

M E M O R A N D U M

DATE: December 20, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0255-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 19, 2016. 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: PETITION FOR VARIANCE

(5302 Campbell Blvd.)

14th Election District

6th Council District

Retail Properties Business Trust

Legal Owner

McDonald's Corporation

Lessee

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0255-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Retail Properties Business Trust, owner of the subject property and McDonald's Corporation, lessee ("Petitioners"). Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit 39 off-street parking spaces in lieu of the required 60 parking spaces; (2) To permit a directional sign of 11.67 ft. in height in lieu of the maximum permitted 6 ft. (Double Arm Gateway); (3) To permit two directional signs of 10.17 ft. in height in lieu of the maximum permitted 6 ft. ("Order Here" Signs); (4) To permit two order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft.; (5) To permit 7 wall-mounted enterprise signs on the premises including 3 on one façade in lieu of the maximum permitted 3 signs on the premises and 2 on one façade; (6) To permit 2 canopy-type directional signs above the face of the canopy in lieu of the permitted wall mounted or free-standing directional signs ("Welcome" Signs); (7) To permit two projected directional signs in lieu of the permitted wall-mounted or free-standing signs (Window Position Signs); and (8) To permit 2 stacking spaces behind the order board in lieu of the required 5 stacking spaces. A site plan was marked as Petitioners' Exhibit 3.

Professional engineer Geoff Ciniero, Scott Rerdin, Lee May and Martin Emmer appeared

ORDER RECEIVED FOR FILING

Date 11/18/16

By Sen

in support of the petition. Caroline L. Hecker, Esq. and Justin Williams, Esq. represented the Petitioners. No protestants or interested citizens attended the hearing. The Petition was advertised and posted as required by the B.C.Z.R. A Substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR), noting Petitioners must submit landscape and lighting plans for the site.

The subject property is approximately 1.2924 acres and zoned BM. A McDonald's restaurant has operated at the site since 2001. McDonald's is planning to undertake an \$850,000 renovation of the restaurant which will improve its appearance and functionality. Variances are sought for signage and off-street parking, and counsel noted similar relief has been granted in other zoning cases involving McDonald's restaurants in Baltimore County.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The site sits at a higher elevation than the adjoining roadway (Campbell Blvd.) and is partially obstructed by existing vegetation. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct the proposed improvements to the restaurant. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

With respect to the variance for the number of parking spaces, counsel indicated the zoning

ORDER RECEIVED FOR FILING

Date

11/18/16

By

sen

office suggested only 39 (not 41) spaces were shown on the plan, since two of the spaces would be identified for drive-thru customers waiting for their food. But there is no provision in the B.C.Z.R. to this effect, and though handicap spaces are in fact legally restricted to disabled customers they are still counted for purposes of B.C.Z.R. §409.6. As such, I believe 41 spaces are provided, though I will grant the requested variance to allow 39 spaces.

THEREFORE, IT IS ORDERED, this 18th day of November, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) To permit 39 off-street parking spaces in lieu of the required 60 parking spaces; (2) To permit a directional sign of 11.67 ft. in height in lieu of the maximum permitted 6 ft. (Double Arm Gateway); (3) To permit two directional signs of 10.17 ft. in height in lieu of the maximum permitted 6 ft. ("Order Here" Signs); (4) To permit two order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft.; (5) To permit 7 wall-mounted enterprise signs on the premises including 3 on one façade in lieu of the maximum permitted 3 signs on the premises and 2 on one façade; (6) To permit 2 canopy-type directional signs above the face of the canopy in lieu of the permitted wall mounted or free-standing directional signs ("Welcome" Signs); (7) To permit two projected directional signs in lieu of the permitted wall-mounted or free-standing signs (Window Position Signs); and (8) To permit 2 stacking spaces behind the order board in lieu of the required 5 stacking spaces, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date

11/18/16

By

sen

2. Prior to issuance of permits Petitioners must submit for approval by Baltimore County landscape and lighting plans for the site.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date 11/18/16

By sln



PETITION FOR ZONING HEARING(S)

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

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

Address 5302 Campbell Blvd which is presently zoned BM
Deed References: 24816-714 10 Digit Tax Account # 2 3 0 0 0 0 7 1 0 1
Property Owner(s) Printed Name(s) Retail Properties Business Trust

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)
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:

McDonald's Corporation c/o Jeff Bell, Sr.

Name- Type or Print

S. Upadhye

Signature Shilpa Upadhye, Sr. Counsel

6903 Rockledge Drive., Suite 100 Bethesda, MD

Mailing Address City State
20817 / (240) 497-3708 / jeff.bell@us.mcd.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Caroline L. Hecker

Name- Type or Print

Caroline L. Hecker

Signature

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):

Retail Properties Business Trust

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

c/o Federal Realty Investment Trust 1626 Jefferson Street, Rockville, MD

Mailing Address City State
20852 / (301) 998-8104 / dbecker@federalrealty.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

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

Mailing Address City State
21201 / (410) 727-6600 checker@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0255-A Filing Date 4/21/16

Do Not Schedule Dates:

Date 11/18/16

Reviewer Ben

REV. 10/4/11

By Ben

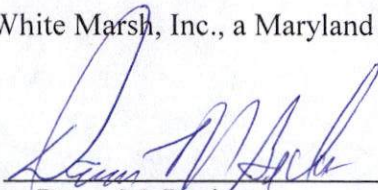
**Attachment
Petition for Variance**

5302 Campbell Boulevard

Legal Owners (Petitioners):

RETAIL PROPERTIES BUSINESS TRUST, a Maryland business trust

By: FR White Marsh, Inc., a Maryland Corporation

By: 
Name: Dawn M. Becker
Title: Vice President
Managing Director Mixed Use Operations

Item #0255

Attachment
Petition for Variance
5302 Campbell Blvd

Variance Relief is Requested from the Following Sections of the BCZR:

1. Section 409.6.A.2 to permit 39 off-street parking spaces in lieu of the required 60 parking spaces.
2. Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 11.67 feet in height in lieu of the maximum permitted 6 feet (Double Arm Gateway).
3. Section 450.4 Attachment 1, 3(b)(VII) to permit 2 directional signs of 10.17 feet in height in lieu of the maximum permitted 6 feet ("Order Here" Signs).
4. Section 450.4 Attachment 1, 5(f)(VII) to permit 2 order boards of 6.75 feet in height in lieu of the maximum permitted 6 feet.
5. Section 450.4 Attachment 1, 5(a)(VI) to permit 7 wall-mounted enterprise signs on the premises, including 3 on one façade, in lieu of the maximum permitted 3 signs on the premises and 2 on one façade.
6. Section 450.4 Attachment 1, 3(II) to permit 2 canopy-type directional signs above the face of the canopy in lieu of the permitted wall-mounted or free-standing directional signs ("Welcome" Signs).
7. Section 450.4 Attachment 1, 3(II) to permit two projected directional signs in lieu of the permitted wall-mounted or free-standing signs (Window Position Signs).
8. Section 409.10.A to permit 2 stacking spaces behind the order board in lieu of the required 5 stacking spaces.

METES AND BOUNDS DESCRIPTION

Lot 1C-2

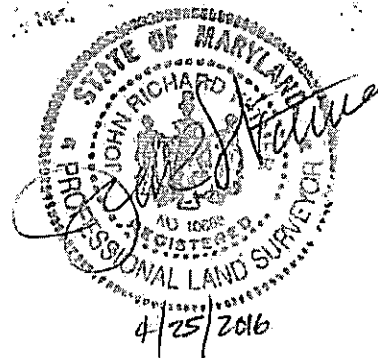
White Marsh Community

All of that parcel or tract of land located in the 14th Election District of Baltimore County, Maryland, being all of that parcel of land conveyed to Retail Properties Business Trust, a Maryland Business Trust, from Nottingham Village, Inc., by Deed, dated November 17, 2006, recorded among the Land Records of Baltimore County, Maryland in Liber 24816 at Folio 714, said parcel being Lot 1C-2 as shown and included on a Subdivision Record Plat, titled White Marsh Community, which plat is recorded among the aforesaid Land Records in Plat Book SM 72 at Page 19, said parcel being more particularly described as follows:

Beginning for the same at a point being the westernmost corner of said Lot 1C-2 on the northern right-of-way-line of Campbell Boulevard, said point being labeled number 13 on said Plat; then leaving said Campbell Boulevard right-of-way with the outline of said Lot 1C-2 as shown on said plat

1. North 36° 53' 38" East 227.28 feet to the point labeled number 27 on said plat; then continuing with the outline of said Lot 1C-2
2. South 50° 56' 20" East 261.87 feet to the point labeled number 47 on said plat; then continuing with the outline of said Lot 1C-2 along a non-radial line
3. South 39° 03' 40" West 215.64 feet to the point labeled number 46 on said plat, said point being on the northern right-of-way line of said Campbell Boulevard; then continuing with the outline of said Lot 1C-2, with a portion of said right-of-way
4. 174.03 feet along the arc of a non-tangent curve to the left, having a radius of 7,061.00 feet, a central angle of 01° 24' 43.7" and a chord bearing and distance of North 51° 45' 16" West 174.03 feet to the point labeled number 12 on said plat; then continuing with the outline of said Lot 1C-2 along a non-tangent line of said right-of-way
5. North 57° 25' 11" West 79.78 feet to the point of beginning containing a computed area of 56,298 Square Feet or 1.2924 Acres of land.

Subject to a 10' Drainage and Utility Easement established by Plat Book SM 66, Plat 149 and Liber SM 10895 Folio 644.



Two year MDLLR Professional Land Surveyor's
License Renewal Date: 11/29/2017

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

NO 144076

Date:

9/23/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				\$250.00

Total:

\$250.00

Rec

From:

ROSENBLUM, MARTIN ~~WALKIN~~, GREENBERG

For:

2016-0755 - AMENDED

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
9/26/2016 9/23/2016 11:11:39 3
REG USD3 WALKIN CASH
>>RECEIPT # 378351 9/23/2016 GFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 144076
Recpt Tot \$250.00
\$250.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

October 12, 2016

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0255-A

5302 Campbell Blvd.

NE/s Campbell Blvd., N/w of centerline of Philadelphia Road

14th Election District – 6th Councilmanic District

Legal Owners: Retail Properties Business Trust

Contract Purchaser: McDonald's Corporation c/o Jeff Bell, Sr.

Variance 1. To permit 39 off-street parking spaces in lieu of the required 60 parking spaces
2. To permit a directional sign of 11.67 ft. in height in lieu of the maximum permitted 6 ft. (Double Arm Gateway). 3. To permit two directional signs of 10.17 ft. in height in lieu of the maximum permitted 6 ft. ("Order Here" Signs). 4. To permit two order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft. 5. To permit 7 wall-mounted enterprise signs on the premises including 3 on one façade in lieu of the maximum permitted 3 signs on the premises and 2 on one façade. 6. To permit 2 canopy-type directional signs above the face of the canopy in lieu of the permitted wall mounted or free-standing directional signs ("Welcome" Signs). 7. To permit two projected directional signs in lieu of the permitted wall-mounted or free-standing signs (Window Position Signs). 8. To permit 2 stacking spaces behind the order board in lieu of the required 5 stacking spaces.

Hearing: Wednesday, November 16, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Caroline Hecker, 25 S. Charles Street, 21st Fl., Baltimore 21201
Shilpa Upadhye, Sr., 6903 Rockledge Dr., Ste. 100, Bethesda 20817
Retail Properties Business Trust, 1626 Jefferson St., Rockville 20852

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 27, 2016.
- (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.

