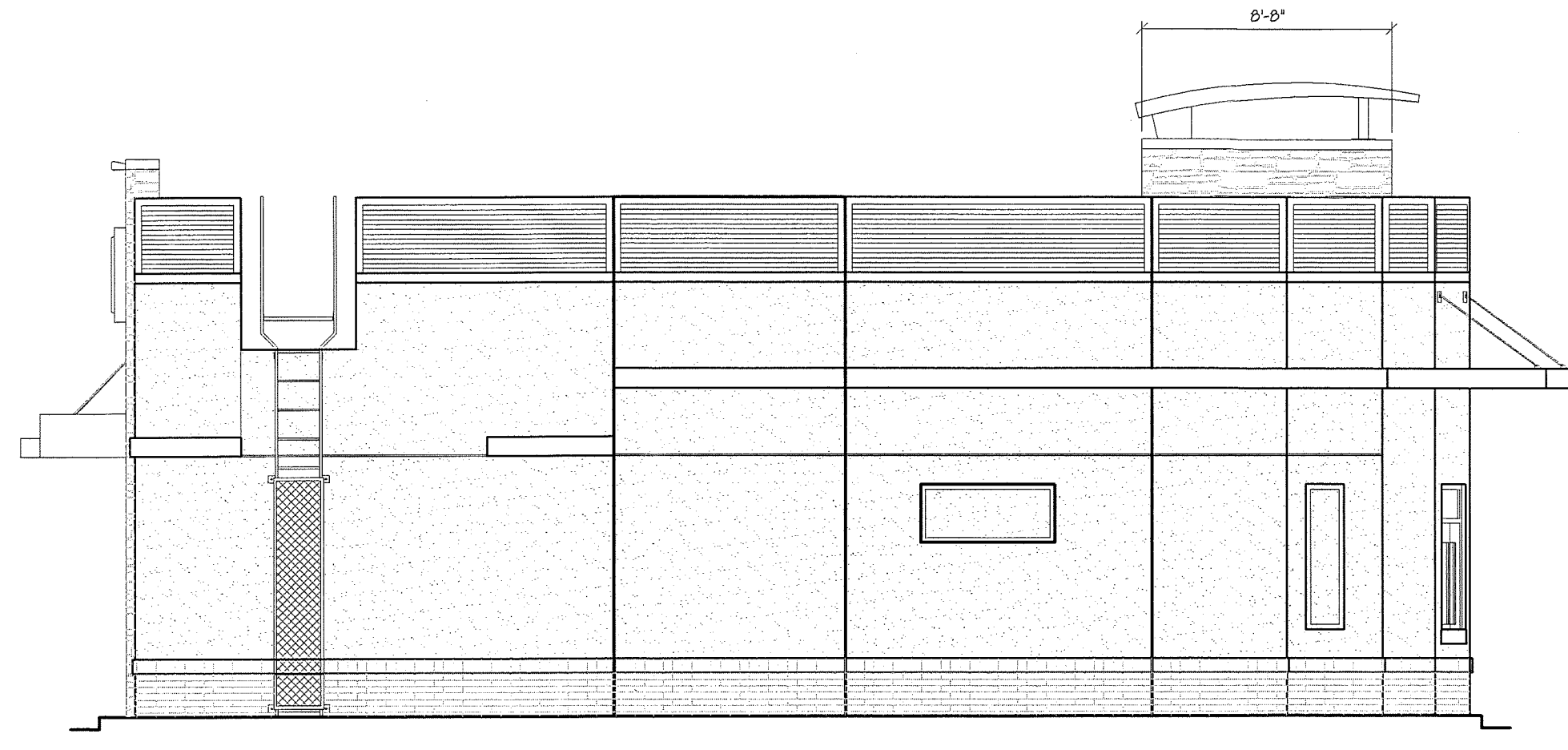
SHEET TITLE:
SITE PLAN
SHEET NO. SPL-100-00

PERMIT SET 00/00/00

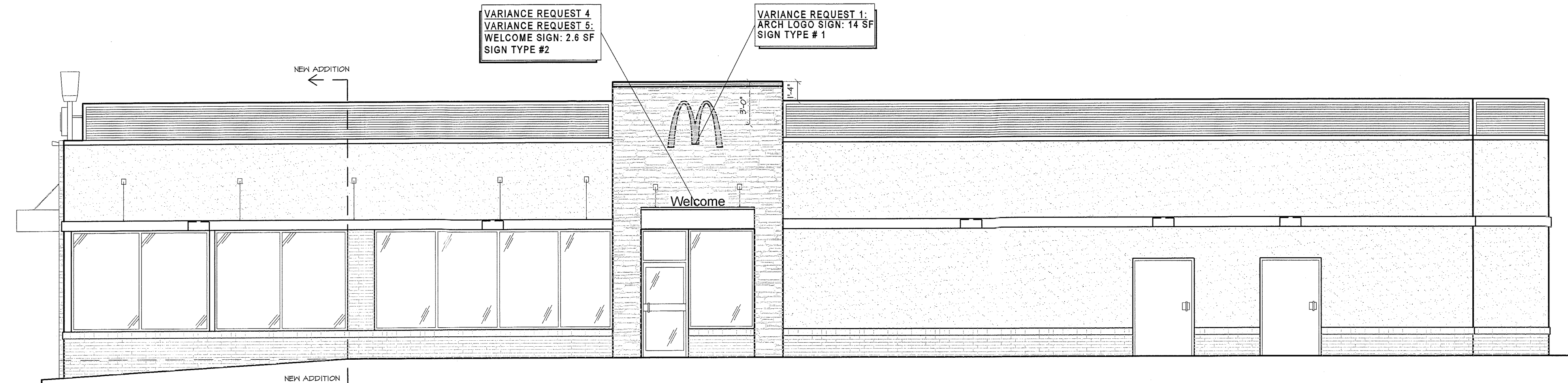
1 SITE PLAN SCALE: 1/8" = 1'-0"	2 SITE PLAN KEYED NOTES SCALE: NTS	3 SITE PLAN GENERAL NOTES SCALE: NTS
--	---	---



