



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 3223 Washington Blvd. which is presently zoned BL
 Deed References: 07818/00730 10 Digit Tax Account # 2100003989
 Property Owner(s) Printed Name(s) McDonald's Corporation

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

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

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

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

3. ☒ a **Variance** from Section(s)

Please see attached.

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

To be presented at hearing.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Caroline L. Hecker / Rosenberg Martin Greenberg, LLP

Name- Type or Print

Signature Caroline L. Hecker

25 S. Charles Street, 21st Floor Baltimore MD

Mailing Address City State

21201 (410) 727-6600 checker@rosenbergmartin.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

McDonald's Corporation /

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Mr. [Signature] Signature #2

One McDonald's Plaza Oak Brook IL

Mailing Address City State

60523 630-623-3000

Zip Code Telephone # Email Address

Representative to be contacted:

Jeffrey Bell, Area Construction Manager, McDonald's USA, LLC

Name - Type or Print

Signature Jeffrey Bell

6930 Rockledge Drive, Ste. 1100 Bethesda MD

Mailing Address City State

20817 (703) 395-8595 Jeff.bell@us.mcd.com

Zip Code Telephone # Email Address

CASE NUMBER 2013-0290-A Filing Date 5/30/2013

Do Not Schedule Dates: Reviewer [Signature]

McDonald's Corporation
3223 Washington Blvd.
Zoned BL
Deed Reference: 07817/00730
Tax Acct. # 2100003989

Variance Relief Is Requested From The Following Sections:

1. Section 405.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs (Sign 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 two (2) projected directional signs in lieu of the two (2) wall-mounted or free-standing directional signs (Sign 7 on Plat to Accompany Zoning Petition)

0290-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013-0290-A

Petitioner: MCDONALDS

Address or Location: 3223 WASHINGTON BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHESAPEAKE DESIGN GROUP / STACEY BUTLER

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. **099604**

Date: **5/30/13**

PAID RECEIPT

BUSINESS ACTUAL TIME 0000
 5/31/2013 5/30/2013 19:47:22 2

REG 0002 BALTIMORE DEVA JEE
 >RECEIPT # 826471 5/30/2013 0000

Dep 5 525 COMMER VERIFICATION
 CR 099604

Recpt tot 1385.00
 1385.00 CR 1.00 CR
 Baltimore County, Maryland

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

Total: **385.00**

Rec From:

For:

McDonald's
3223 Washington Blvd

2013-0290-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



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: # 2013-0290-A

3223 Washington Boulevard
SE/s Washington Blvd. at the corner of Hammonds
Ferry Road
13th Election District - 1st Councilmanic District
Legal Owner(s): McDonald's Corporation

Variance: to permit 5 wall-mounted enterprise signs on the building facades 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 freestanding order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Sign 6); to permit 2 projected directional signs in lieu of the 2 wall-mounted or freestanding directional signs (Sign 7).

Hearing: Thursday, August 8, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
7/270 July 18

934416



KEVIN KAMENETZ
County Executive

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

July 8, 2013

NOTICE OF ZONING HEARING

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CASE NUMBER: 2013-0290-A

3223 Washington Boulevard

SE/s Washington Blvd. at the corner of Hammonds Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: McDonald's Corporation

Variance to permit 5 wall-mounted enterprise signs on the building facades 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 2 projected directional signs in lieu of the 2 wall-mounted or freestanding directional signs (Sign 7).

Hearing: Thursday, August 8, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Caroline Hecker 25 S. Charles St., 21st Fl., Baltimore 21201
McDonald's Corp., One McDonald's Plaza, Oak Brook, IL 60523
Jeffrey Bell, 6930 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.

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

Please forward billing to:

Stacey Butler
Chesapeake Design Group
419 N. Charles Street
Baltimore, MD 21201

410-837-3622

NOTICE OF ZONING HEARING

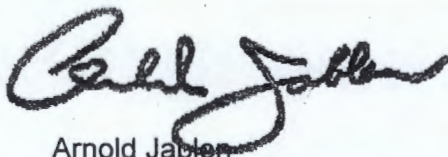
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CASE NUMBER: 2013-0290-A

3223 Washington Boulevard
SE/s Washington Blvd. at the corner of Hammonds Ferry Road
13th Election District – 1st Councilmanic District
Legal Owners: McDonald's Corporation

Variance to permit 5 wall-mounted enterprise signs on the building facades 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 2 projected directional signs in lieu of the 2 wall-mounted or freestanding directional signs (Sign 7).

Hearing: Thursday, August 8, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
3223 Washington Boulevard; SE/S of Washington *
Boulevard, corner of Hammonds Ferry Road * OF ADMINISTRATIVE
13th Election & 1st Councilmanic Districts *
Legal Owner(s): McDonald's Corporation * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2013-290-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JUN 13 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th 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

This Deed, made this 7th day of March, 1988, by and between
David B. Kenney, as owner in fee simple and as assignee of
lessee's interest as shown as Assignment attached as "Exhibit A"
part of the first part, and

McDonald's Corporation, a Corporation organized and
existing under the laws of the State of Delaware part of the second part:

Witnesseth, that in consideration of \$1,100,000.00
the said part Y of the first part do grant and convey unto
McDonald's Corporation

part Y of the second part, its heirs and assigns, in fee simple
all that piece or parcel of land situate,
lying and being in Baltimore City and Baltimore County, State of Maryland, described as follows to wit:

See Exhibit "B"

C RC/F 30.00
C T TX 2933.33
C OCS 2935.00
DEED 0 #
SH CLERK 3898.33
#45731 C001 R02 112:16
03/21/88

RECEIVED FOR TRANSFER 7

APR 3/21/88

APR 3/21/88

BY THE EXECUTION HEREOF, GRANTOR DOES HEREBY DECLARE AND AFFIRM UNDER THE PENALTIES
OF PERJURY THAT THIS IS A TRANSFER FROM GRANTOR TO Grantee as stated
FOR WHICH THE TOTAL CONSIDERATION INCLUDING THE AMOUNT OF ANY MORTGAGE OR DEED OF
TRUST ASSUMED BY GRANTEE, IS IN THE SUM TOTAL OF \$1,100,000.00

And the said party of the first part covenant that he will warrant generally
the property hereby conveyed;

and that he will execute such further assurances of said land as may be requisite.

Witness my hand and seal

TEST:

Linda D. Ward
R. E. Hand

David B. Kenney [SEAL]
[SEAL]

STATE OF GEORGIA
COUNTY OF FULTON

To Wit:

On this Seventh day of March, 1988, before me, Kristina M. Jones
the undersigned officer, personally appeared David B. Kenney

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: July 19, 1989

Notary Public, Kristina M. Jones
My Commission Expires July 19, 1989

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION
OF AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

B B 100****238666A 22122

Ellen Ann Williams

EXHIBIT "A"

ASSIGNMENT OF LEASE

THIS AGREEMENT dated as of June 26, 1985, by and between WOODROW'S, INCORPORATED, a Maryland corporation, ("Assignor") and DAVID KENNEY ("Assignee").

W I T N E S S E T H :

WHEREAS, Assignor has leased that real property located at 3223 Washington Boulevard, Baltimore County, Maryland; and

WHEREAS, Assignor represents and warrants that the Lease is currently in full force and effect and there are no defaults.

NOW, THEREFORE, Assignor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, and the mutual covenants herein set forth, does hereby sell, assign and transfer to Assignee all of Assignor's right, title and interest in and to the Lease and leasehold interest in and to the Demised Premises, as defined in the Lease, demised thereunder.

Assignee hereby accepts the foregoing sale, assignment and transfer and promises and agrees to pay all Rent and to faithfully perform each and every covenant, stipulation, agreement and obligation under the Lease accruing or arising on and after June 26, 1985, or otherwise attributable to the period commencing on said date and continuing thereafter and Assignor is responsible for the period prior thereto. Assignee shall indemnify and save Assignor harmless from any and all claims, demands, actions, causes of action, suits, proceedings, damages, liabilities

and costs and expenses of every nature whatsoever and relating to the Lease or the Demised Premises arising on or after June 26, 1985. Assignor similarly indemnifies and agrees to hold Assignee harmless against all claims, suits, damages, liabilities, costs and expenses of every nature arising from events or actions prior to said date.