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4542643

Sold To:

Rosenberg, Martin, Greenberg, Llc - CU00356144
25 S Charles St
Baltimore, MD 21201

Bill To:

Rosenberg, Martin, Greenberg, Llc - CU00356144
25 S Charles St
Baltimore, MD 21201

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Oct 27, 2016

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2016-0255-A

5302 Campbell Blvd.
NE/s Campbell Blvd., N/w of centerline of Philadelphia Road

14th Election District - 6th Councilmanic District
Legal Owner(s) Retail Properties Business Trust
Contract Purchaser(s) McDonald's Corporation c/o Jeff Bell, Sr.

Variance: 1. To permit 39 off-street parking spaces in lieu of the required 60 parking spaces. 2. To permit a directional sign of 11.67 ft. in height in lieu of the maximum permitted 6 ft. (Double Arm Gateway) 3. To permit two directional signs of 10.17 ft. in height in lieu of the maximum permitted 6 ft. ("Order Here" Signs). 4. To permit two order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft. 5. To permit 7 wall-mounted enterprise signs on the premises including 3 on one facade in lieu of the maximum permitted 3 signs on the premises and 2 on one facade. 6. To permit 2 canopy-type directional signs above the face of the canopy in lieu of the permitted wall mounted or free-standing directional signs ("Welcome" Signs) 7. To permit two projected directional signs in lieu of the permitted wall-mounted or free standing directional signs (Window Position Signs) 8. To permit 2 stacking spaces behind the order board in lieu of the required 5 stacking spaces.

Hearing: Wednesday, November 16, 2016 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.

10/127 Oct. 27

4542643



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4187433

Sold To:

Maggie Giordano - CU00538404
25 S Charles St
Fl 21
Baltimore, MD 21201-3330

Bill To:

Maggie Giordano - CU00538404
25 S Charles St
Fl 21
Baltimore, MD 21201-3330

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 19, 2016

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2016-0255-A
5302 Campbell Boulevard
NE/s Campbell Blvd., 500 ft. NW of centerline of Philadelphia Road
14th Election District - 6th Councilmanic District
Legal Owner(s) Retail Properties Business Trust
Contract Purchaser(s): McDonald's Corporation c/o Jeff Bess, Sr.

Variance: to allow 42 off-street parking spaces in lieu of the required 59 parking spaces; to permit a directional sign of 11.2 ft. in height in lieu of the permitted 6 ft. (Sign 3F); to permit two directional signs of 8.67 ft. in height in lieu of the permitted 6 ft. (Signs 3D and 4D) and to permit two order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Signs 3B and 4C).

Hearing: Wednesday, June 8, 2016 at 2:30 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.

5/123 May 19 4187433

CERTIFICATE OF POSTING

RE: Case No. 2016-0255-A

Petitioner: Caroline Hecker, attorney

Hearing Date: 11/16/16

Baltimore County Department of
Permits, Approvals and Inspections
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 _____

5302 Campbell Boulevard

_____ on 10/27/16

Sincerely,

 10/27/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Case No. 2016-0255-A



Richard E. G. 10/27/16

443-243-7360

Certificate of Posting

Case No. 2016-0255-A

PLACE: ROOM 205, JEFFERSON BUILDING, 205 W. CHESAPEAKE AVE.

TOWSON 21204

DATE AND TIME: WED., NOV. 16, 2016 AT 1:30 P.M.

REQUEST: VARIANCE 1. TO PERMIT 39 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 60 PARKING SPACES. 2. TO PERMIT A DIRECTIONAL SIGN OF 11.67 FT. IN HEIGHT IN LIEU OF THE MAXIMUM PERMITTED 6 FT. (DOUBLE ARM GATEWAY). 3. TO PERMIT TWO DIRECTIONAL SIGNS OF 18.17 FT. IN HEIGHT IN LIEU OF THE MAXIMUM PERMITTED 6 FT. ("ORDER HERE" SIGNS). 4. TO PERMIT TWO ORDER BOARDS OF 6.75 FT. IN HEIGHT IN LIEU OF THE MAXIMUM PERMITTED 6 FT. 5. TO PERMIT 7 WALL-MOUNTED ENTERPRISE SIGNS ON THE PREMISES INCLUDING 3 ON ONE FACADE IN LIEU OF THE MAXIMUM PERMITTED 3 SIGNS ON THE PREMISES AND 2 ON ONE FACADE. 6. TO PERMIT 2 CANOPY-TYPE DIRECTIONAL SIGNS ABOVE THE FACE OF THE CANOPY IN LIEU OF THE PERMITTED WALL MOUNTED OR FREE-STANDING DIRECTIONAL SIGNS ("WELCOME" SIGNS). 7. TO PERMIT TWO PROJECTED DIRECTIONAL SIGNS IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGNS (WINDOW POSITION SIGNS). 8. TO PERMIT 2 STACKING SPACES BEHIND THE ORDER BOARD IN LIEU OF THE REQUIRED 5 STACKING SPACES.

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

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

5302 Campbell Boulevard (2 of 2)

(Posted 10/27/16)

Richard E. Hoffman 10/27/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 27, 2016 Issue - Jeffersonian

Please forward billing to:

Maggie Giordano
Rosenberg, Martin Greenberg
25 S. Charles St., 21st Floor
Baltimore, MD 21201

410-727-6600

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0255-A

5302 Campbell Blvd.

NE/s Campbell Blvd., N/w of centerline of Philadelphia Road

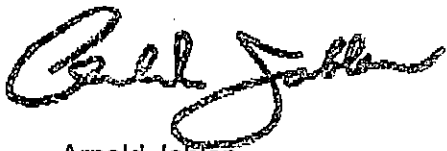
14th Election District – 6th Councilmanic District

Legal Owners: Retail Properties Business Trust

Contract Purchaser: McDonald's Corporation c/o Jeff Bell, Sr.

Variance 1. To permit 39 off-street parking spaces in lieu of the required 60 parking spaces
2. To permit a directional sign of 11.67 ft. in height in lieu of the maximum permitted 6 ft. (Double Arm Gateway). 3. To permit two directional signs of 10.17 ft. in height in lieu of the maximum permitted 6 ft. ("Order Here" Signs). 4. To permit two order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft. 5. To permit 7 wall-mounted enterprise signs on the premises including 3 on one façade in lieu of the maximum permitted 3 signs on the premises and 2 on one façade. 6. To permit 2 canopy-type directional signs above the face of the canopy in lieu of the permitted wall mounted or free-standing directional signs ("Welcome" Signs). 7. To permit two projected directional signs in lieu of the permitted wall-mounted or free-standing signs (Window Position Signs). 8. To permit 2 stacking spaces behind the order board in lieu of the required 5 stacking spaces.

Hearing: Wednesday, November 16, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

October 12, 2016

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0255-A

5302 Campbell Blvd.

NE/s Campbell Blvd., N/w of centerline of Philadelphia Road

14th Election District – 6th Councilmanic District

Legal Owners: Retail Properties Business Trust

Contract Purchaser: McDonald's Corporation c/o Jeff Bell, Sr.

Variance 1. To permit 39 off-street parking spaces in lieu of the required 60 parking spaces
2. To permit a directional sign of 11.67 ft. in height in lieu of the maximum permitted 6 ft. (Double Arm Gateway). 3. To permit two directional signs of 10.17 ft. in height in lieu of the maximum permitted 6 ft. ("Order Here" Signs). 4. To permit two order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft. 5. To permit 7 wall-mounted enterprise signs on the premises including 3 on one façade in lieu of the maximum permitted 3 signs on the premises and 2 on one façade. 6. To permit 2 canopy-type directional signs above the face of the canopy in lieu of the permitted wall mounted or free-standing directional signs ("Welcome" Signs). 7. To permit two projected directional signs in lieu of the permitted wall-mounted or free-standing signs (Window Position Signs). 8. To permit 2 stacking spaces behind the order board in lieu of the required 5 stacking spaces.

Hearing: Wednesday, November 16, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Caroline Hecker, 25 S. Charles Street, 21st Fl., Baltimore 21201
Shilpa Upadhye, Sr., 6903 Rockledge Dr., Ste. 100, Bethesda 20817
Retail Properties Business Trust, 1626 Jefferson St., Rockville 20852

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 27, 2016.**
(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

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 19, 2016 Issue - Jeffersonian

Please forward billing to:

Maggie Giordano
Rosenberg, Martin, Greenberg, LLP
25 S. Charles Street, 21st Fl.
Baltimore, MD 21201

410-727-6600

NOTICE OF ZONING HEARING

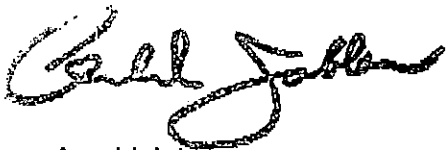
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0255-A

5302 Campbell Boulevard
NE/s Campbell Blvd., 500 ft. NW of centerline of Philadelphia Road
14th Election District – 6th Councilmanic District
Legal Owners: Retail Properties Business Trust
Contract Purchaser: McDonald's Corporation c/o Jeff Bess, Sr.

Variance to allow 42 off-street parking spaces in lieu of the required 59 parking spaces; to permit a directional sign of 11.2 ft. in height in lieu of the permitted 6 ft. (Sign 3F); to permit two directional signs of 8.67 ft. in height in lieu of the permitted 6 ft. (Signs 3D and 4D) and to permit two order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Signs 3B and 4C).

Hearing: Wednesday, June 8, 2016 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

May 3, 2016

NOTICE OF ZONING HEARING

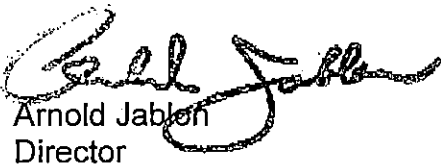
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0255-A

5302 Campbell Boulevard
NE/s Campbell Blvd., 500 ft. NW of centerline of Philadelphia Road
14th Election District – 6th Councilmanic District
Legal Owners: Retail Properties Business Trust
Contract Purchaser: McDonald's Corporation c/o Jeff Bess, Sr.

Variance to allow 42 off-street parking spaces in lieu of the required 59 parking spaces; to permit a directional sign of 11.2 ft. in height in lieu of the permitted 6 ft. (Sign 3F); to permit two directional signs of 8.67 ft. in height in lieu of the permitted 6 ft. (Signs 3D and 4D) and to permit two order boards of 6.75 ft. in height in lieu of the permitted 6 ft. (Signs 3B and 4C).