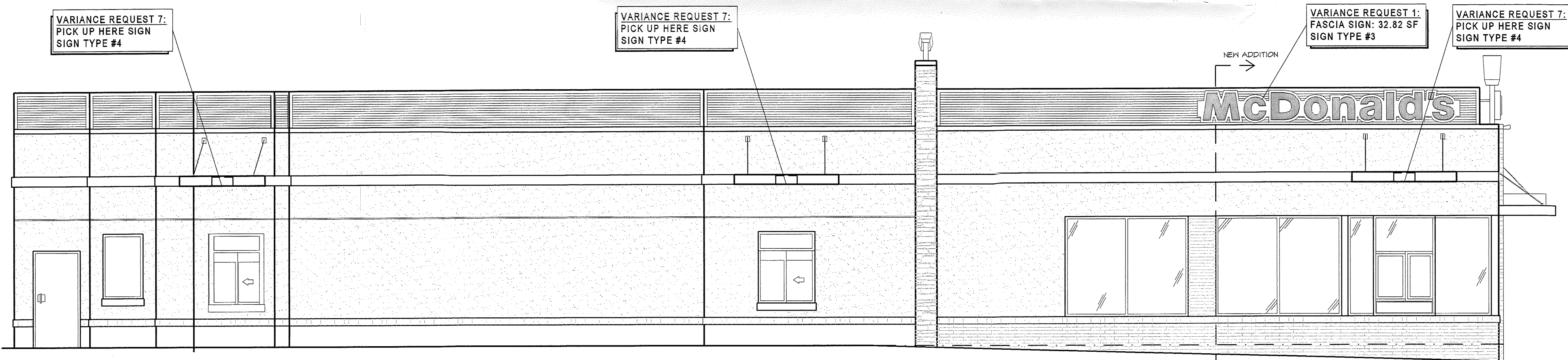
STOREFRONT ELEVATION



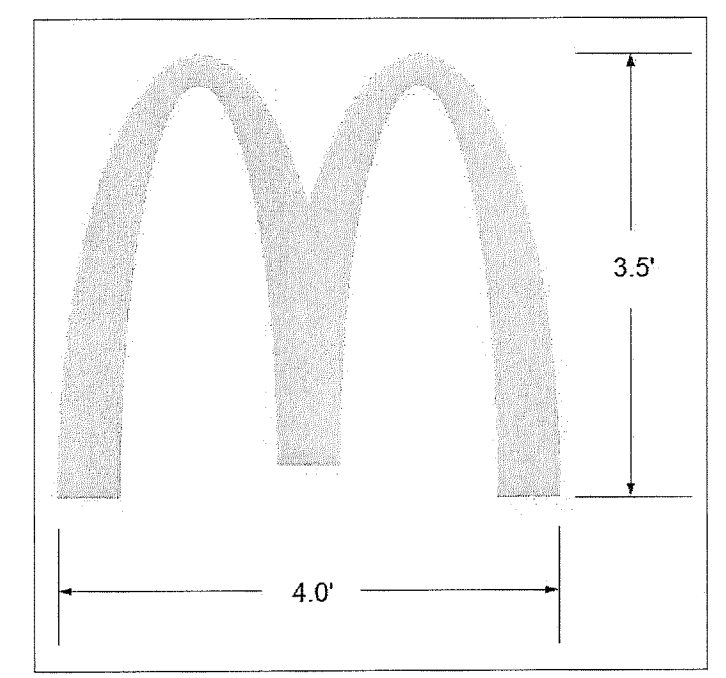
REAR ELEVATION



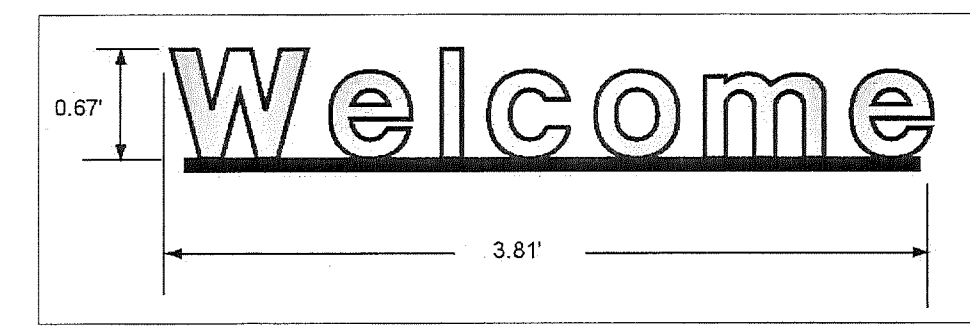
RIGHT SIDE ELEVATION



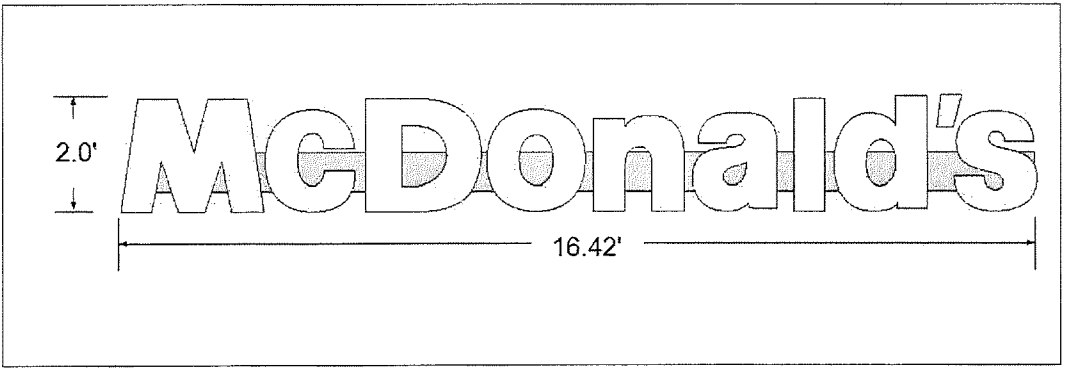
LEFT SIDE ELEVATION