Assignor agrees that the Landlord and the Assignee may change, modify, or amend the Lease in any way, including the rental to be paid thereunder, and that further assignments may be made, without notice to or consent of Assignor and without in any manner releasing or relieving Assignor from liability under the Lease as originally executed by the parties thereto, and Assignor shall remain liable under all the terms, covenants, and conditions of the Lease as originally executed to the end of the term thereof.

This Agreement shall be binding upon the successors and assigns of the parties. The parties shall execute and deliver such further and additional instruments, agreements and other documents as may be necessary to evidence or carry out the provisions of this Agreement.

ASSIGNOR:

WOODROW'S INCORPORATED

By:

ASSIGNEE:

David Kenney

STATE OF MARYLAND)
CITY OF BALTIMORE) to wit:

I HEREBY CERTIFY that on this 26th day of June, 1985,
before me, a Notary Public for the State and City aforesaid,
personally appeared C. Peter Clark, known to me or
satisfactorily proven to be the person whose name is subscribed
to the foregoing Assignment of Lease, who acknowledged that
he is the President of Woodrow's, Inc., a corporation
organized and existing under the law of Maryland, that he has
been duly authorized to execute and has executed this Assignment
of Lease on its behalf for the purposes therein set forth, and
that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial
Seal, the day and year first above written.

Leah R. Schuman
Notary Public

My Commission Expires: July 1, 1986

STATE OF MARYLAND)
CITY OF BALTIMORE) to wit:

I HEREBY CERTIFY that on this 26th day of June, 1985, before me, a Notary Public for the State and City aforesaid, personally appeared DAVID KENNEY, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing Assignment of Lease, who acknowledged that he has executed this Assignment of Lease for the purposes therein set forth, and that the same is his act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Leah R. Schuman
Notary Public

My Commission Expires: July 1, 1986

LIBER 7818 PAGE 735

2013-0290-A

Containing within the bounds of this description 2.103 acres
of land, more or less, according to a survey prepared by Severn Surveys,
Inc, in July, 1987.

WISSEL LIBER 9 FOLIO 28

REC'D TO:
FEDERAL TITLE INSURANCE CORPORATION
210 ST. PAUL ST.
BALTIMORE, MD. 21202



**Rosenberg
Martin
Greenberg^{LLP}**

25 South Charles Street, 21st floor
Baltimore, Maryland 21201
P: (410) 727-6600/F: (410) 727-1115

From: Caroline L. Hecker

Date: July 29, 2013

Number of Pages: 2 (including cover sheet)

Please deliver this FAX to the following person(s) immediately:

NAME	FAX NO.
Mr. Kristin Lewis	410-887-3048

If you do not receive all pages, please telephone Sharon Cosentino at 410-727-6600 immediately.

Message:

Case No: 2013-0290A
3223 Washington Blvd.

This facsimile transmission contains legally privileged confidential information belonging to the sender. The information is intended only for the use of the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of the facsimile documents is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone to arrange for the return of the original facsimile documents to us.

ND: 4839-0732-8784 v. 1



Rosenberg
Martin
Greenberg

Caroline L. Hecker
Direct Dial: (410) 727- 676
hecker@rosenbergmartin.com

July 29, 2013

VIA FACSIMILE (410) 887-3048

Ms. Kristin Lewis
Baltimore County Zoning Review Office
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 2013 – 0290-A
3223 Washington Blvd.

Dear Ms. Lewis:

This firm represents McDonald's Corporation in connection with the Petition for Variance filed in the above-referenced matter. We would like to withdraw this Petition in order to revise the plan to include an additional variance that will be required. We will re-file the application at a later date with an updated plan. Please remove this item from the Administrative Law Judge's docket and cancel any hearing that has been scheduled in this matter.

Thank you for your prompt attention to this matter.

Very truly yours,


Caroline L. Hecker

cc: Peter Max Zimmerman, Esq. (via electronic mail)
Mr. Jeff Bell, McDonald's Corporation (via electronic mail)
Mr. Robert Goldman, Chesapeake Design Group (via electronic mail)
Mr. Geoffrey Ciniero, CMS Associates, LLC (via electronic mail)
Stanley S. Fine, Esq. (via electronic mail)
4823-9791-5669, v. 1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 17, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2013
Item Nos. 2013-0290,0291,0292,0293,0294 and 0297.

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

DAK:CEN
Cc: file

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 6-17-13

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

RE: Baltimore County

Item No. 2013-0290-A

Variance

McDonald's Corporation

3223 Washington Boulevard

US 1

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 6-12-13. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0290-A.

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

Sincerely,

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

SDF/raz

My telephone number/toll-free number is _____

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

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



Publication Date: 5/30/2013



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

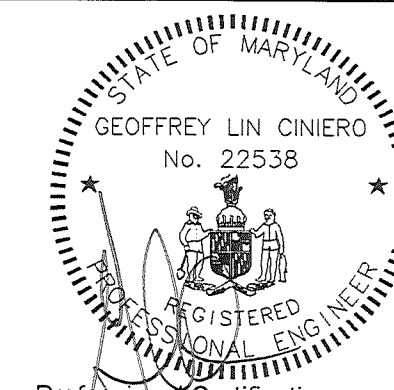


0 25 50 100 150 200
 Feet

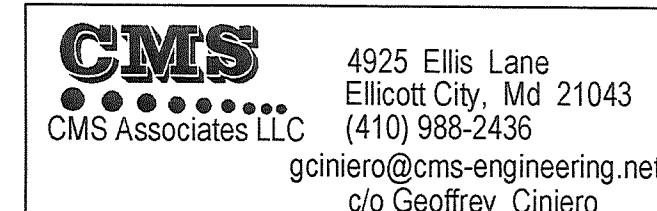
1 inch = 103.988604 feet



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



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



REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	03/11/13

DATE: 03/11/13

SCALE: AS NOTED

BUILDING AREA 4,940 SQ. FT.

DINING ROOM SEATING 1245 SQ. FT.