Hearing: Wednesday, June 8, 2016 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Caroline Hecker, 25 S. Charles Street, 21st Fl., Baltimore 21201
Jeff Bell, McDonalds Corp., 6903 Rockledge Dr., Ste. 100, Bethesda 20817
Federal Realty Investment Trust, 1626 Jefferson Street, Rockville 20852

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 19, 2016**
- (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 VARIANCE	*	BEFORE THE OFFICE
5302 Campbell Blvd; NE/S Campbell Blvd,	*	OF ADMINSTRATIVE
500' NW of c/line Philadelphia Road		
14 th Election & 6 th Councilmanic Districts		
Legal Owner(s): Retail Properties Business Trust*		HEARINGS FOR
Contract Purchaser(s): McDonald's Corporation		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-255-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

APR 29 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of April, 2016, a copy of the foregoing Entry of Appearance was mailed to Caroline 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

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0255-A
Property Address: 5302 Campbell Blvd.
Property Description: _____

Legal Owners (Petitioners): Retail Properties Business Trust
Contract Purchaser/Lessee: McDonald's Corporation

PLEASE FORWARD ADVERTISING BILL TO:

Name: Maggie Giordano
Company/Firm (if applicable): Rosenberg Martin Greenberg LLP
Address: 25 S. Charles St. 21st Floor
Baltimore MD 21201

Telephone Number: 410 727-6600



KEVIN KAMENETZ
County Executive

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

November 9, 2016

Retail Properties Business Trust
C/O Federal Realty Investment Trust
1626 Jefferson Street
Rockville MD 20852

RE: Case Number: 2016-0255 A, Address: 5302 Campbell Boulevard

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 April 21, 2016. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
McDonalds's Corporation, C/O Jeff Bell, Sr., Shilpa Upadhye, Sr. Counsel, 6903 Rockledge Drive, Suite 100, Bethesda MD 20817
Caroline L Hecker, Esquire, 25 S. Charles Street, 21st Floor, Baltimore MD 21201

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/5/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0255A

Variance
Retail Properties Business Trust
Dawn M. Becker VP
5302 Campbell Boulevard

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller', is written over a horizontal line.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 4/27/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0255-A

Variance
Retail Properties Business Trust, Dawn M. Becker, VP
5302 Campbell Boulevard

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: October 31, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-255

RECEIVED

NOV 03 2016

INFORMATION:

Property Address: 5302 Campbell Boulevard
Petitioner: Retail Properties Business Trust
Zoning: BM
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

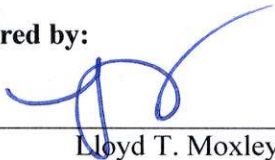
The Department of Planning has reviewed the revised petition for a variance received October 3, 2016 with attachments.

A site visit was conducted on May 4, 2016.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Caroline L. Hecker
Office of the Administrative Hearings
People's Counsel for Baltimore County

11-16-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 05 2016



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0255-A
Address 5302 Campbell Blvd.
(Retail Properties Business Trust
Property)

Zoning Advisory Committee Meeting of **October 10, 2016**.

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

Reviewer: Steve Ford Date: 10-05-2016

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 May 2, 2016
Item No. 2016-0255

DATE: May 2, 2016

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

A Landscape Plan meeting Manual requirements and a Photometric Lighting Plan are required.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 16-0255-0502016.doc

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 October 10, 2016
Item No. 2016-0255

DATE: October 11, 2016

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

Landscape and Lighting Plans are required per the requirements of the Landscape Manual.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 16-0255-10102016.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: October 31, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-255

INFORMATION:

Property Address: 5302 Campbell Boulevard
Petitioner: Retail Properties Business Trust
Zoning: BM
Requested Action: Variance.

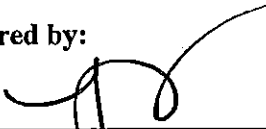
The Department of Planning has reviewed the revised petition for a variance received October 3, 2016 with attachments.

A site visit was conducted on May 4, 2016.

The Department has no objection to granting the petitioned zoning relief.

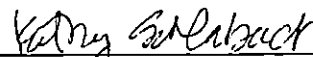
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Caroline L. Hecker
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: May 11, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-255

INFORMATION:

Property Address: 5302 Campbell Boulevard
Petitioner: Retail Properties Business Trust
Zoning: BM
Requested Action: Variance

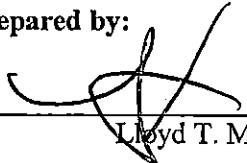
The Department of Planning has reviewed the petition for a variance to permit 42 off-street parking spaces, a directional sign with a height of 11.2 feet, two directional signs of 8.67 feet in height and two order boards with a height of 6.75 feet in lieu of the required 59 parking spaces, 6 feet, 6 feet and 6 feet respectively.

A site visit was conducted on May 4, 2016.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Caroline L. Hecker
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0255-A
Address 5302 Campbell Blvd.
(Retail Properties Business Trust
Property)

Zoning Advisory Committee Meeting of **October 10, 2016**.

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

Reviewer: Steve Ford

Date: 10-05-2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 28, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0255-A
5302 Campbell Boulevard
(Becker Property)

Zoning Advisory Committee Meeting of **May 2, 2016**.

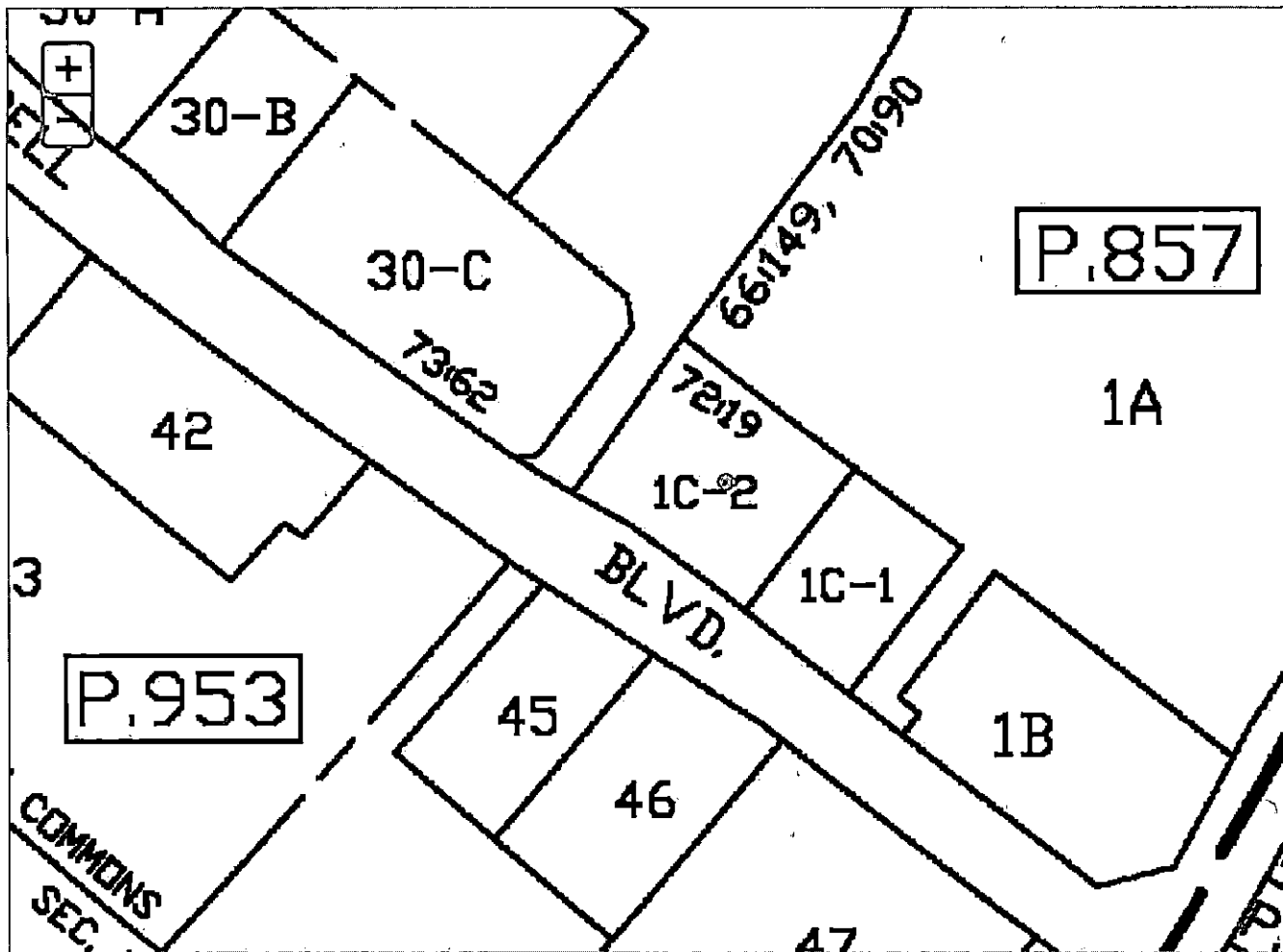
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 04-28-2016

Real Property Data Search (w1)										Guide to searching the database	
Search Result for BALTIMORE COUNTY											
View Map			View GroundRent Redemption				View GroundRent Registration				
Account Identifier:			District - 14 Account Number - 2300007101								
Owner Information											
Owner Name:		RETAIL PROPERTIES BUSINESS TRUST					Use:		COMMERCIAL NO		
Mailing Address:		%FEDERAL REALTY BUSINESS TRUST 1626 EAST JEFFERSON ST ROCKVILLE MD 20852-					Principal Residence:		Deed Reference: /24816/ 00714		
Location & Structure Information											
Premises Address:		5302 CAMPBELL BLVD BALTIMORE MD 21236-4922					Legal Description:		1.2924 AC 5302-5338 CAMPBELL BLVD WHITEMARSH COMMUNITY		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
0082	0010	0857		0000	H		1C2	2016		0072/0019	
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built 2002		Above Grade Enclosed Area 2200		Finished Basement Area		Property Land Area 1.2900 AC		County Use 06			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
		FAST FOOD									
Value Information											
			Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2016		As of 07/01/2017		
Land:			1,292,400		1,292,400						
Improvements			907,200		622,000						
Total:			2,199,600		1,914,400		1,914,400		1,914,400		
Preferential Land:			0						0		
Transfer Information											
Seller: NOTTINGHAM VILLAGE INC				Date: 11/27/2006				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /24816/ 00714				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017					
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											

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **14** Account Number: **2300007101**

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.

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>).

CASE NAME 2016-255-A
CASE NUMBER S302 Campbell Blvd
DATE 11/16/16

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5/2</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>10/5</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>10/31</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj</u>
<u>10/5</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10/27/16</u>	
SIGN POSTING	Date: <u>10/27/16</u> by <u>Hoffman</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Case No.: 2016-0255-A

Exhibit Sheet

Petitioner/Developer

192
12-20-16

Protestants

SEN
11-18-16

No. 1	photos of site	
No. 2	white marsh community plan	
No. 3	site plan	
No. 4	sign elevations	
No. 5	sign elevations (drive thru)	
No. 6	Ciniero C.V.	
No. 7	Hearing outline	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

5302 Campbell Blvd.

EXHIBIT

Labels

5302 Campbell Blvd

Google earth

Image Landsat

300 ft



5302 Campbell Blvd.



Google earth

© 2016 Google

7.67 ft

5302 Campbell Blvd.

Google earth

© 2016 Google

8.24 ft



5302 Campbell Blvd.



Google earth

© 2016 Google

10 ft



Geoffrey L. Ciniero, P.E.
President

EDUCATION: Bachelor of Science in Civil Engineering, July 1987
Clemson University, Clemson South Carolina

PROFESSIONAL

REGISTRATION: Professional Engineer – Maryland, Virginia,
Pennsylvania, New Jersey, Delaware,
District of Columbia, West Virginia

PROFESSIONAL

EXPERIENCE: 29 Years Total Experience

PROFESSIONAL SUMMARY:

Mr. Ciniero is President of CMS Associates LLC and has over twenty nine years of experience in the design and construction industry. Mr. Ciniero has experience as an engineering project manager, office manager, expert witness, and designer for office, industrial, institutional and residential land development, as well as public, military and institutional projects. His responsibilities include overall management and design of civil engineering projects. His past assignments include schematic and final design, stormwater management grading and utility design, zoning analysis, preparation and review of plans and specifications, earthwork and feasibility studies, site analysis, construction inspection and review of environmental and geotechnical investigations. Mr. Ciniero has extensive experience in design/build projects as well as value engineering.