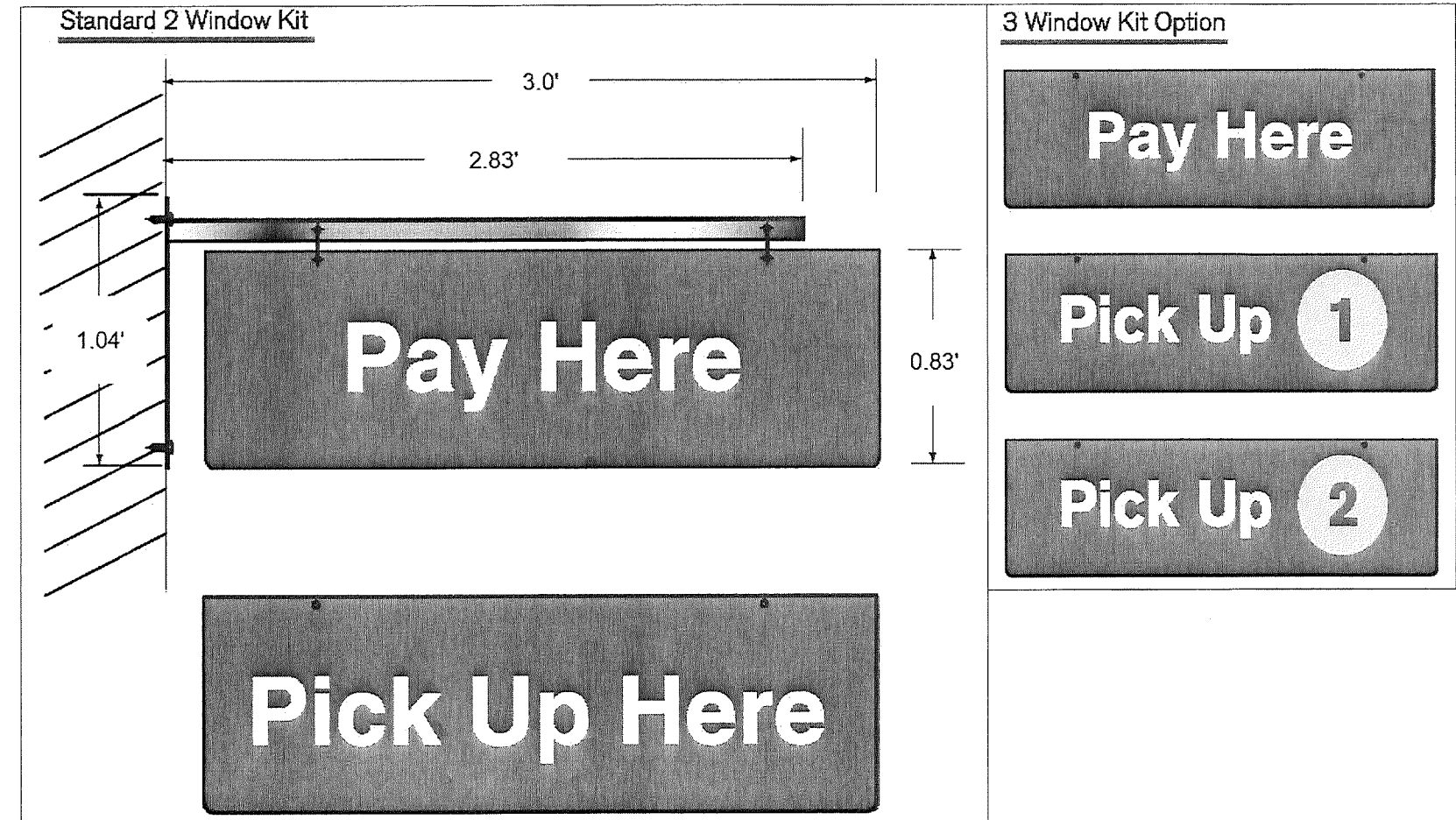
SIGN TYPE #1:
NEXT GEN M ARCH LOGO SIGN



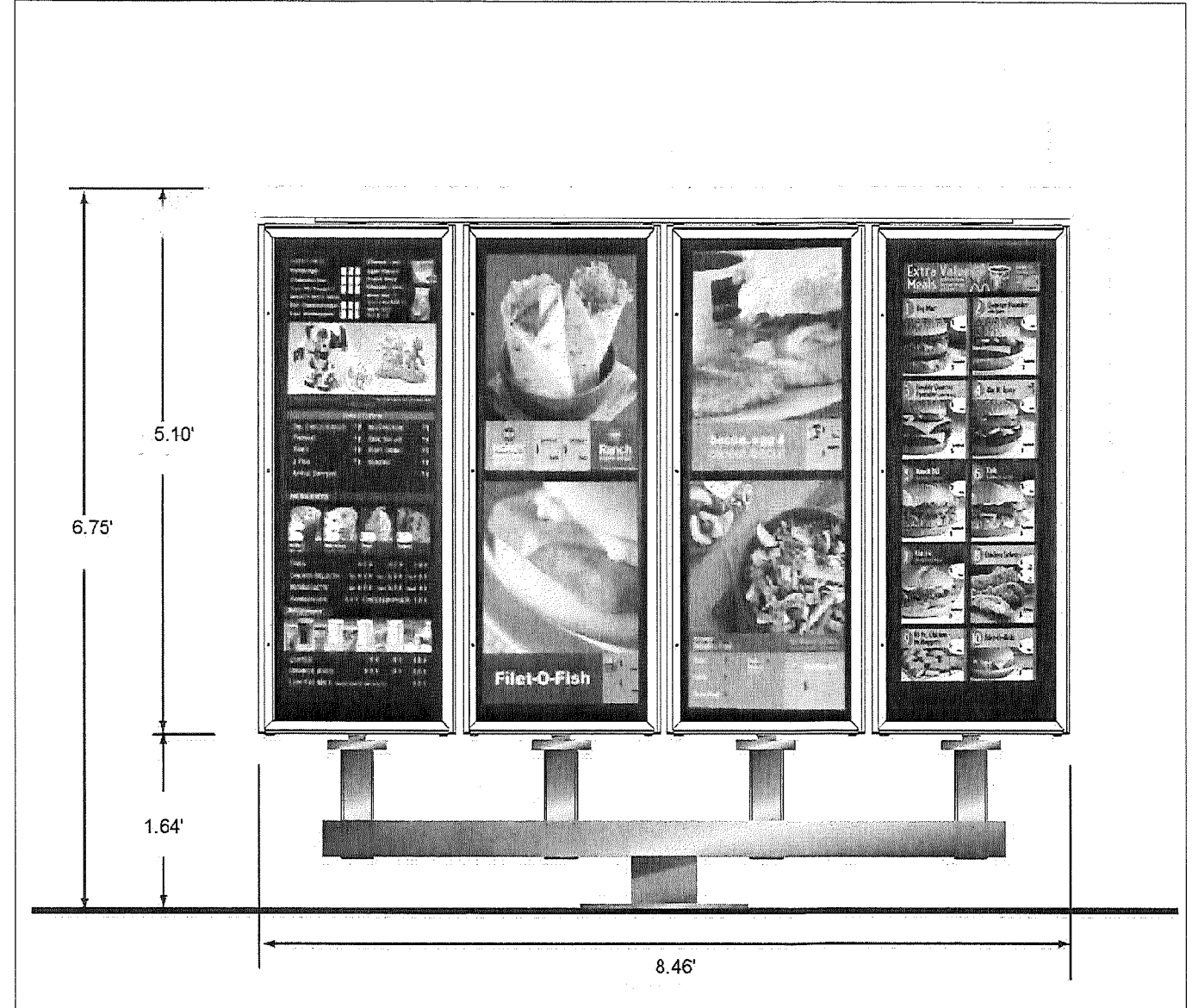
SIGN TYPE #2:
WELCOME SIGN ON CANOPY



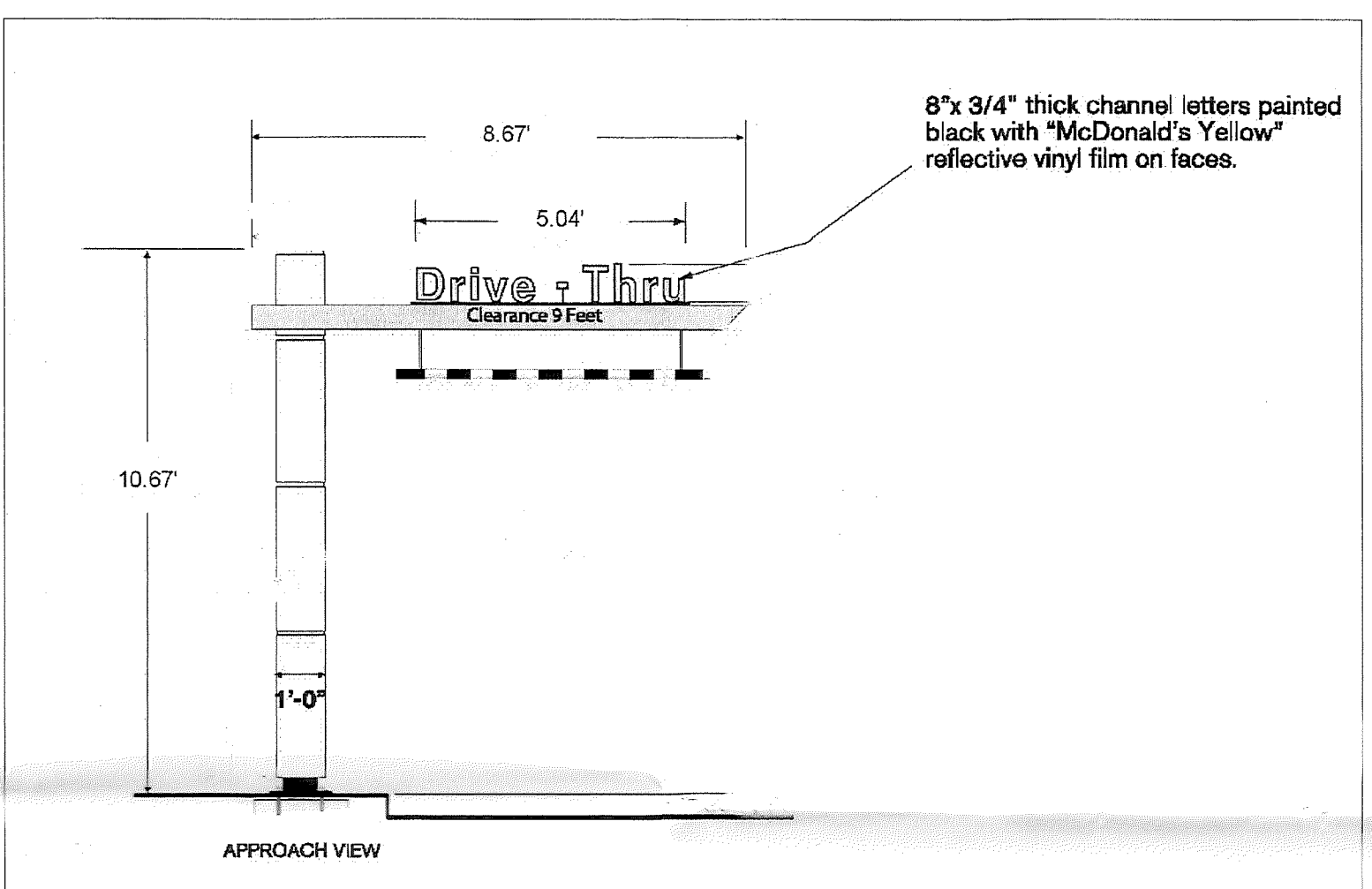
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NEXT GEN FASCIA SIGN