PROJECT #: 12ARCADE65

DRAWN BY: SW CHECKED BY: SW

PROJECT TITLE

ALTERATIONS TO
McDONALD'S

WASHINGTON BLVD
3223 WASHINGTON BLVD.
BALTIMORE, MD

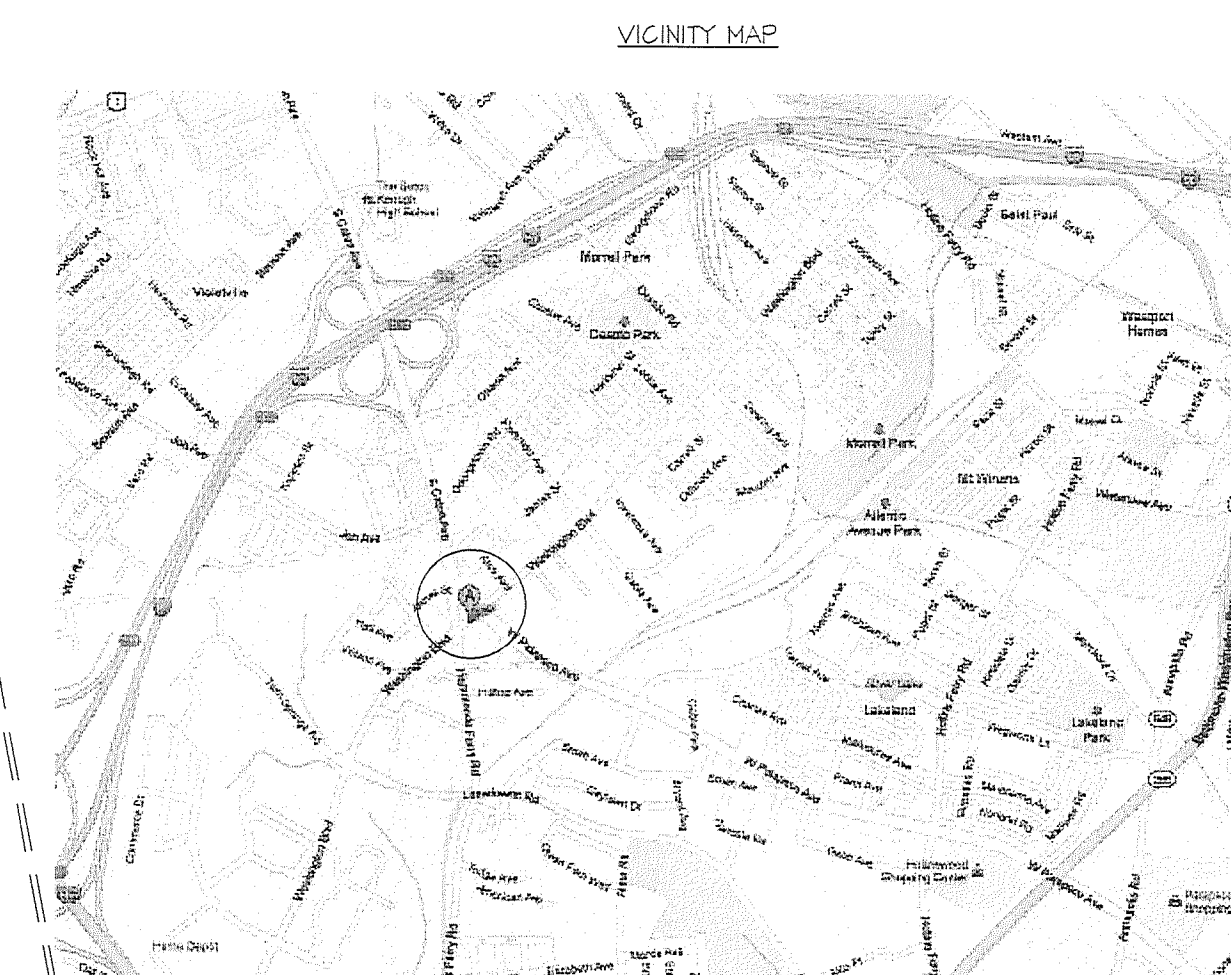
REGION: BWR

LC NO. 019-0295

SHEET TITLE

SIGNAGE VARIANCE
REQUEST:
SITE PLAN

SHEET NO. SPL-1.04-00



1"=2,000'

GENERAL NOTES:

1. OWNER/APPLICANT:
McDONALD'S CORPORATION
c/o JEFFREY BELL SR.
6903 ROCKLEDGE DRIVE
SUITE 1100
BETHESDA, MD. 20817

2. SITE AREA: 51,365 SF/ 1.32 AC

3. PARCEL: 69

4. EXISTING BUILDING AREA: 4,362 SF
PROPOSED BUILDING AREA: 4,362 SF

5. UTILITIES:
PUBLIC WATER
PUBLIC SEWER

6. THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM 240081 PANEL 0023E DATED SEPTEMBER 26, 2008.

7. PARKING CALCULATION
RESTAURANT (IN-DRIVE-THRU) REQUIREMENT: 16/1,000
 $4,362 / 1,000 = 4.362$
 $4.362 * 16 = 70$ REQUIRED (BALTIMORE COUNTY)

BANK REQUIREMENT: 1/400
 $3,500 / 400 = 9$ REQUIRED (BALTIMORE CITY)

TOTAL SPACES PROVIDED: 93 SPACES
REGULAR 88 SPACES
HANDICAP 5 SPACES

8. SETBACKS

REQUIRED

FRONT 10' - 40' FROM CENTERLINE OF ROAD
SIDE 10' TO STREET RIGHT-OF-WAY
REAR 20' TO RESIDENTIAL

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

10. DEED REFERENCE: 07818 / 00730

11. TAX ACCOUNT #: 2100003489

12. ELECTION DISTRICT: 13

13. COUNTY COUNCIL DISTRICT: 1

14. WATERSHED: GYMNAS FALLS

15. ZONING: BL

16. TAX MAP: 0102

17. PREVIOUS ZONING CASES: None

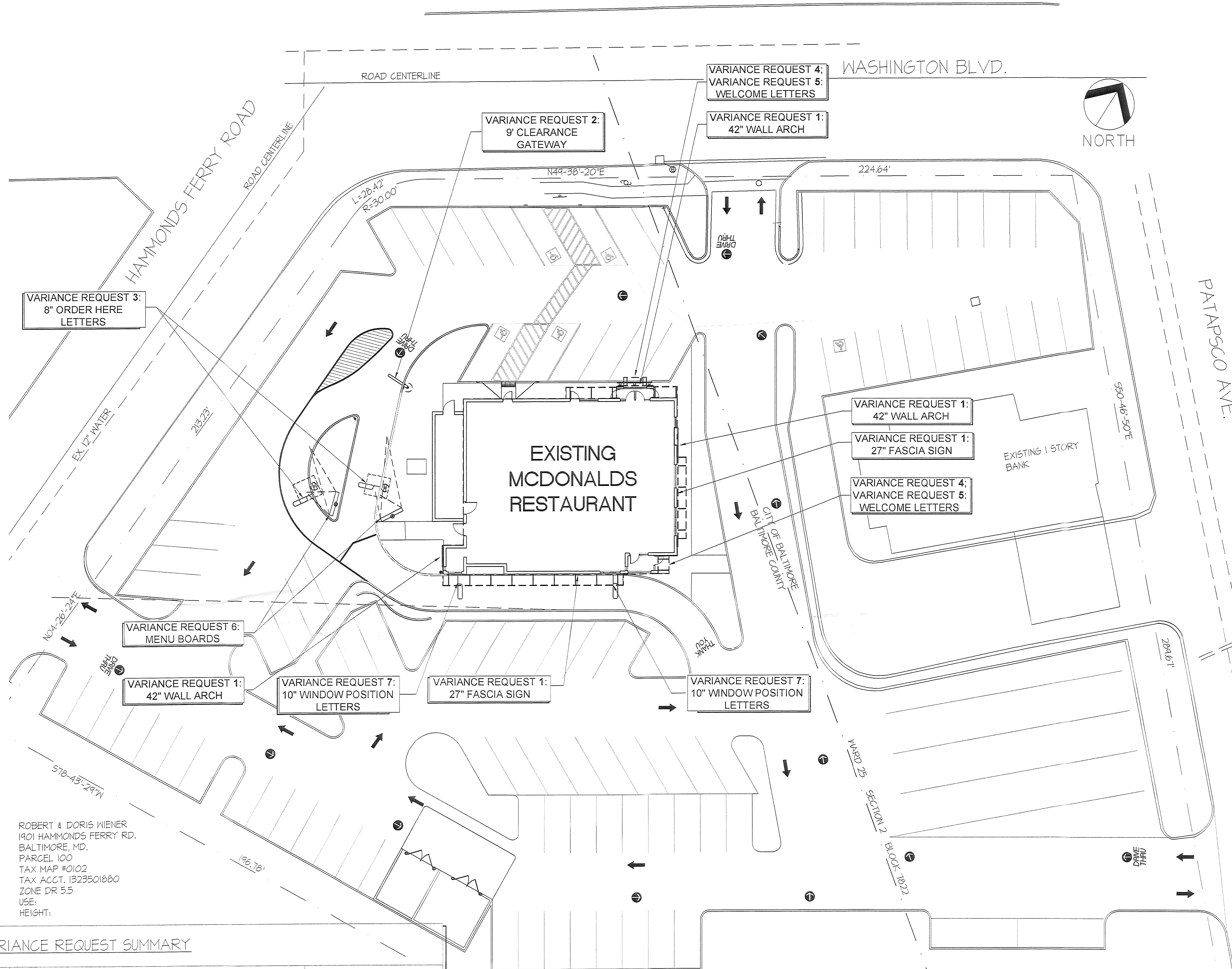
18. PREVIOUS DRC MEETINGS: None

19. FLOOR AREA RATIO FOR BL
MAXIMUM PERMITTED: 3.0 OR 172,095 SF
McDONALD'S & BANK: 0.14

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

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

22. LIMIT OF DISTURBANCE = 3,410 SF



ROBERT & DORIS WIENER
1901 HAMMONDS FERRY RD.
BALTIMORE, MD.
PARCEL 100
TAX MAP #0102
TAX ACCT. 1323501880
ZONE DR 5.5
USE:
HEIGHT:

ZONING VARIANCE REQUEST SUMMARY

VARIANCE REQUEST	DESCRIPTION	REQUEST BY VARIANCE
"1"	450.4 Attachment 1, 5 (a) to permit 5 wall-mounted enterprise signs on the building facades in lieu of the permitted 3 signs;	2
"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"	450.4.1.3A to permit 2 projected directional signs in lieu of the permitted wall of freestanding directional signs	2

GLEN & DENISE CUNNINGHAM
3212 STANLEY RD
BALTIMORE, MD.
PARCEL 148
TAX MAP #0102
TAX ACCT. 1308002800
ZONE DR 5.5
USE:
HEIGHT:

RAY & LORETTA HATMAKER
3210 STANLEY RD
BALTIMORE, MD.
PARCEL 148
TAX MAP #0102
TAX ACCT. 1302200150
ZONE DR 5.5
USE:
HEIGHT:

DAVID & CONNIE RIFKIN
3208 STANLEY RD
BALTIMORE, MD.
PARCEL 148
TAX MAP #0102
TAX ACCT. 1307150070
ZONE DR 5.5
USE:
HEIGHT:

RICHARD & EVELYN CLARK
3206 STANLEY RD
BALTIMORE, MD.
PARCEL 148
TAX MAP #0102
TAX ACCT. 1323500320
ZONE DR 5.5
USE:
HEIGHT:

= NEW CONCRETE
RAMPS, CONCRETE
PAD AND
WALKWAY

= NEW FULL DEPTH
ASPHALT
PAVEMENT

VARIANCE REQUEST 4
VARIANCE REQUEST 5:
WELCOME SIGN: 2.6 SF
SIGN TYPE #2

VARIANCE REQUEST 1:
FASCIA SIGN: 32.82 SF
SIGN TYPE #3

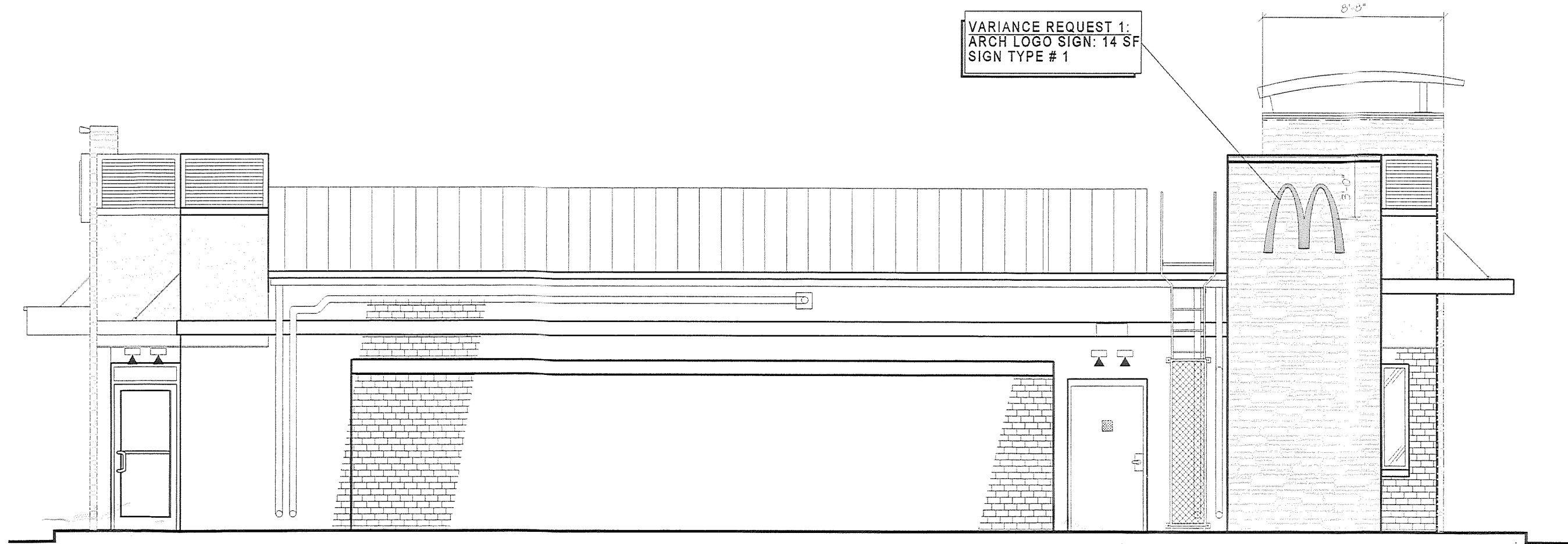
VARIANCE REQUEST 1:
ARCH LOGO SIGN: 14 SF
SIGN TYPE #1

- ENTRY LEATH
ELEV. + 10'-1"
- TOP PARAPET
ELEV. + 17'-11"
- T/ARCADE HALL
ELEV. + 15'-4"
- T/ARCADE OPENING
BY TRELLIS
ELEV. + 14'-4"
- T/SLAB
ELEV. + 0'-0"



STOREFRONT ELEVATION

- TOP PARAPET
ELEV. + 17'-3"
- TOP PARAPET
ELEV. + 17'-11"
- TOP ARCADE OPENING
BY TRELLIS
ELEV. + 14'-4"
- TOP SLAB
ELEV. + 0'-0"

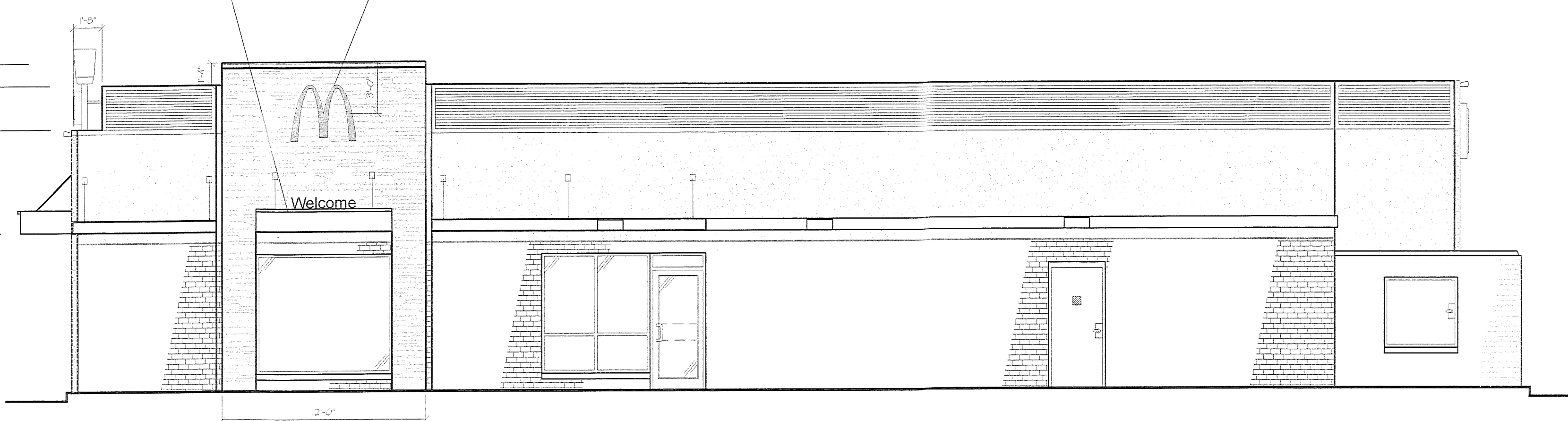


REAR ELEVATION

VARIANCE REQUEST 4
VARIANCE REQUEST 5:
WELCOME SIGN: 2.6 SF
SIGN TYPE #2

VARIANCE REQUEST 1:
ARCH LOGO SIGN: 14 SF
SIGN TYPE #1

- T/ARCADE HALL
ELEV. + 14'-3"
- TOP PARAPET
ELEV. + 17'-11"
- BIACCENT BAND
ELEV. + 15'-4"
- T/ARCADE OPENING
BY TRELLIS
ELEV. + 14'-4"
- T/SLAB
ELEV. + 0'-0"