REPRESENTATIVE PROJECT EXPERIENCE

PRIVATE SECTOR PROJECTS:

Twinbrook Commons, Montgomery County, MD – Managed and designed site drawings for a 325,000sf office, 1,595 unit residential and retail mixed development.

White Flint Crossing, Montgomery County, MD – Managed and designed site drawings for a 24 story mixed use 440 unit residential, 223,000sf commercial development with underground parking. Design included bioretention facilities.

Rock Spring Park, Montgomery County, MD – Managed and designed office buildings, garages and road network for a 40 acre office park. This design included, water, sewer, storm and stormwater management, including bioretention design.

Site Analysis * Planning * Engineering * Project Management

4925 Ellis Lane * Ellicott City, MD 21043 * (410) 988-2436
www.cms-engineering.net

Lee Airport, Anne Arundel County, MD – Managed and designed site drawings for a 24 acre residential and commercial development adjacent to a municipal airport. This project included infiltration and bioretention design.

Arundel West, Anne Arundel County, MD - Managed and designed site drawings for two warehouse sites. Design included water, sewer, grading, storm water management, as well as design around existing wetlands and floodplain.

Asbury Villas North, Gaithersburg, MD - Managed site design of grading, sediment control, water, sewer and storm drain for a new 43 duplex unit development including a roadway network and stormwater management at the Asbury Methodist Village Community. This project included stormwater management infiltration and recharge design

Asbury Drive and Fellowship Circle, Gaithersburg, MD - Managed road/storm drain design of an interior road system for the Asbury Methodist Village Community. This project included stormwater management analysis.

Asbury Assisted Living Building I, Gaithersburg, MD - Managed site design of grading, sediment control, water, sewer and storm drain for a new 6 story building and parking lots at the Asbury Methodist Village Community. This project included stormwater management analysis.

Riverside, Riverdale, MD - Managed design of 200 acre commercial development. Provided civil engineering for all site work, utilities, storm water management, sediment control, site inspection, and cost estimation.

McDonald's Restaurants, East Coast – Managed and designed the reconfiguration of multiple drive thru sites within Maryland, Virginia, Washington, DC, Delaware, West Virginia and Pennsylvania.

Archdiocese of Washington, Washington, DC – Managed and designed the design of stormwater management, site grading and utilities for an addition to the existing facility on Taylor Street.

PUBLIC SECTOR PROJECTS:

Enid A. Haupt Gardens, Smithsonian Institution, Washington, DC - Managed design and demolition of rehabilitation of walkways and drainage system. Provided cost estimates, special construction details, specifications, and site observation.

Ripley Gardens, Smithsonian Institution, Washington, DC - Managed design and demolition of rehabilitation of walkways and drainage system. Provided cost estimates, special construction details, specifications, and site observation.

American Indian Museum, Smithsonian Institution, Washington, DC - Level I engineering study. Provided utility, grading, and parking information/feasibility study.

American Indian Museum Support Site, Smithsonian Institution, Suitland, MD Level I engineering study. Provided utility, grading, and parking information/feasibility study.

Janes Island State Park, St. Mary's County, MD - Managed site design of day use expansion for a state park within non-tidal wetlands. Coordinated design of electrical engineer.

Assateague State Park, Worcester County, MD - Managed site design of an interior camp loop road and camp pads. Design included working within the flood plain and coordinating design of electrical engineer.

U.S. Navy Section 802 Housing, Cheltenham, MD - Feasibility research and preliminary design of water, sewer, and stormwater management for a 37 acre townhouse/apartment subdivision. Included cost estimates and all utilities.

Patuxent River Naval Station, Patuxent River, MD - Conceptual design and cost analysis of storm drain, stormwater management, water, sewer, and grading for site.

Bolling Air Force Base Housing, Washington, DC - Managed site design of a 123 unit, design build project. Design included grading, sediment control, storm drain, stormwater management, road design, and water and sewer.

JNCO Family Housing, Fort Meade, MD - Managed site design of a new townhouse community for base housing.

Nyumburu Cultural Center, College Park, MD - Managed site design of site plans, storm drain, sediment control, water and sewer plans for design/build project at the University of Maryland.

Andrews Air Force Base, Maryland - Performed a base wide feasibility study for storm drain, water, sewer, and stormwater management.

Kehoe Field, Soccer Stadium, College Park, MD. - Full construction design as a design build project including grading and utilities.

Bowie State University, Bowie, MD - Drainage feasibility study

ATF Facility, Martinsburg, WV - Complete energy retrofit for the entire facility, including geothermal wells, parking lot re-configuration, construction phasing and erosion and sediment control.

Warriors in Training, Ft. Belvoir, VA. - Value engineering review for the entire project.

Graduate Gardens, College Park, MD. - Managed and designed waterline upgrades for eight university apartment buildings.

University Hills, Hyattsville, MD. - Managed and designed waterline upgrades for seven university apartment buildings.



ROSENBERG | MARTIN | GREENBERG, LLP

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

BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S - 5302 CAMPBELL BLVD.

NOVEMBER 16, 2016

2016-255-A

I. INTRODUCTION

1. Caroline Hecker and Justin Williams – Rosenberg Martin Greenberg, LLP
2. Geoffrey Ciniero – CMS Associates, LLC (Professional Engineer)
3. Lee May – McDonald's Corporation
4. Scott Rardin – Operator
5. This is a petition for variances necessary as part of a major remodel of an existing McDonald's restaurant, including the addition of an additional drive-thru queuing lane and the installation of related signage.
6. Property Information:
 - i. Zoning Classification: B.M.
 - ii. Neighborhood: White Marsh/Nottingham
 - iii. The Property, which is a pad site located within the Nottingham Square shopping center, has a site area of 1.29 acres (56,192.4 SF), and is improved with a 3,696-SF McDonald's restaurant.

II. EXISTING CONDITIONS

1. The Property is located in the Nottingham Square shopping center and is part of the overall White Marsh Community Plan.
 1. **Exhibit 1 – Photos**
 2. **Exhibit 2 – White Marsh Community Plan**
2. The Property is improved with a McDonald's restaurant that has operated at the location for approximately 15 years.



3. There are 46 parking spaces on the Property, which is less than the 60 spaces that are typically required for fast-food restaurants (16 per 1,000 SF gross floor area), but the project appears to have been initially approved using the parking calculation for shopping centers (5 per 1,000 SF gross leasable area).
 - i. The Zoning Review staff have now instructed the Petitioner to seek a variance for the project using the fast-food restaurant calculation of 16 spaces per 1,000 SF.
4. The dining room's hours of operation are from 5:00 AM until 11:00 PM (12:00 AM on Friday and Saturday nights), while drive-thru hours are from 5:00 AM to 12:00 AM daily.

III. PROPOSED CONDITIONS

1. McDonald's is proposing a major remodel of this site. At an estimated cost of \$850,000, the remodel will encompass interior and exterior renovations including drive-thru enhancements.
 - i. Interior Renovations:
 1. The interior improvements include a new interior design scheme, including new lobby furniture, as well as the replacement of kitchen equipment and floor tiles.
 - ii. Drive-Thru Modifications:
 1. **Exhibit 3 – Site Plan**
 2. McDonald's proposes to reconfigure the drive-thru aisle to add a second queuing lane to accommodate increased drive-thru demand. The restaurant currently conducts approximately 67% of its business via drive-thru. With the addition of the second queuing lane, McDonald's expects that its drive-thru business will increase by approximately 5%.
 3. Six parking spaces will be removed to accommodate the additional queuing lane, and an additional space will be added against the building.
 - (1) The result is a net loss of 5 parking spaces.
 4. However, in Mr. Rardin's experience, the site provides ample off-street parking and the loss of 5 spaces will not have any adverse impact. In his experience, the parking lot is never more than 70% full even at the restaurant's peak times.

iii. Building Exterior/Signage

1. **Exhibit 4 – Exterior Elevations**
2. **Exhibit 5 – Signage Plan**
3. Additionally, McDonald's is remodeling the exterior of the restaurant. The remodeled restaurant will incorporate McDonald's new, contemporary design, including its new signage package.
4. As shown on the exterior elevations, the contemporary, upscale look of the restaurants represents a move away from the bright, plastic look of older McDonalds' restaurants. For example, the mansard roof with white beams will be replaced with stylish brick, E.I.F.S., and accent metals.
5. Seven enterprise signs on the faces of the building are proposed: 3 signs on the front of the building; 1 sign on the drive-thru side of the building; 1 sign on the non-drive-thru side of the building; and 2 signs on the rear of the building.
6. Also proposed are two "canopy"-style directional signs on the front and non-drive-thru sides 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.
7. Finally, directional signs over the drive-thru lanes and new menu boards are proposed.

IV. REQUESTED ZONING RELIEF

1. Section 409.6.A.2 to permit 39 off-street parking spaces in lieu of the required 60 parking spaces. (*Note: the site plan shows 41 spaces, however, the Zoning Review staff have indicated that the proposed drive-thru waiting spaces should not be included in the parking count.*)
2. Section 409.10.A to permit 2 stacking spaces behind the order board in lieu of the required 5 stacking spaces.
3. Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 11.67 feet in height in lieu of the maximum permitted 6 feet (Double Arm Gateway).
4. Section 450.4 Attachment 1, 3(b)(VII) to permit 2 directional signs of 10.17 feet in height in lieu of the maximum permitted 6 feet ("Order Here" Signs).
5. Section 450.4 Attachment 1, 5(f)(VII) to permit 2 order boards of 6.75 feet in height in lieu of the maximum permitted 6 feet.

6. Section 450.4 Attachment 1, 5(a)(VI) to permit 7 wall-mounted enterprise signs on the premises, including 3 on one façade, in lieu of the maximum permitted 3 signs on the premises and 2 on one façade.
7. Section 450.4 Attachment 1, 3(II) to permit 2 canopy-type directional signs above the face of the canopy in lieu of the permitted wall-mounted or free-standing directional signs (“Welcome” Signs).
8. Section 450.4 Attachment 1, 3(II) to permit two projected directional signs in lieu of the permitted wall-mounted or free-standing signs (Window Position Signs).

V. VARIANCE – LEGAL STANDARDS

1. The Site Plan was prepared by Geoff Ciniero, a licensed professional engineer and an expert in the application of the Baltimore County Zoning Regulations (“BCZR” or “Zoning Regulations”). He would testify that the Property meets the standard for granting the necessary variances under Section 307.1 of the BCZR and the test in *Trinity Assembly of God v. People’s Counsel*, 407 Md. 53, 80 (2008).

- i. **Exhibit 6 – Ciniero, C.V.**

2. Legal standards:

- i. BCZR Section 307.1 authorizes the Administrative Law Judge to “grant variances from height and area regulations ... and from sign regulations ... in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare.”

3. Uniqueness:

- i. The site is unique for several reasons:
 1. The site sits at a higher elevation than Campbell Blvd. and is partially obstructed by trees and existing landscaping.
 2. It is improved with an existing McDonald’s restaurant, the size and location of which limit the amount of parking that can be provided.
 3. In addition, as noted in the decision approving a similar parking variance for the nearby Chick-Fil-A, the pad site on which the

restaurant is located is part of an overall White Marsh Community plan, a sprawling land area with many different uses and owners. Moreover, White Marsh Run is adjacent to the site, which imposes a variety of environmental constraints on the Property.