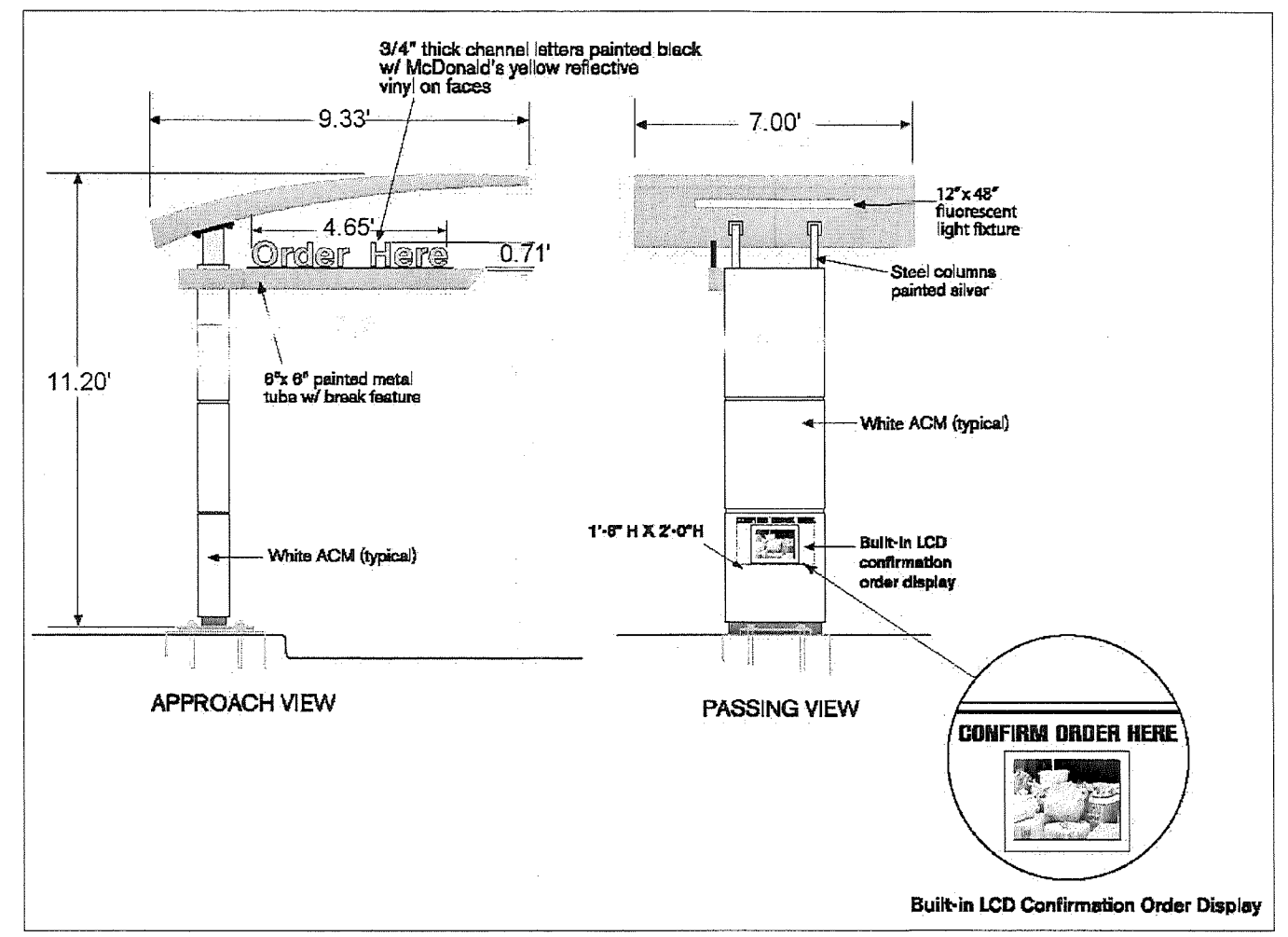
SIGN TYPE #4:
NEXT GEN WINDOW POSITION SIGNS