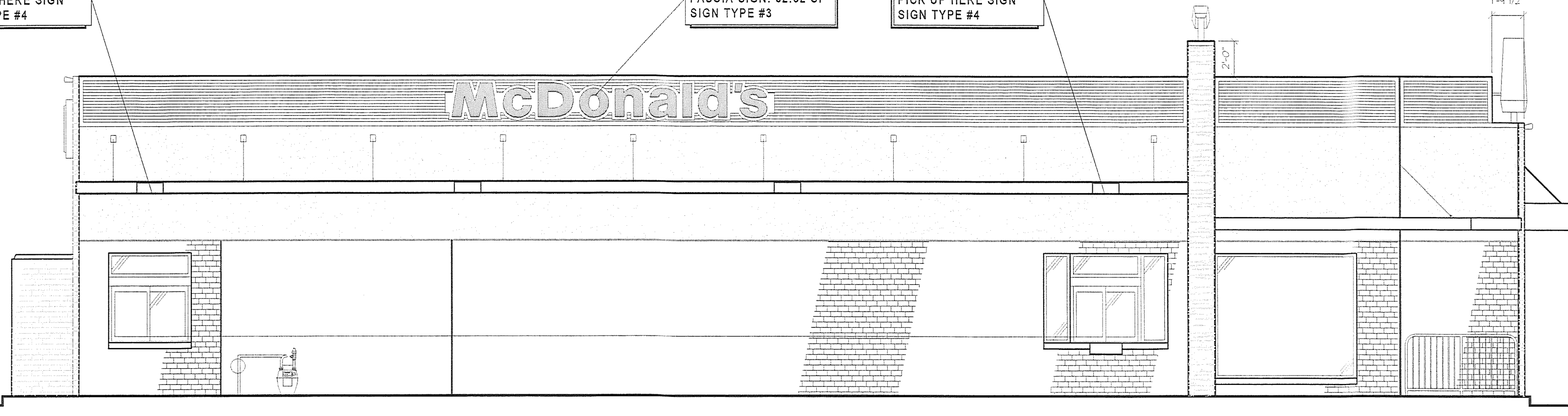
RIGHT SIDE ELEVATION

VARIANCE REQUEST 7:
PICK UP HERE SIGN
SIGN TYPE #4

VARIANCE REQUEST 1:
FASCIA SIGN: 32.82 SF
SIGN TYPE #3

VARIANCE REQUEST 7:
PICK UP HERE SIGN
SIGN TYPE #4

- T/ARCADE HALL
ELEV. + 14'-3"
- TOP PARAPET
ELEV. + 17'-11"
- T/ARCADE OPENING
BY TRELLIS
ELEV. + 14'-4"
- T/SLAB
ELEV. + 0'-0"



LEFT SIDE ELEVATION



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



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

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

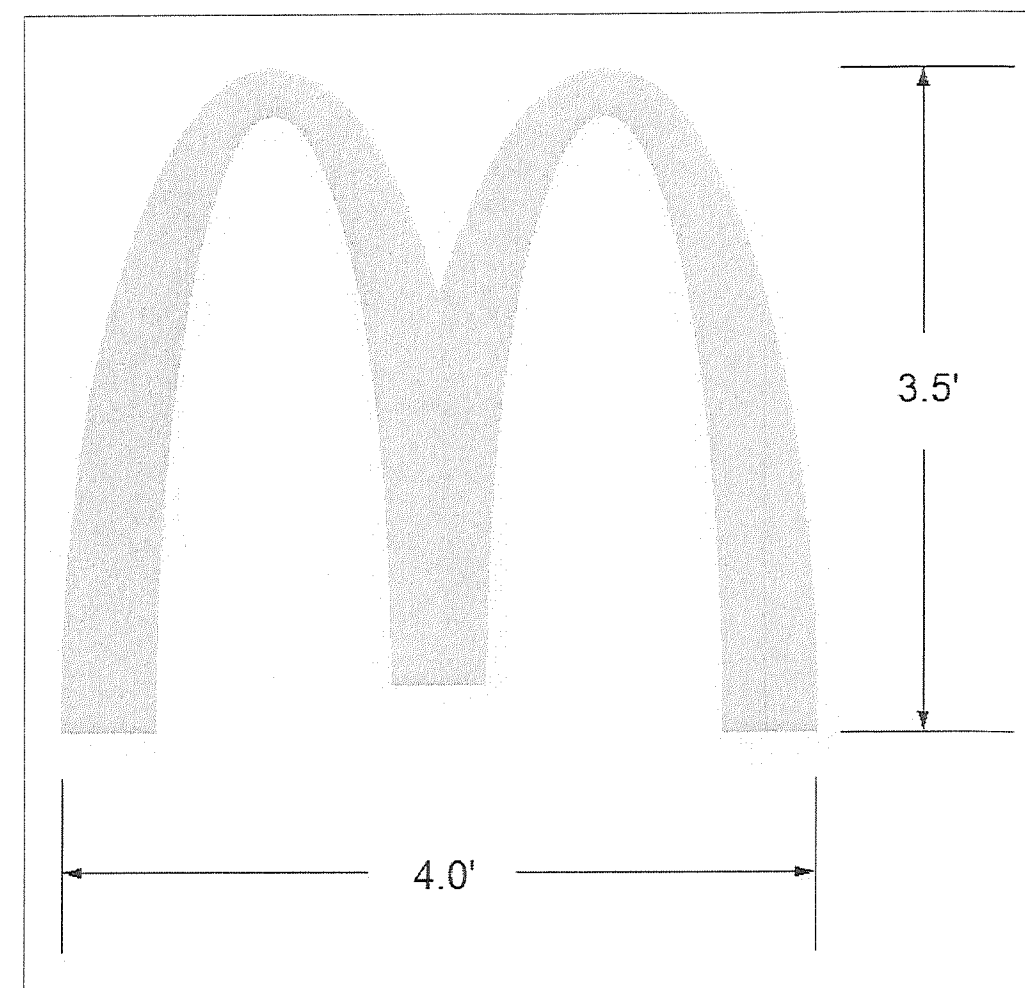
REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	03/11/13

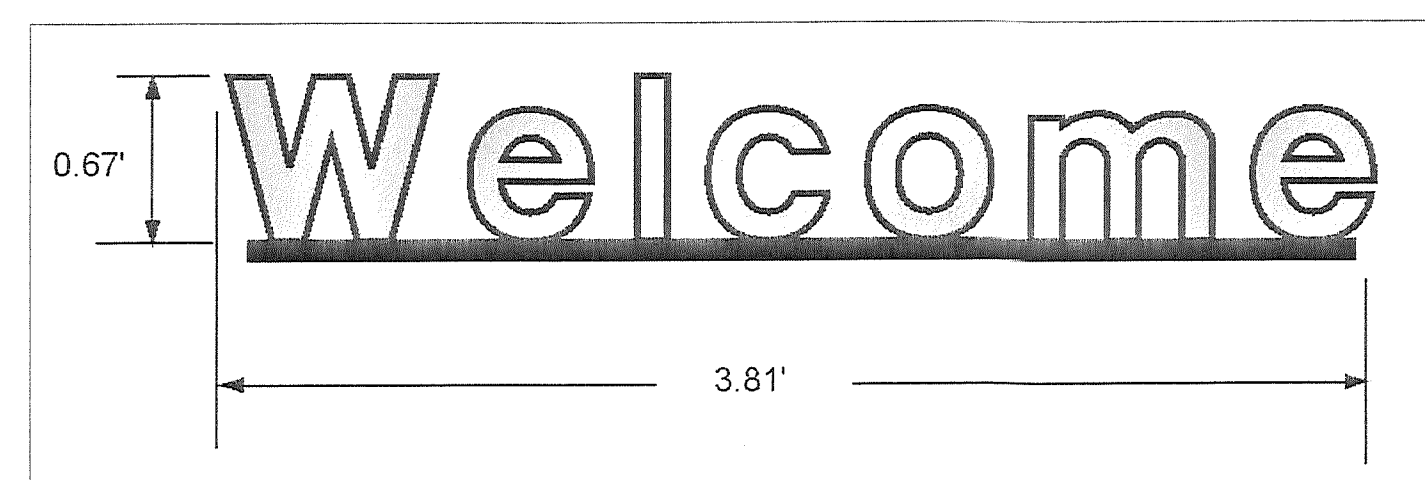
DATE: 03/11/13
SCALE: AS NOTED
BUILDING AREA 4,940 SQ. FT.
DINING ROOM SEATING 1,245 SQ. FT.
PROJECT # : 12ARCADE65
DRAWN BY: SW CHECKED BY: SW