4. Practical Difficulty or Hardship:

i. The Petitioner would experience a practical difficulty if the Zoning Regulations were strictly interpreted:

1. Parking: The BCZR would require Petitioner to provide 60 parking spaces; however, the dimensions of the Property, together with landscaping requirements, only permit 39 spaces (41 if the two the drive-thru pull-up spaces are included). Without the parking variance, McDonald's would not be able to add the queuing lane.

(1) As this restaurant currently does 67% of its sales at the drive-thru, the addition of a second queuing lane will improve traffic circulation on the site. With the second queuing lane, McDonald's anticipates that the percentage of drive-thru sales will increase another 5% to comprise approximately 72% of sales.

2. Stacking Spaces: The Zoning Regulations would require 5 stacking spaces behind the order board, however, the dimensions of the Property, together with drive-aisle and landscaping requirements only permit 2 stacking spaces. Without the stacking space variance, McDonald's would not be able to add the additional queuing lane.

3. Signs:

The strict application of the Zoning Regulations would create practical difficulties for McDonald's, as this restaurant would deviate from the standard style of other McDonald's restaurants if the proposed signs were not permitted.

Currently, the well-known mansard roof design helps identify the building as a McDonald's to passing motorists. Without the roof and without adequate and proper signage, the McDonald's would not be easily identifiable, creating a practical difficulty. Finally, due to the size of the site, additional signage is necessary to safely direct traffic around the drive-thru lanes and into the site.

5. Spirit and Intent:

- i. 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 upgrade its existing store to a more modern and attractive looking restaurant. The significant \$850,000 capital investment will improve the general welfare of the surrounding neighborhood.
- ii. The reduction in off-street parking spaces will accommodate the construction of a second drive-thru queuing lane, which will improve the efficiency of the drive-thru operation and increase the percentage of drive-thru sales from 67% to 72%.
- iii. Likewise, the purpose of the stacking space requirement is met by the construction of a second drive-thru lane, which will allow additional cars to queue prior to ordering.

6. Without Injury to Public Health, Safety, and General Welfare:

- i. The granting of the variance will not be injurious to public health, safety, or general welfare. Because a substantial percentage of McDonald's sales are conducted via drive-thru, the restaurant will continue to utilize fewer parking spaces than the Zoning Regulations would require—indeed the increased drive-thru demand is what triggered the proposed additional queuing lane. The second order board will reduce order times and thereby reduce the likelihood of motorists stacking in the queueing lanes in a manner that would be disruptive.

The granting of the sign variances will likely improve property values in the vicinity, as the remodeled restaurant will be more modern and attractive than the existing one. The upgrade to the signage, along with exterior and interior improvements, represent a substantial private investment in the County.

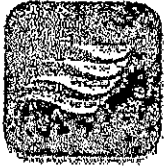
Finally, the landlord, Retail Properties Business Trust, supports the Petition, which indicates that they do not anticipate that the granting of the variances will have an adverse impact on their other commercial/office tenants in the shopping center.

If the application is approved, McDonald's plans to begin work as soon as possible and complete the proposed renovations in the first quarter of 2017.

VI. CONCLUSION

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

1. Exhibit 7 – Hearing Outline



**Rosenberg
Martin
Greenberg^{LLP}**

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

From: Czyzewski, Trish

DATE: 2016-05-17 19:52:35 GMT

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

RE:	FAX NO.
Attn: Arnold Jablon and Kristen Lewis	14108873048

If you do not receive all pages, please telephone (410) 727-6600 immediately.

Message:

Good afternoon:

**The attached correspondence is being forwarded to you on behalf of Caroline L. Hecker.
Thank you.**

Trish Czyzewski, Legal Assistant

[RMG-Logo-Sig]

**Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, MD 21201-3305
410-727-6600 phone
410-727-1115 fax
410-895-1212 direct dial
rosenbergmartin.com<<http://www.rosenbergmartin.com/>>**

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



Rosenberg
Martin
Greenberg LLP

5/25/16
CL

Caroline L. Hecker
hecker@rosenbergmartingre.com

May 17, 2016

**VIA FIRST CLASS MAIL AND
FACSIMILE (410) 887-3048**

Mr. Arnold Jablon, Director,
Baltimore County Department of
Permits, Approvals and Inspections
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 2016-0255-A
5302 Campbell Boulevard

Dear Mr. Jablon:

This firm represents McDonald's Corporation in connection with the Petition for Variance filed in the above-referenced matter. On behalf of our client, I write to request that the hearing that has been scheduled in this matter for Wednesday, June 8, 2016 be postponed as I have jury duty in the Circuit Court for Baltimore City on that date. Additionally, since the Petition for Variance was initially filed, McDonald's has modified its renovation plans and we will soon be submitting a revised Petition based on those modified plans. We will work with Ms. Kristen Lewis to reschedule the hearing for a date that provides sufficient time to permit the revised Petition to be properly circulated among the Zoning Advisory Committee.

Thank you for your prompt attention to this matter.

Sincerely,

Caroline L. Hecker

CLH/jaw

cc: Ms. Kristen Lewis (via facsimile)
Peter Max Zimmerman, Esq. (via electronic mail)
McDonald's Corporation (via electronic mail)

4844-2053-7649, v. 1



**Rosenberg
Martin
Greenberg** LLP

Caroline L. Hecker
checker@rosenbergmartin.com

May 17, 2016

**VIA FIRST CLASS MAIL AND
FACSIMILE (410) 887-3048**



Mr. Arnold Jablon, Director,
Baltimore County Department of
Permits, Approvals and Inspections
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 2016-0255-A
5302 Campbell Boulevard

Dear Mr. Jablon:

This firm represents McDonald's Corporation in connection with the Petition for Variance filed in the above-referenced matter. On behalf of our client, I write to request that the hearing that has been scheduled in this matter for Wednesday, June 8, 2016 be postponed as I have jury duty in the Circuit Court for Baltimore City on that date. Additionally, since the Petition for Variance was initially filed, McDonald's has modified its renovation plans and we will soon be submitting a revised Petition based on those modified plans. We will work with Ms. Kristen Lewis to reschedule the hearing for a date that provides sufficient time to permit the revised Petition to be properly circulated among the Zoning Advisory Committee.

Thank you for your prompt attention to this matter.

Sincerely,

Caroline L. Hecker

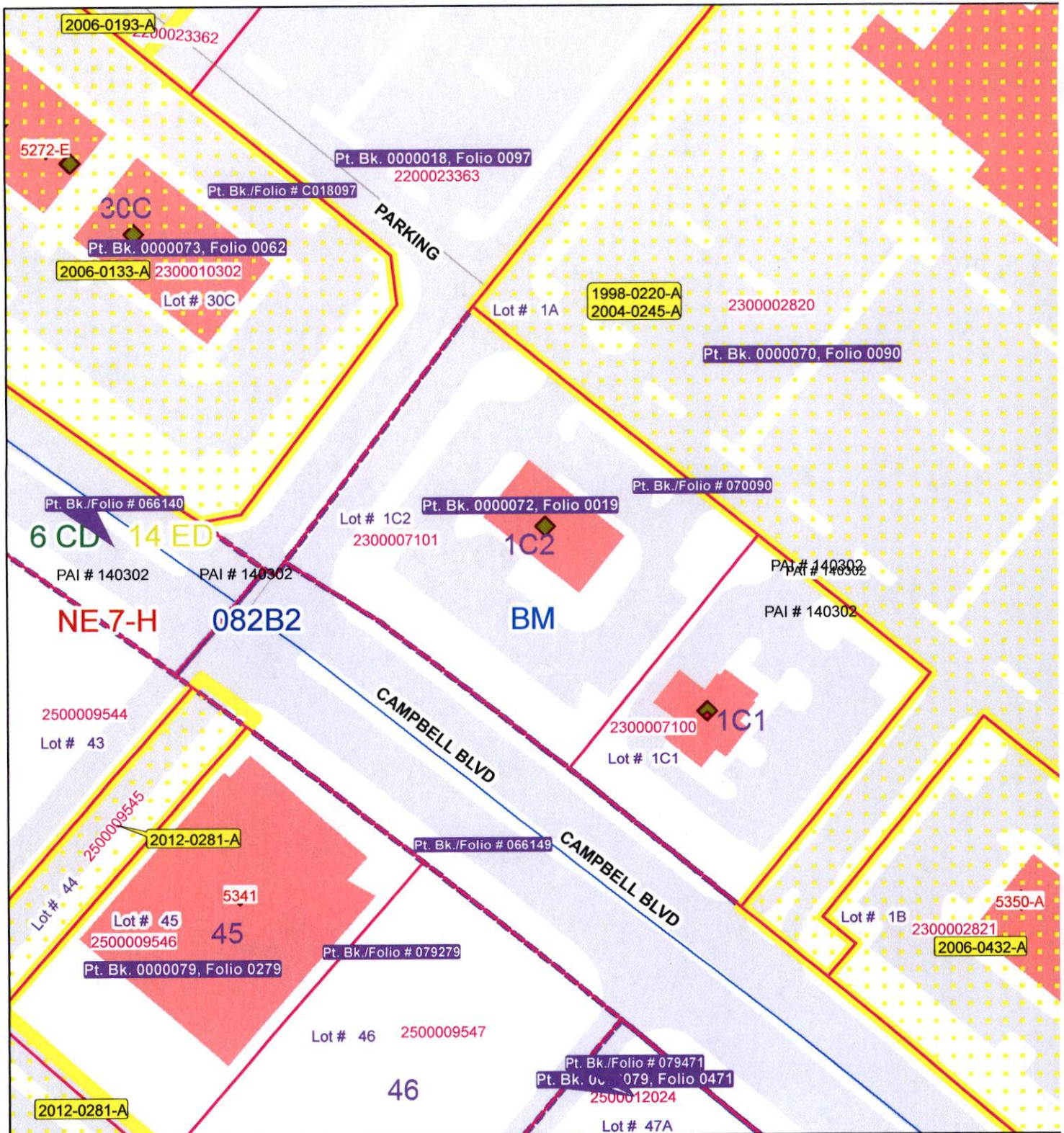
CLH/jaw

cc: Ms. Kristen Lewis (via facsimile)
Peter Max Zimmerman, Esq. (via electronic mail)
McDonald's Corporation (via electronic mail)

4844-2053-7649, v. 1



5002 Campbell Boulevard



Publication Date: 4/20/2016



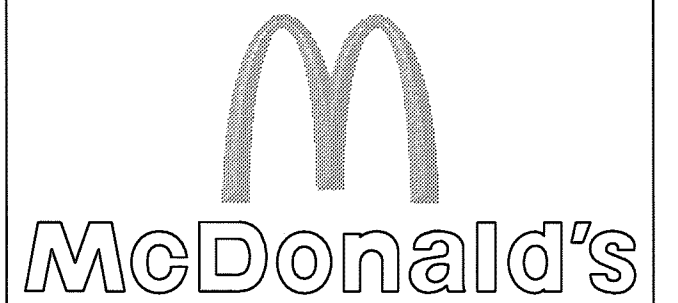
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



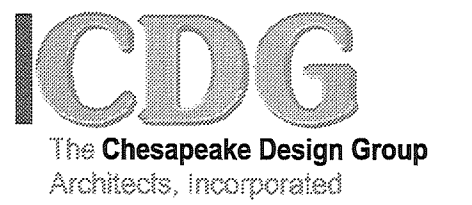
0 25 50 100 150 200 Feet

1 inch = 100 feet

Item # 0255



McDonald's USA, LLC
KROG DRIVE
OAKBROOK, ILLINOIS 60061



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

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MD
LICENSE NO. 36838-A
EXPIRATION DATE: 03/08/16

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 08/12/16

SCALE: AS NOTED

BUILDING AREA N/A SQ. FT.