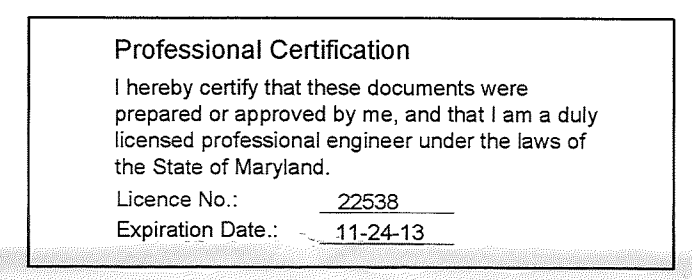
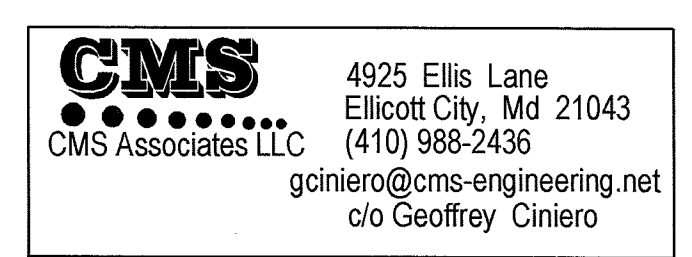
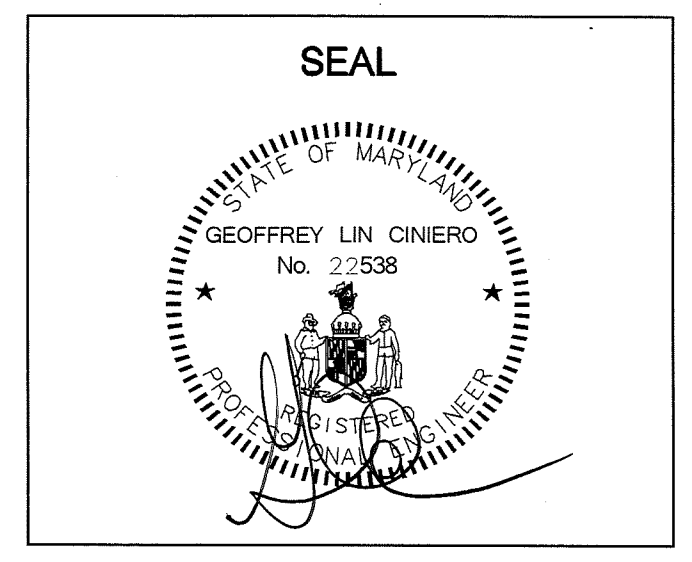
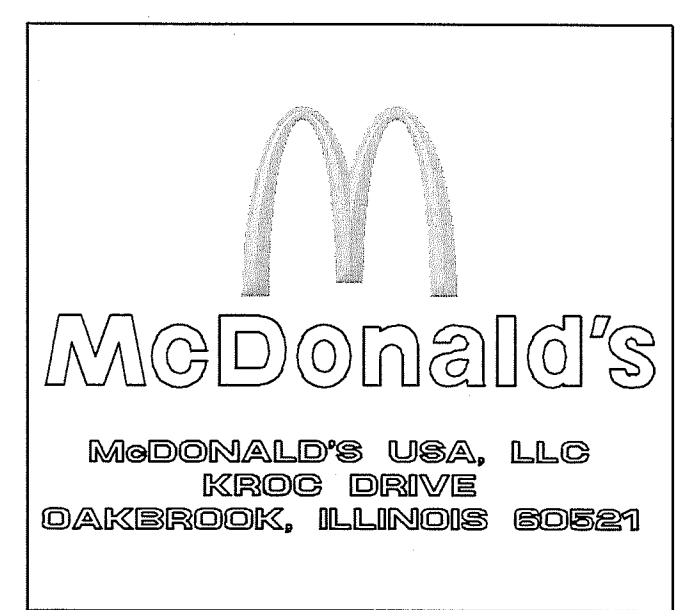
SIGN TYPE #5:
OPO MENU BOARD



SIGN TYPE #6:
CLEARANCE GATEWAY



SIGN TYPE #7:
TWIN POLE COD CANOPY



REVISIONS		
NO.	DESCRIPTION	DATE
0	FIRST ISSUE	8/1/12

DATE: 08/21/12
SCALE: AS NOTED
BUILDING AREA 4238 SQ. FT.
DINING ROOM SEATING 1260 SQ. FT.
PROJECT # : 12ARCADE50
DRAWN BY: JD CHECKED BY: WN

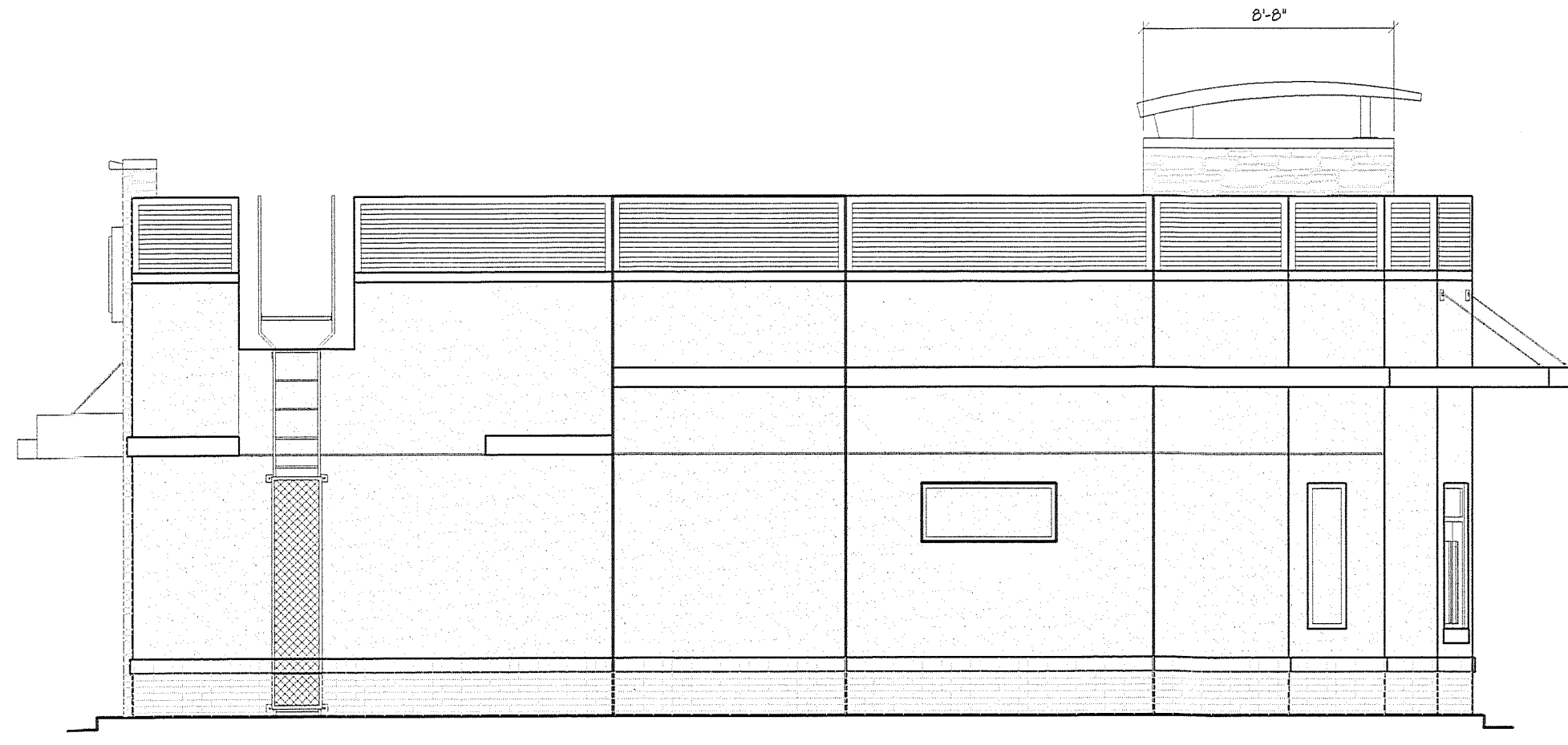
PROJECT TITLE
ALTERATIONS TO
McDONALD'S
CATONSVILLE
501 FREDERICK RD
CATONSVILLE, MD
REGION: BWR
LC NO. 019-0787