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
WASHINGTON BLVD
3223 WASHINGTON BLVD.
BALTIMORE, MD
REGION: BWR
LC NO. 019-0295

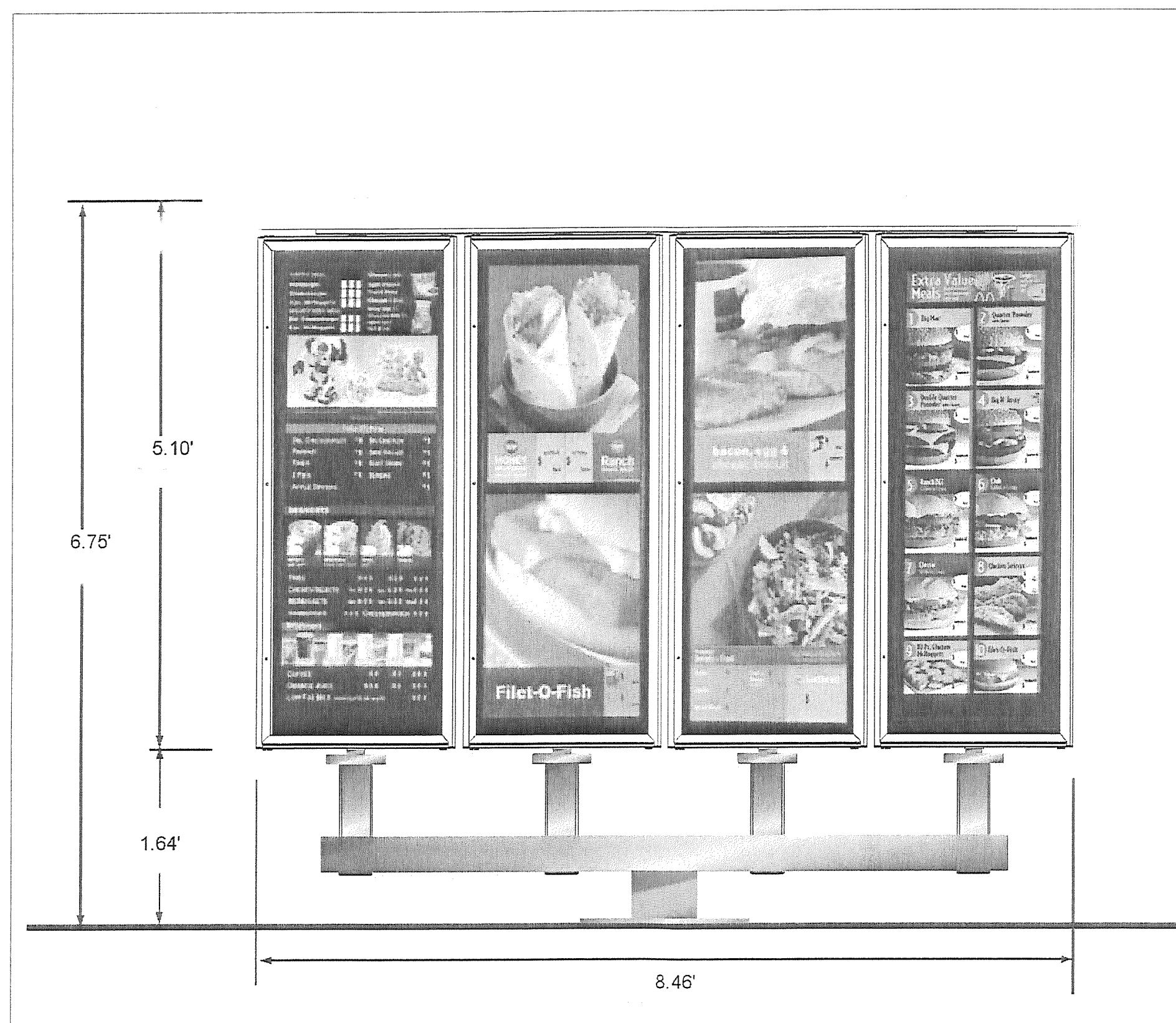
SHEET TITLE
SIGNAGE VARIANCE
REQUEST:
ELEVATIONS
0290A
SHEET NO. SPL-1.05-00