DINING ROOM SEATING N/A SQ. FT.

PROJECT #: 16ARCADE08

DRAWN BY: ACB CHECKED BY: CDG

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
WHITE MARSH
5302 CAMPBELL BLVD
BALTIMORE, MD

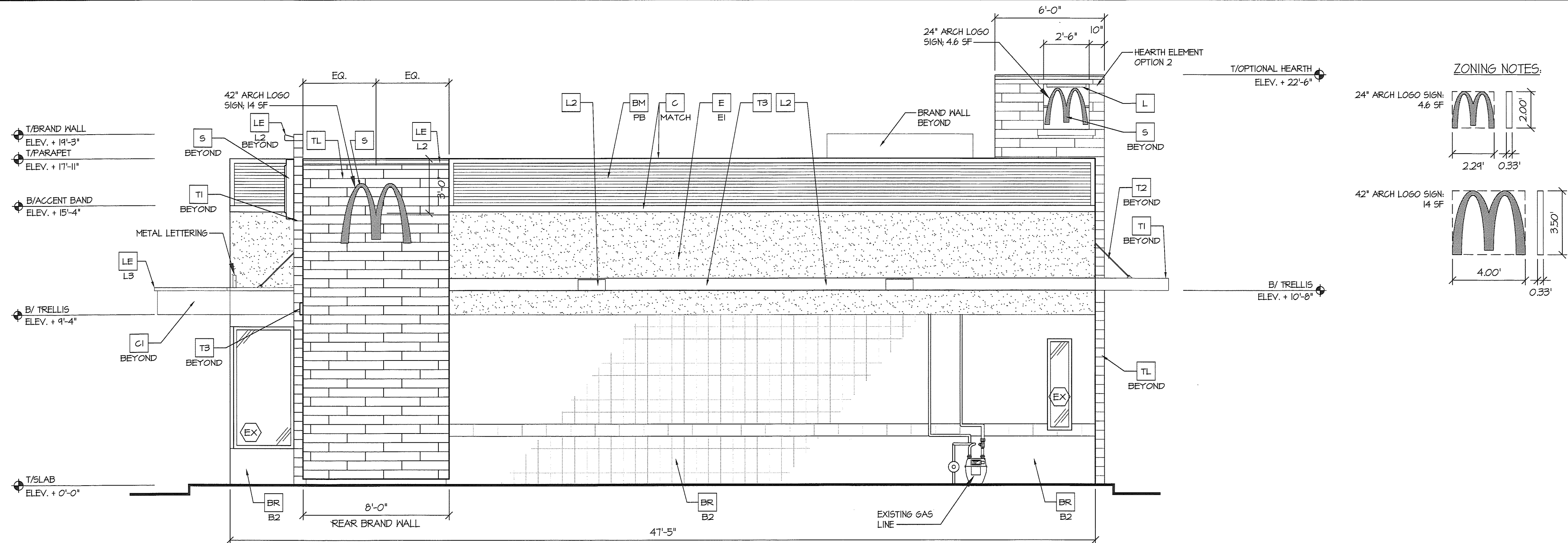
REGION: CAPITOL
LC NO. 019-1206

SHEET TITLE

EXTERIOR
ELEVATIONS

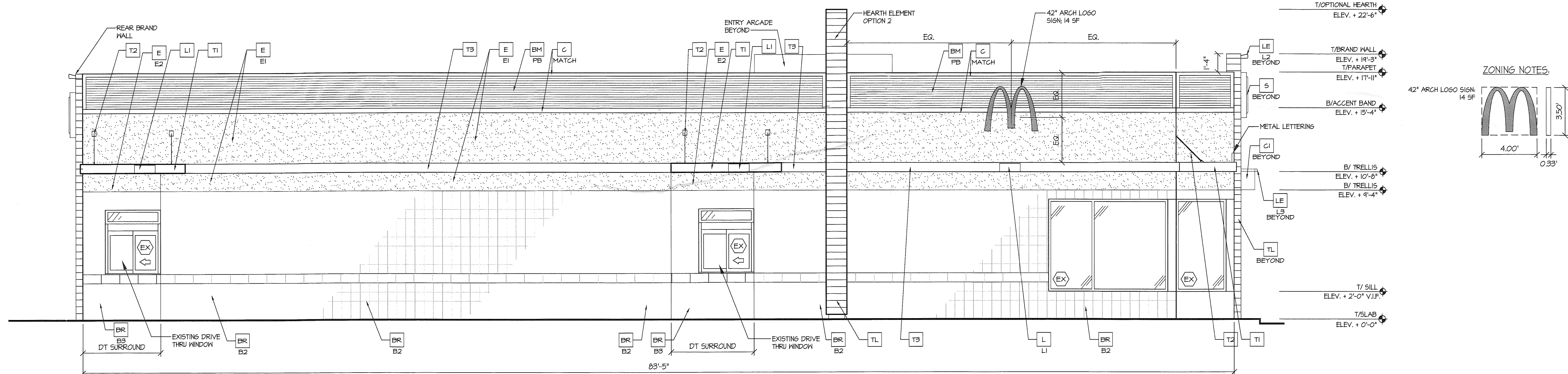
SHEET NO. A-2.01-00

ZONING REVIEW 08/12/16



1 REAR ELEVATION

SCALE: 1/4" = 1'-0"

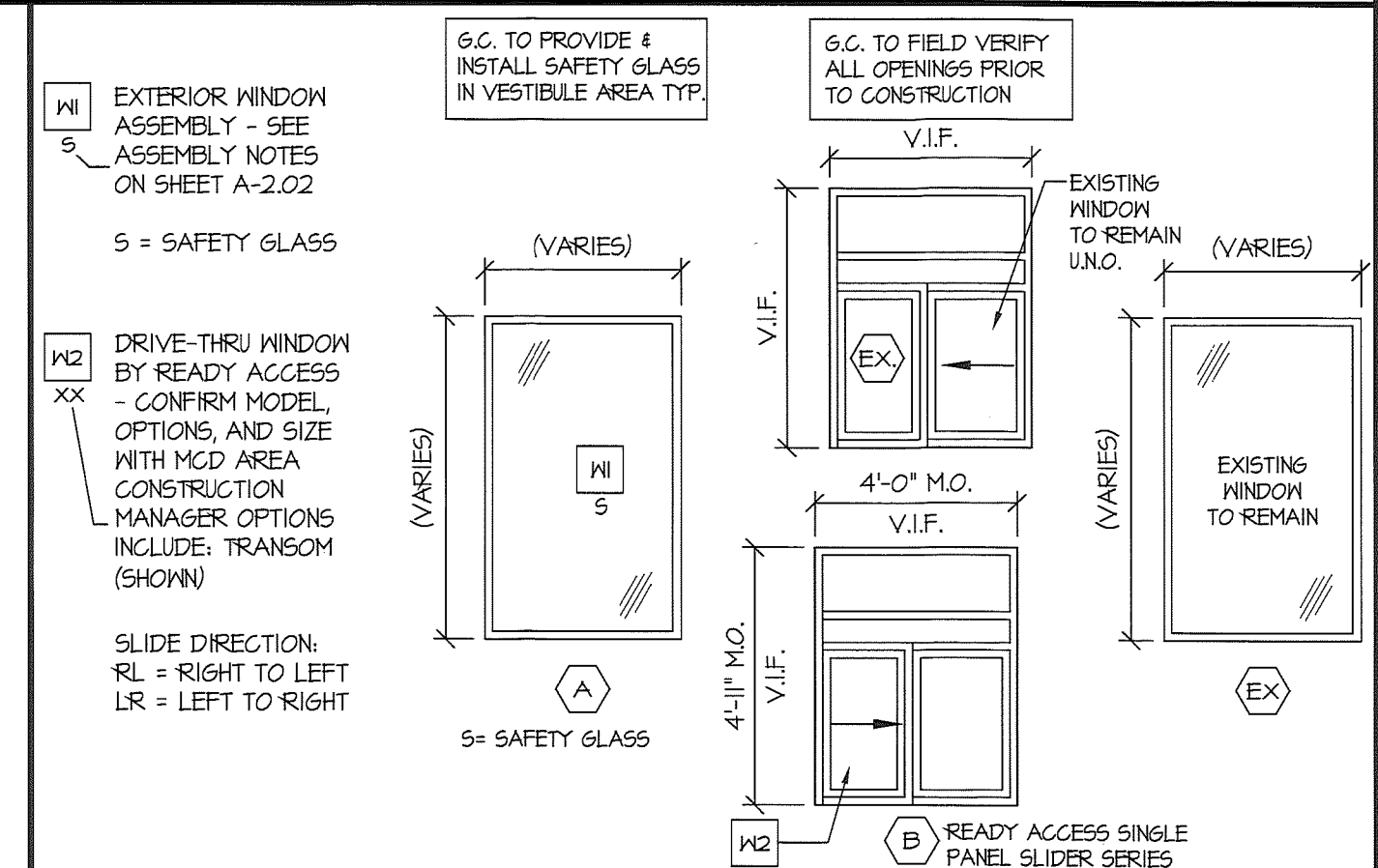


2 DRIVE THRU SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BR FACE BRICK BI TYPE: (COLOR-SEE COLOR LEGEND) E1 = EXISTING UNPAINTED MASONRY B2 = PAINTED MASONRY-COLOR BASE BUILDING B3 = PAINTED MASONRY-COLOR ACCENT	CS OUTSIDE CORNER STRIPS COLOR: BRUSHED ANTIQUE BRONZE BY: SCHLUTER SYSTEMS L.P. CONTACT: EARL MAIGUS, (516) 324-3410 END OF TILE FIELD ABOVE ROOF AT ARCADE COLOR BRUSHED ANTIQUE BRONZE, RONDEC-RO100SP	MJ MOVEMENT JOINT - COLOR TO MATCH GROUT ML METAL LETTERING - BY OTHERS (COLOR: SILVER)
BN BRAND WALL E TYPE: (COLOR-SEE COLOR LEGEND) E1 = E.I.F.S. TL = TILE	D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL EI EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) EI TYPE: (COLOR-SEE COLOR LEGEND) E1 = BASE BUILDING E2 = ACCENT	PB PIPE BOLLARD - PAINTED YELLOW PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
G1 ALUMINUM CANOPY (COLOR: BENJAMIN MOORE; CHANTILLY LACE BM 00-65)	GR NEW GUARD RAIL - COLOR TO MATCH BASE BUILDING SEE COLOR LEGEND	RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL McDONALD'S SIGNAGE BY OTHERS
G2 ALUMINUM CANOPY TIE-BACK	L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE EM = EMERGENCY LIGHT	S McDONALD'S SIGNAGE BY OTHERS
C METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL MATCH	LE ACCENT LIGHTING - SEE ELECTRICAL L1 = LED LIGHT L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE L4 = UP ONLY FIXTURE	TI ALUMINUM TRELLIS T2 ALUMINUM TRELLIS TIE-BACK T3 ALUMINUM TRELLIS 2x6 WALL FASCIA
CM METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL COLOR: C1 = "CITYSCAPE" BY METAL-ERA		W1 NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES W2 DRIVE-THRU WINDOW 5F NEW STOREFRONT AND GLAZING
TL TILE - SEE COLOR LEGEND CONTACT: JAN PETER, (714) 937-1500		PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
CJ CONTROL JOINT		

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, UNO)		
GRAY/BLACK/ ACCOYA SCHEME	ARCADIES & HEARTH:	TILE BROWNST, E-WOOD COLLECTION COLOR: R38 BLACK SIZE: 6"x6" WATERPROOFING SETTING MATERIAL AND GROUT BY MAPEI GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL GROUT WIDTH: 1/8" TO 3/16"
	BASE BUILDING:	STONINGTON GRAY BY HC 130
	BUILDING ACCENT:	ACCENT MATERIAL BY ACCOYA STAIN: PPG TEAK 130 BENJAMIN MOORE: SADDLE BROWN 264-10



3 ELEVATION KEYED NOTES

SCALE: N.T.S.