SHEET TITLE
ZONING VARIANCE
REQUESTS:
ELEVATIONS

SHEET NO. SPL-1.05-00



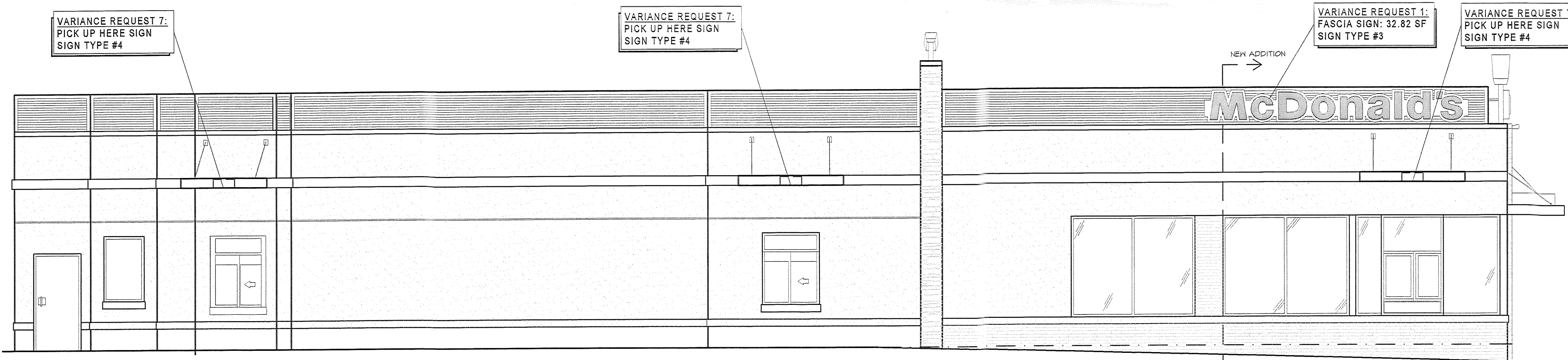
STOREFRONT ELEVATION



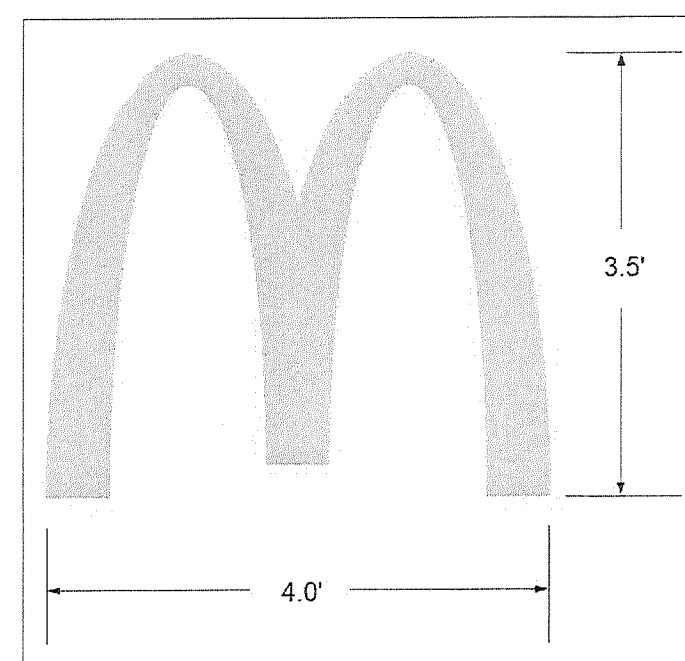
REAR ELEVATION



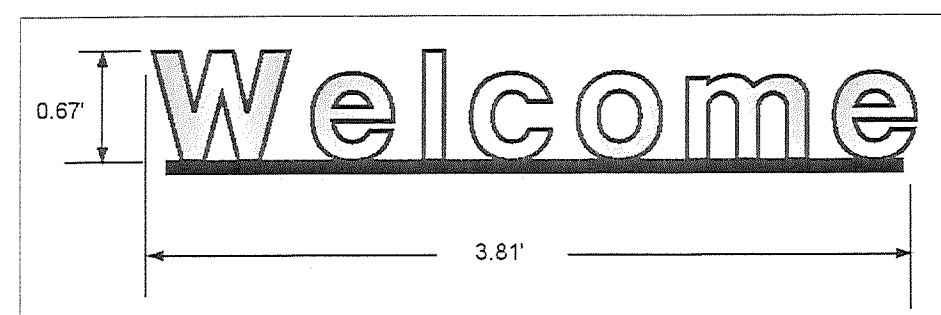
RIGHT SIDE ELEVATION



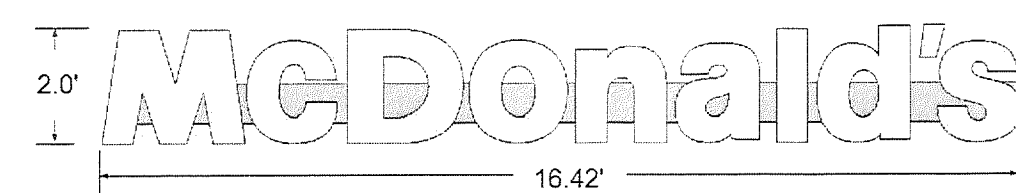
LEFT SIDE ELEVATION



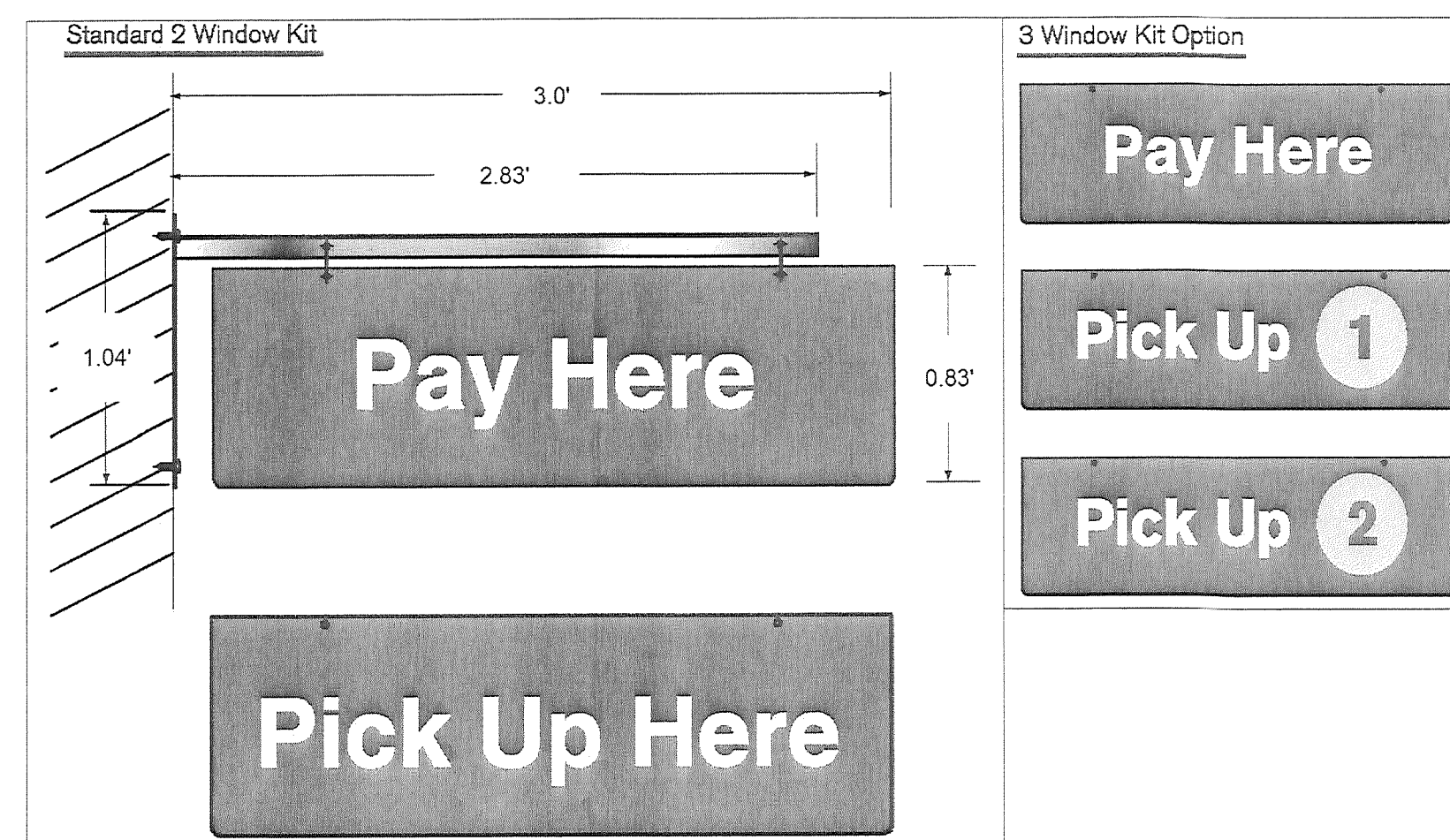
SIGN TYPE #1:
NEXT GEN M ARCH LOGO SIGN



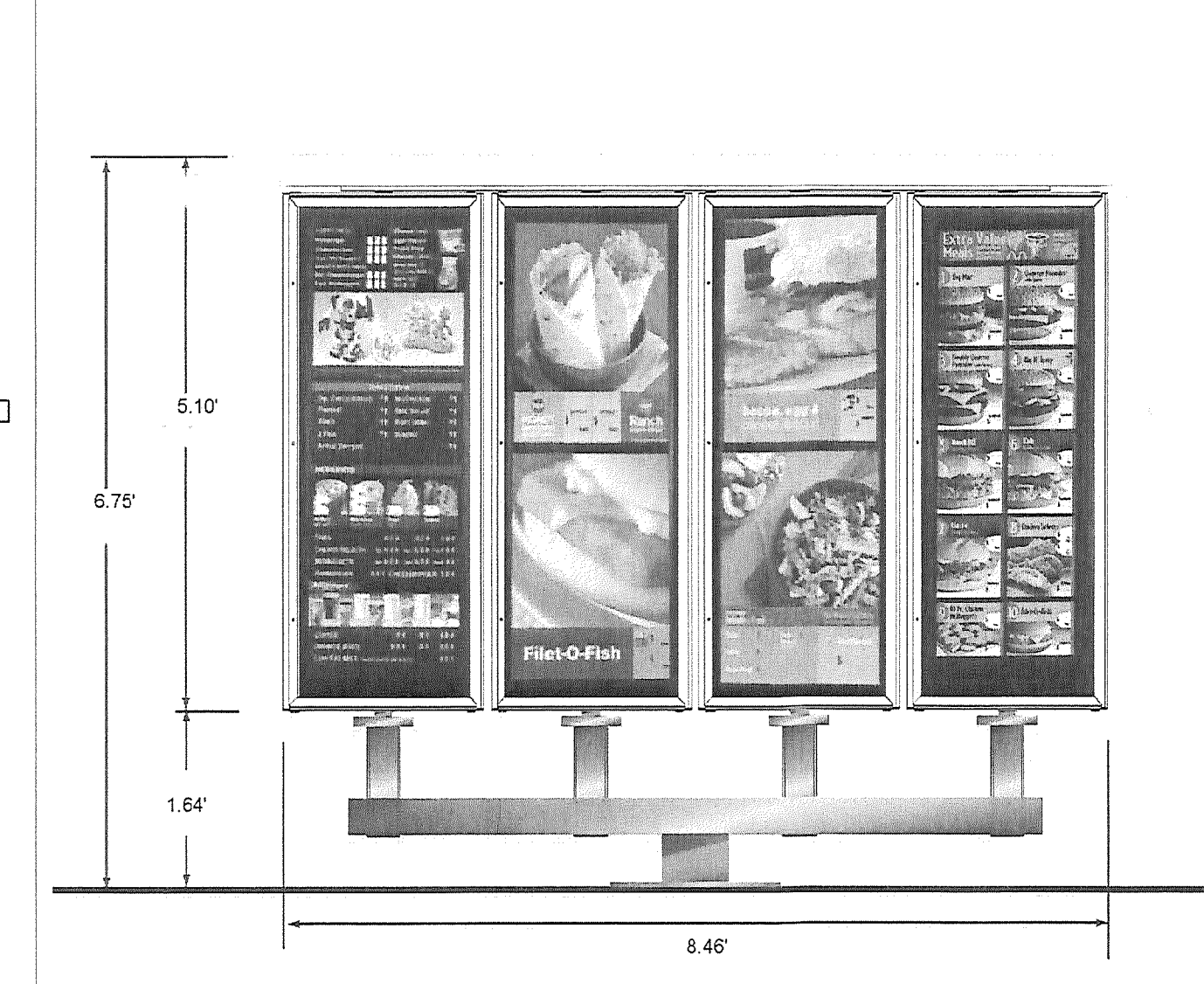
SIGN TYPE #2:
WELCOME SIGN ON CANOPY