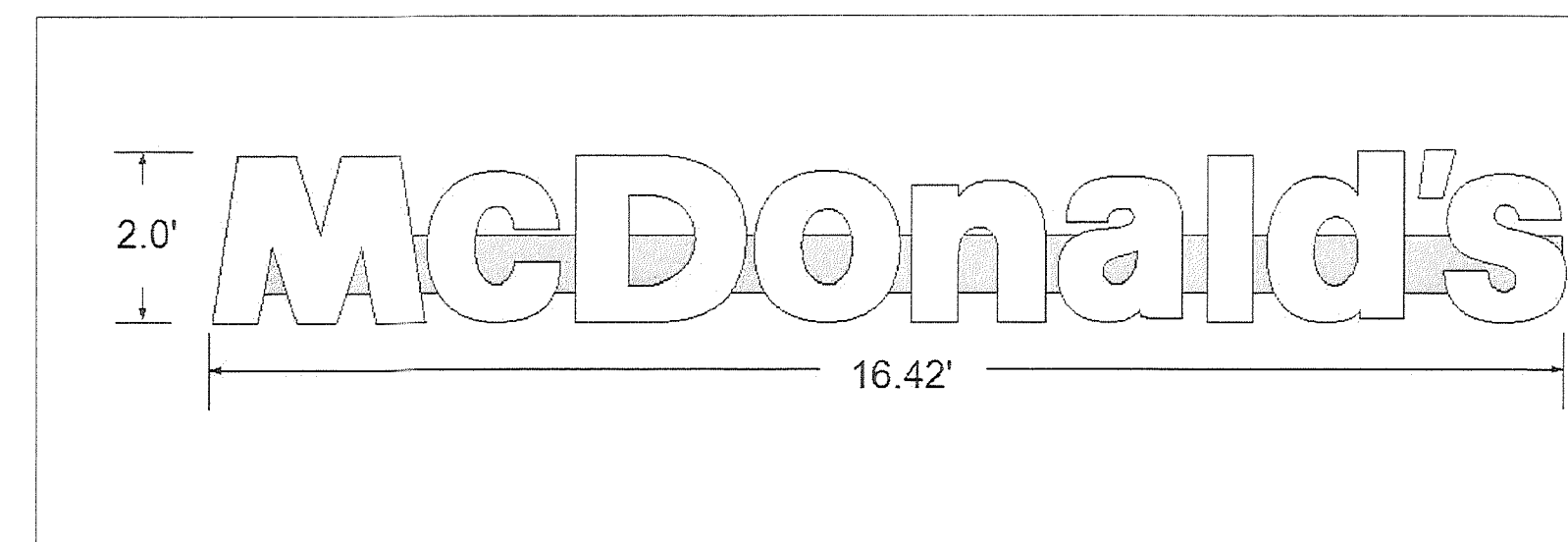
SIGN TYPE #1:
NEXT GEN M ARCH LOGO SIGN



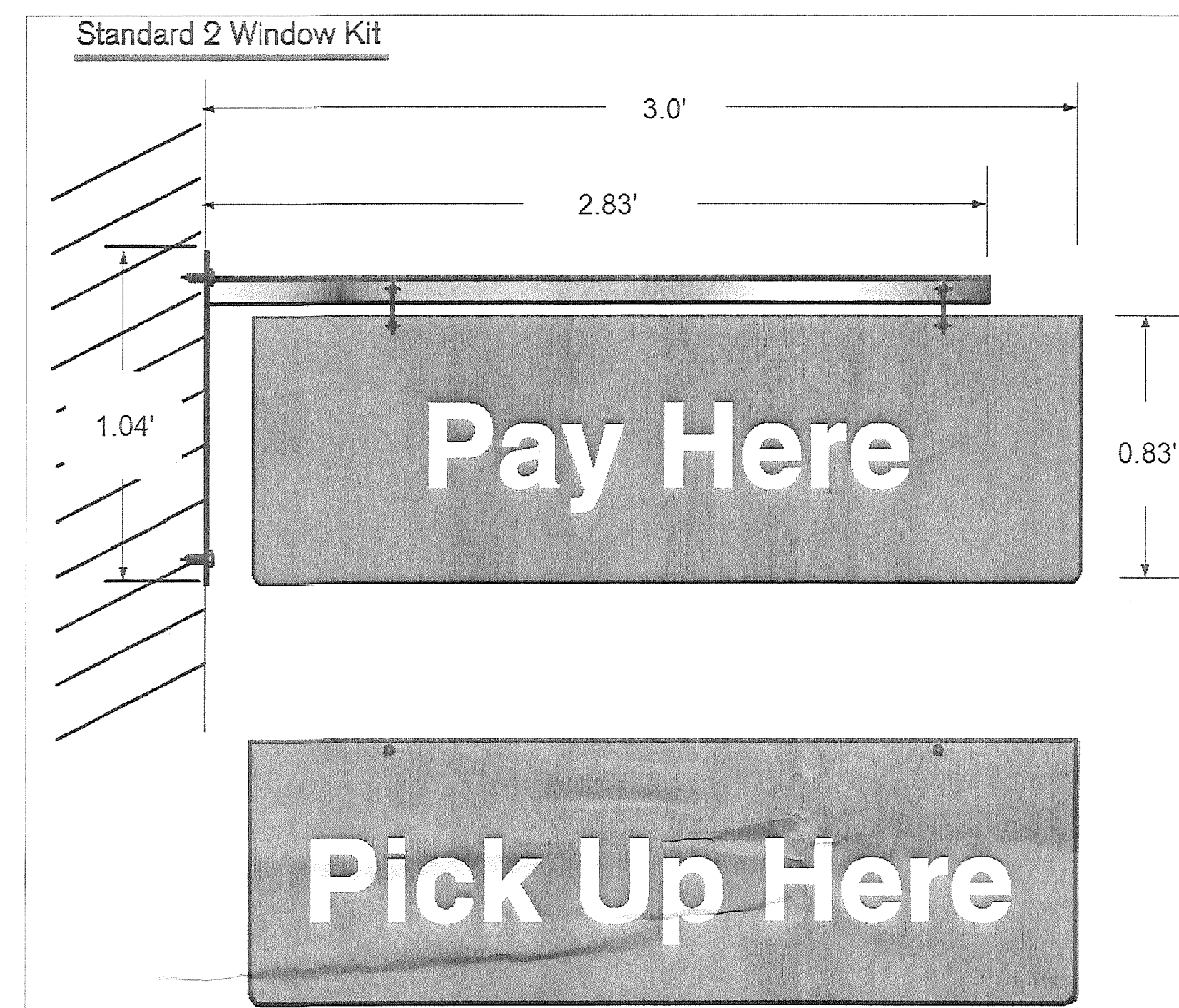
SIGN TYPE #2:
WELCOME SIGN ON CANOPY



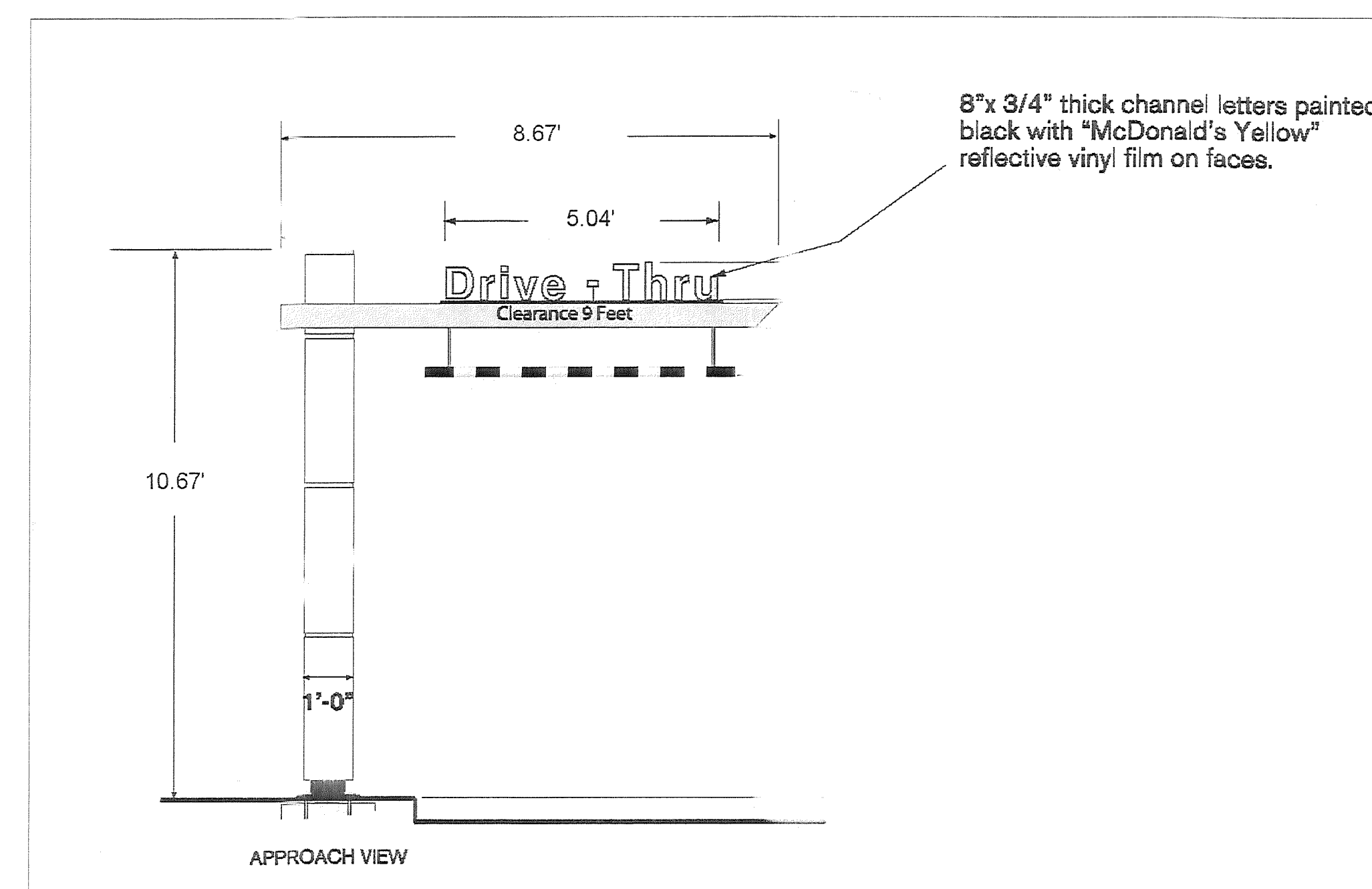
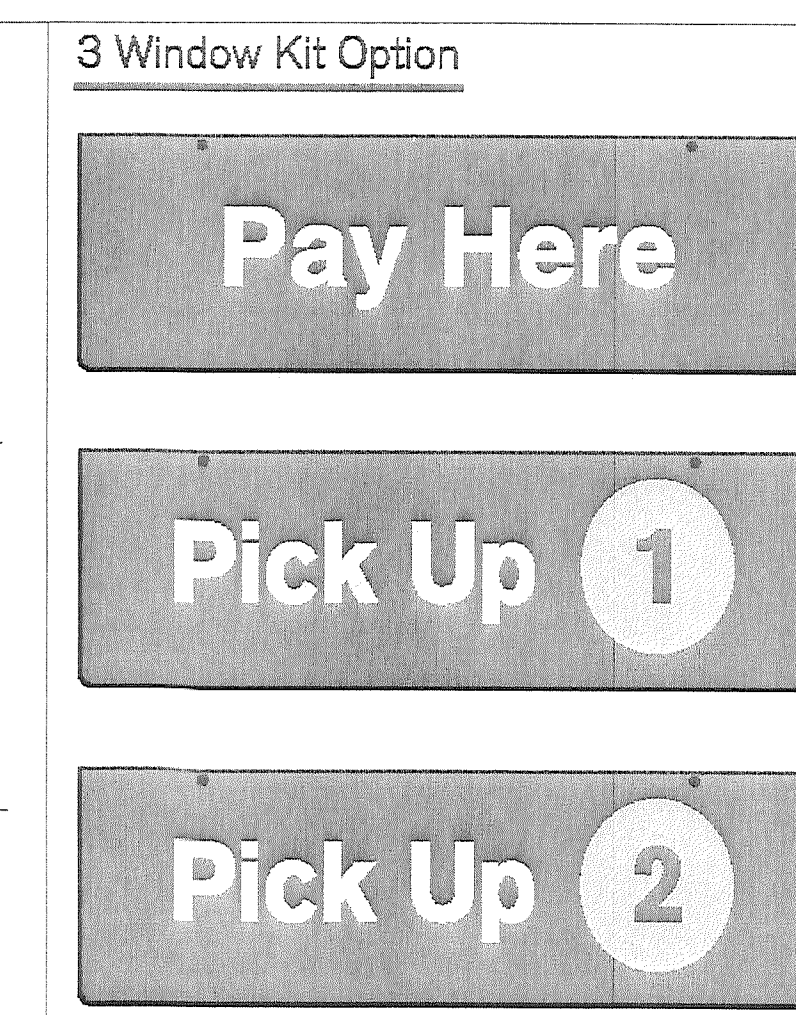
SIGN TYPE #5:
OPO MENU BOARD