4 ELEVATION COLOR LEGEND

SCALE: N.T.S.

5 WINDOW TYPES

SCALE: 1/4" = 1'-0"



McDonald's USA, LLC
KROG DRIVE
OAKBROOK, ILLINOIS 60521



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

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MD
LICENSE NO. 36939-A
EXPIRATION DATE: 03/08/16

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 08/12/16

SCALE: AS NOTED

BUILDING AREA N/A SQ. FT.

DINING ROOM SEATING N/A SQ. FT.

PROJECT #: 16ARCADE08

DRAWN BY: ACB CHECKED BY: CDG

PROJECT TITLE

ALTERATIONS TO
McDonald's
WHITE MARSH
5302 CAMPBELL BLVD
BALTIMORE, MD

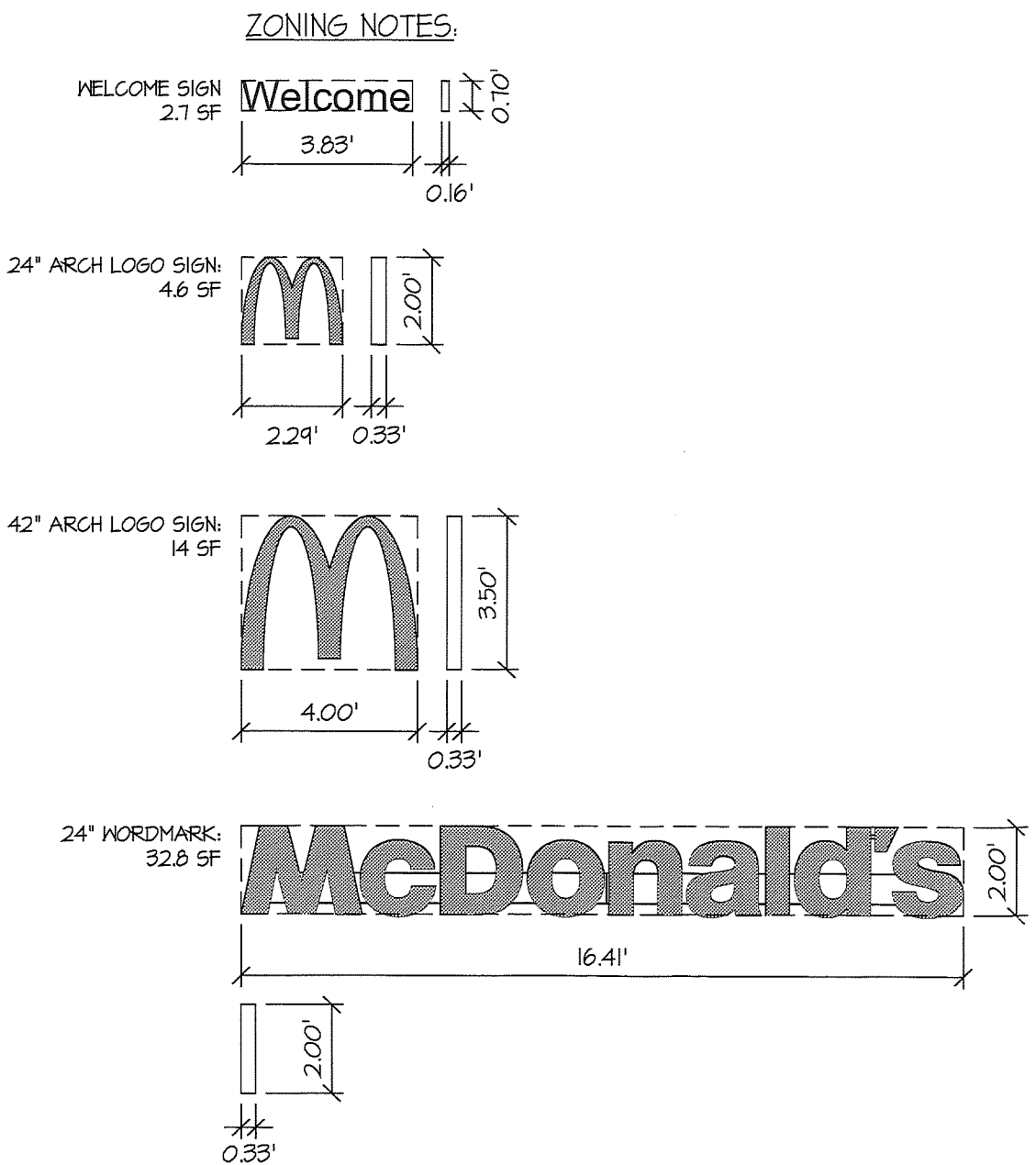
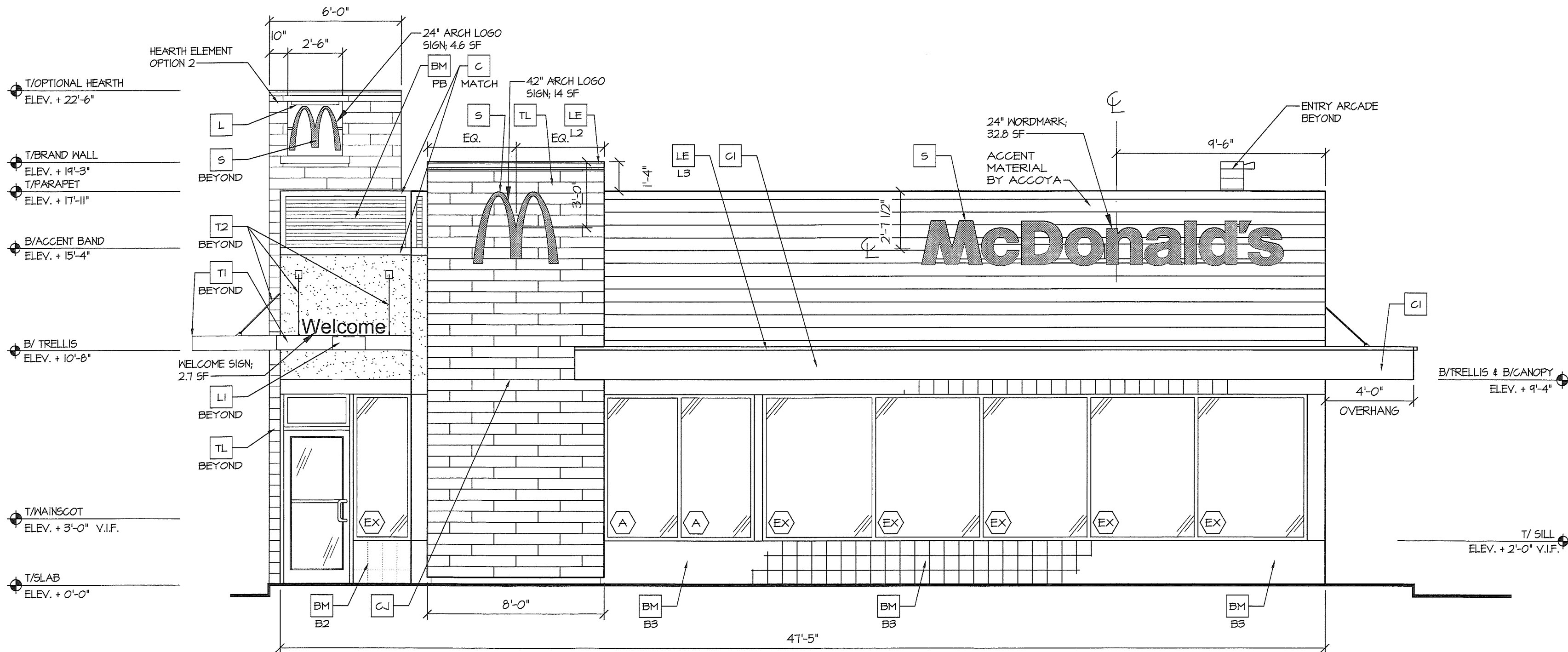
REGION: CAPITOL

LC NO. 019-1206

SHEET TITLE

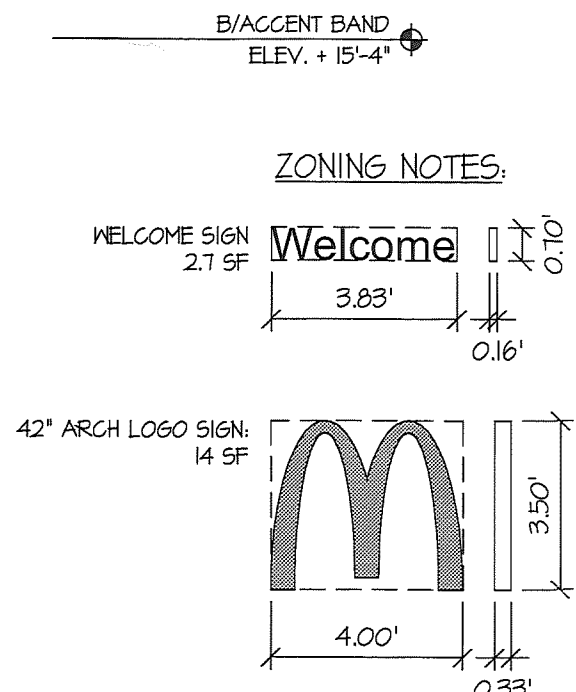
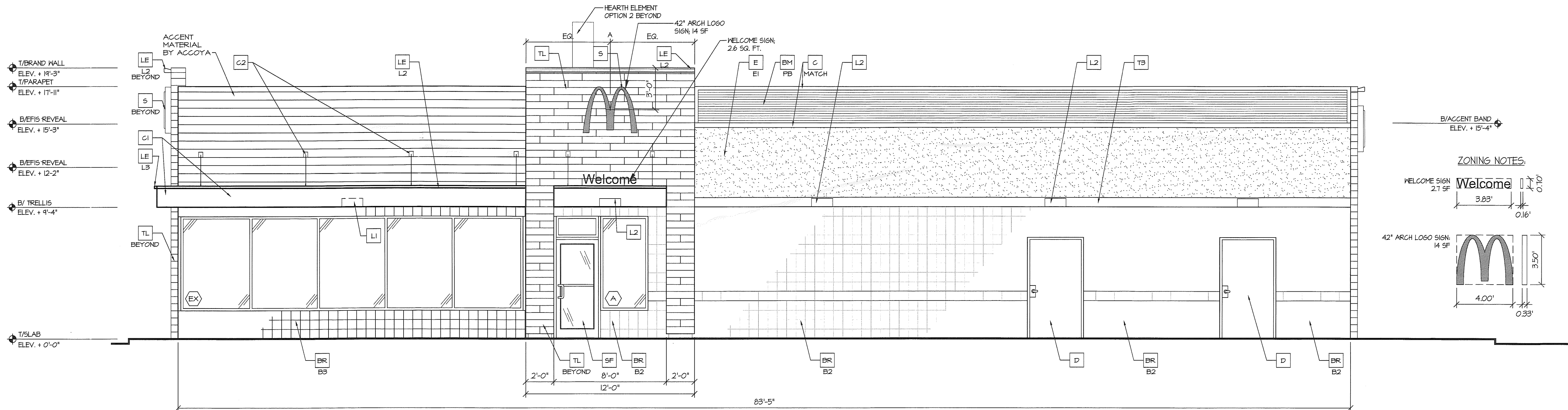
EXTERIOR
ELEVATIONS