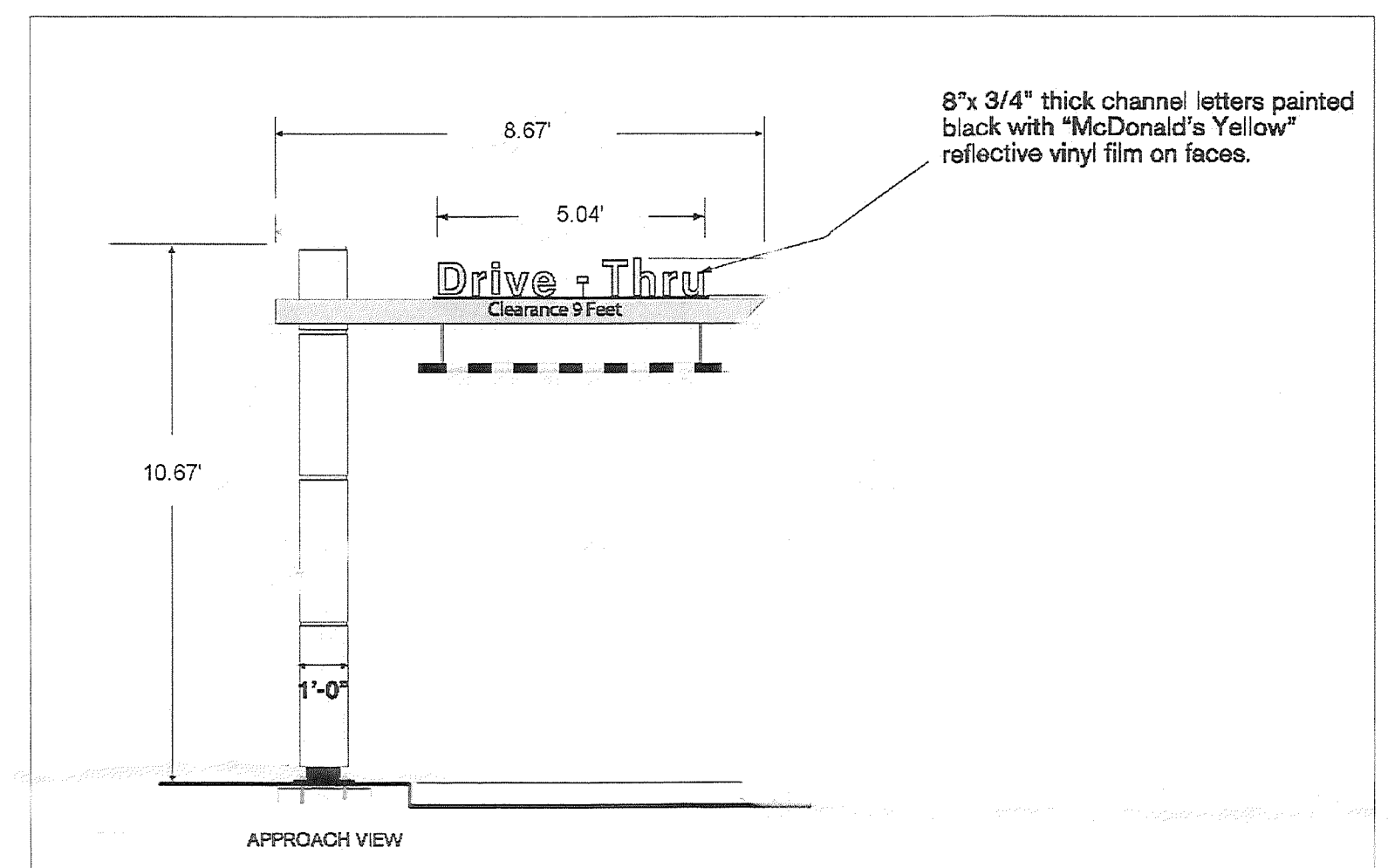
SIGN TYPE #3:
NEXT GEN FASCIA SIGN



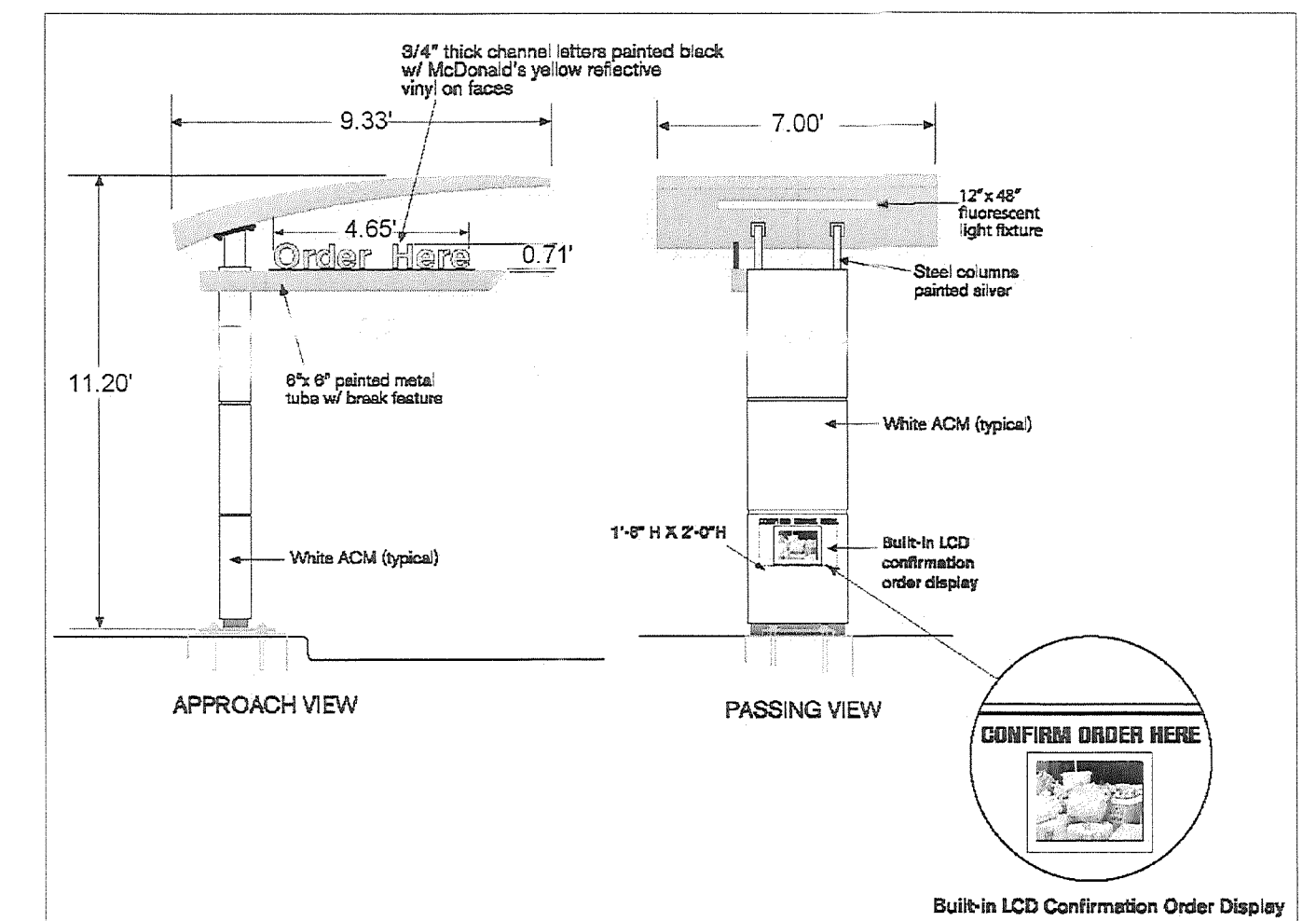
SIGN TYPE #4:
NEXT GEN WINDOW POSITION SIGNS



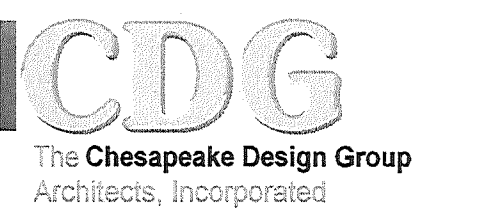
SIGN TYPE #5:
OPO MENU BOARD



SIGN TYPE #6:
CLEARANCE GATEWAY



SIGN TYPE #7:
TWIN POLE COD CANOPY



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

SEAL



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

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
Licence No.: 22538
Expiration Date: 11-24-13

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	8/1/12

DATE: 08/21/12

SCALE: AS NOTED

BUILDING AREA 4238 SQ. FT.

DINING ROOM SEATING 1260 SQ. FT.

PROJECT # : 12ARCADE50

DRAWN BY: JD CHECKED BY: WN

PROJECT TITLE

ALTERATIONS TO
McDONALD'S

CATONSVILLE
501 FREDERICK RD
CATONSVILLE, MD

REGION: BWR

LC NO. 019-0787

SHEET TITLE

ZONING VARIANCE
REQUESTS:
ELEVATIONS

SHEET NO. SPL-1.05-00

SITE SIGNAGE 05/16/13