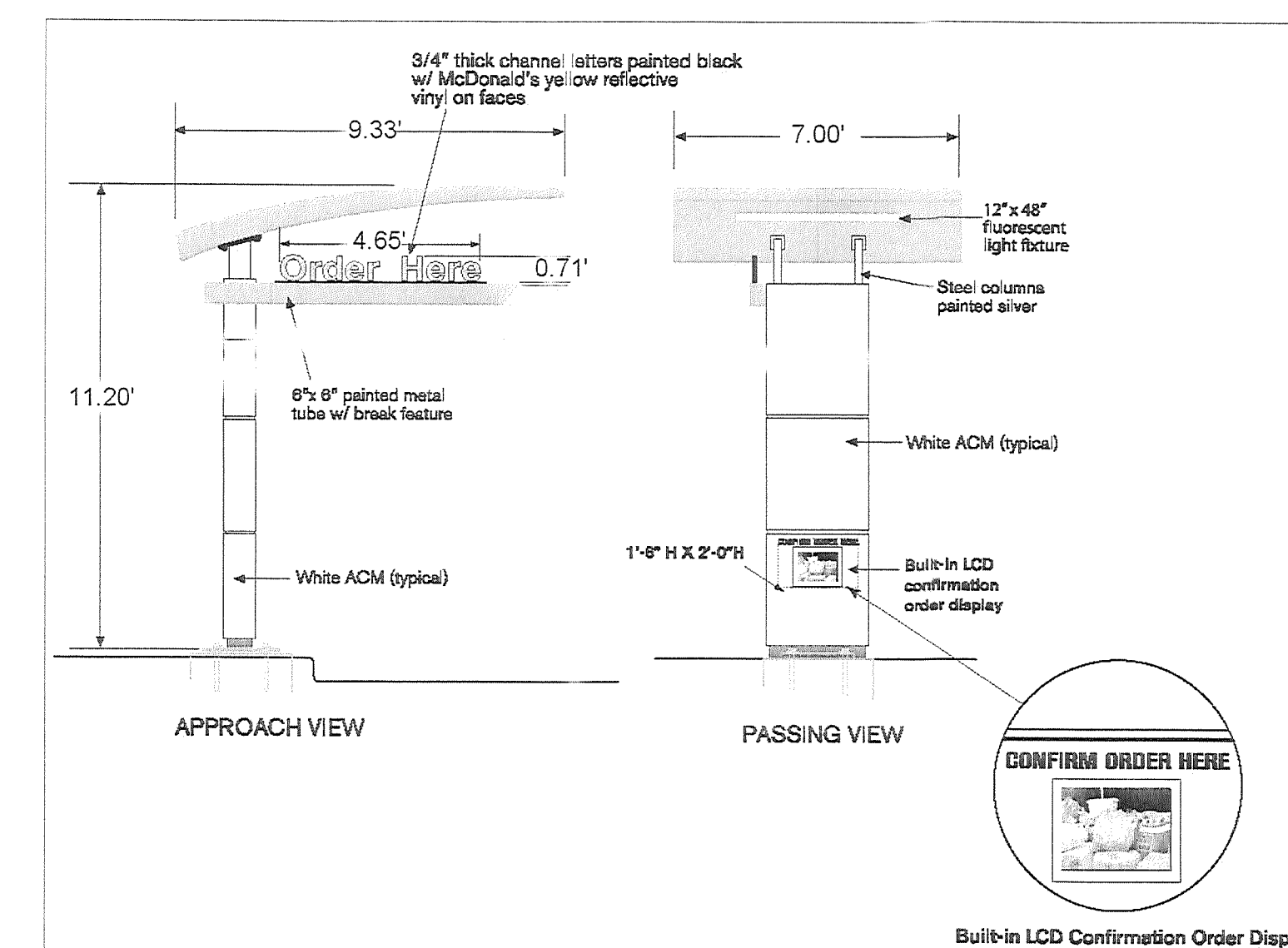
SIGN TYPE #3:
NEXT GEN FASCIA SIGN



SIGN TYPE #4:
NEXT GEN WINDOW POSITION SIGNS



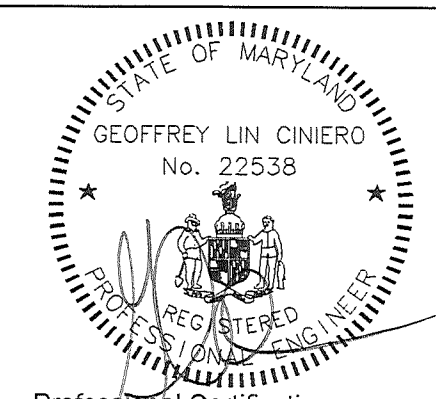
SIGN TYPE #6:
CLEARANCE GATEWAY



SIGN TYPE #7:
TWIN POLE COD CANOPY



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Baltimore, Maryland 21201
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f: 410.837.3621



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
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Expiration Date: 11-24-13

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REVISIONS		
NO.	DESCRIPTION	DATE
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BUILDING AREA 4,940 SQ. FT.
DINING ROOM SEATING 1245 SQ. FT.
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DRAWN BY: SW CHECKED BY: SW

PROJECT TITLE
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McDONALD'S
WASHINGTON BLVD
3223 WASHINGTON BLVD.
BALTIMORE, MD
REGION: BWR
LC NO. 019-0295

SHEET TITLE
SIGNAGE VARIANCE
REQUEST:
SIGN DETAILS

02909
SHEET NO. SPL-106-00