SHEET NO. A-200-00



1 STOREFRONT ELEVATION

SCALE: 1/4" = 1'-0"

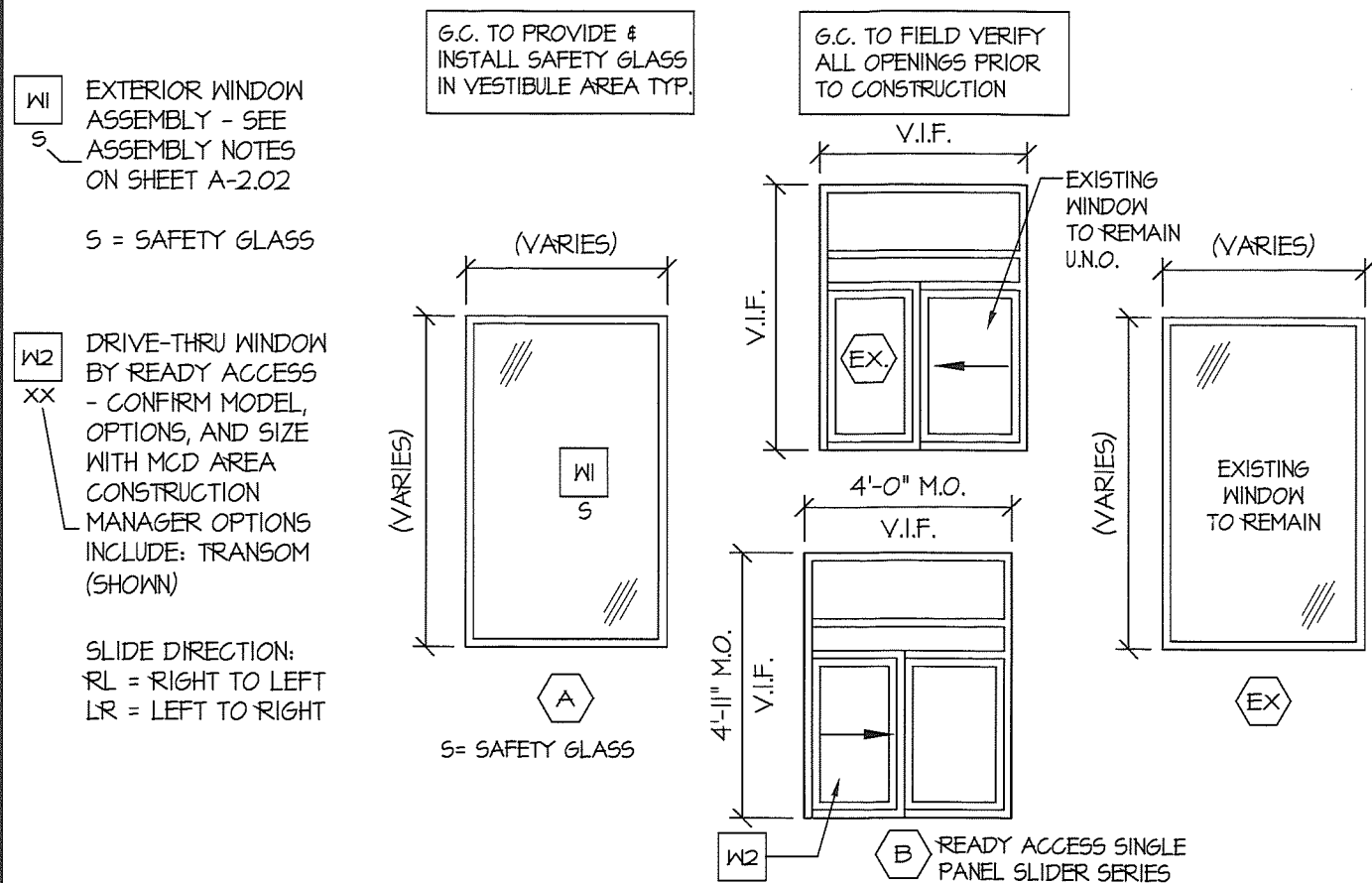


2 NON DRIVE THRU SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BR FACE BRICK B1 - TYPE (COLOR-SEE COLOR LEGEND) B2 = PAINTED MASONRY-COLOR BASE BUILDING B3 = PAINTED MASONRY-COLOR ACCENT	CS OUTSIDE CORNER STRIPS COLOR: BRUSHED ANTIQUE BRONZE BY: SCHLUTER SYSTEMS L.P. CONTACT: EARL MAUGS (516) 324-3410 END OF TILE FIELD ABOVE ROOF AT ARCADE; COLOR BRUSHED ANTIQUE BRONZE, RONDEC ROIOOOP	MJ MOVEMENT JOINT - COLOR TO MATCH GROUT ML METAL LETTERING - BY OTHERS (COLOR: SILVER) PB PIPE BOLLARD - PAINTED YELLOW PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC) RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL S McDONALD'S SIGNAGE BY OTHERS TL ALUMINUM TRELLIS T2 ALUMINUM TRELLIS TIE-BACK T3 ALUMINUM TRELLIS 2x8 WALL FASCIA WI NEW STOREFRONT AND GLAZING T-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES W2 DRIVE-THRU WINDOW SF NEW STOREFRONT AND GLAZING PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
BN BRAND WALL E - TYPE (COLOR-SEE COLOR LEGEND) E = EIFS, TL = TILE	D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL E EXTERIOR INSULATION FINISH SYSTEM (EIFS) E1 - TYPE (COLOR-SEE COLOR LEGEND) E2 = BASE BUILDING E3 = ACCENT GR NEW GUARD RAIL - COLOR TO MATCH BASE BUILDING SEE COLOR LEGEND L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE EM = EMERGENCY LIGHT LE ACCENT LIGHTING - SEE ELECTRICAL L1 = LED LIGHT L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE L4 = UP ONLY FIXTURE	W1 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A-202 S = SAFETY GLASS W2 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER. OPTIONS INCLUDE: TRANSOM (SHOWN) SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, UNLO)	
GRAY/BLACK/ ACCOTA SCHEME	ARCADIES & HEARTH: TILE: ENJOYEST, E-WOOD COLLECTION COLOR: R91 BLACK SIZE: 6"x6" WATERPROOFING SETTING MATERIAL AND GROUT BY MAPEI GROUT COLOR: ULTRA COLOR PLUS - 41 CHARCOAL GROUT WIDTH: 1/8" TO 3/16"
BASE BUILDING: BUILDING ACCENT:	STONINGTON GRAY BMHC T20 ACCENT MATERIAL BY ACCOTA STAIN: PFS TEAK T30 BENJAMIN MOORE: SADDLE BROWN 2164-10



3 ELEVATION KEYED NOTES

SCALE: N.T.S.

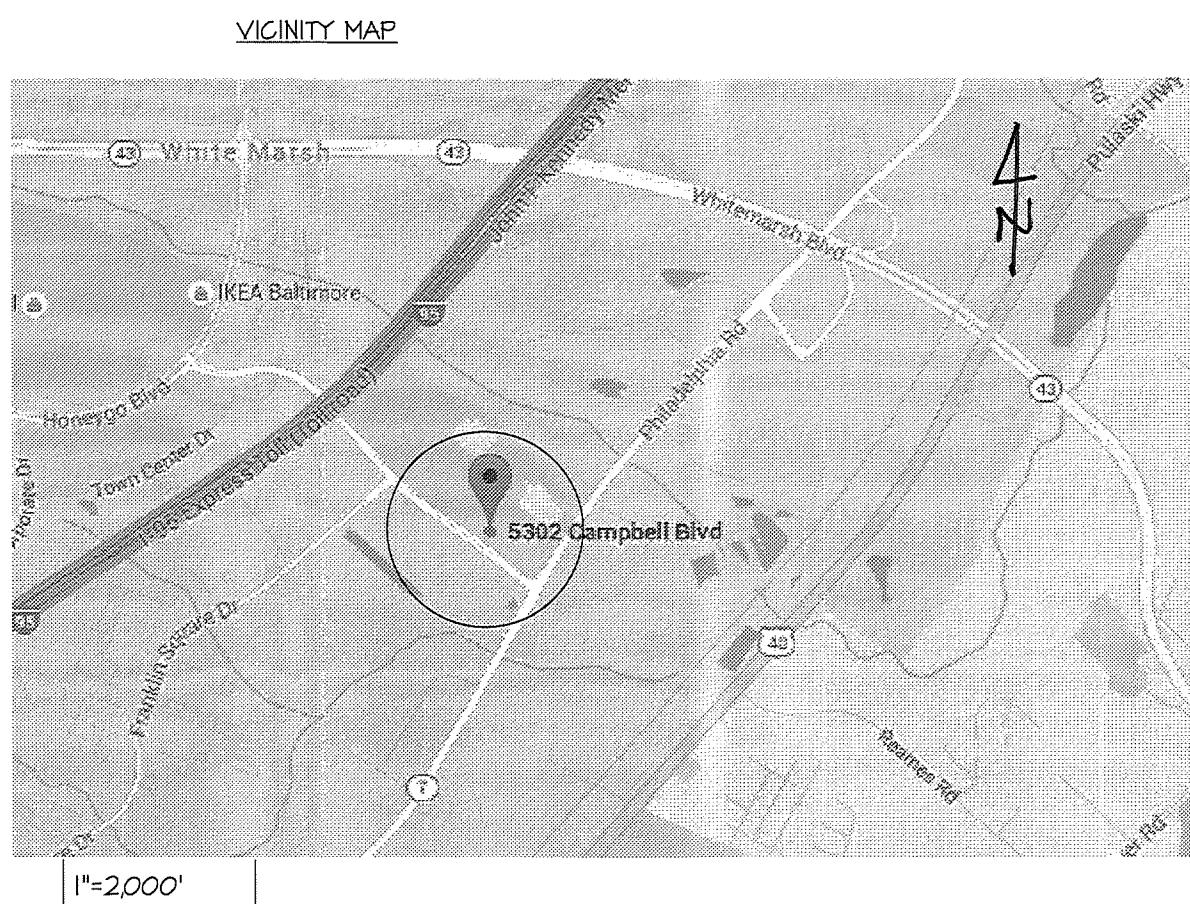
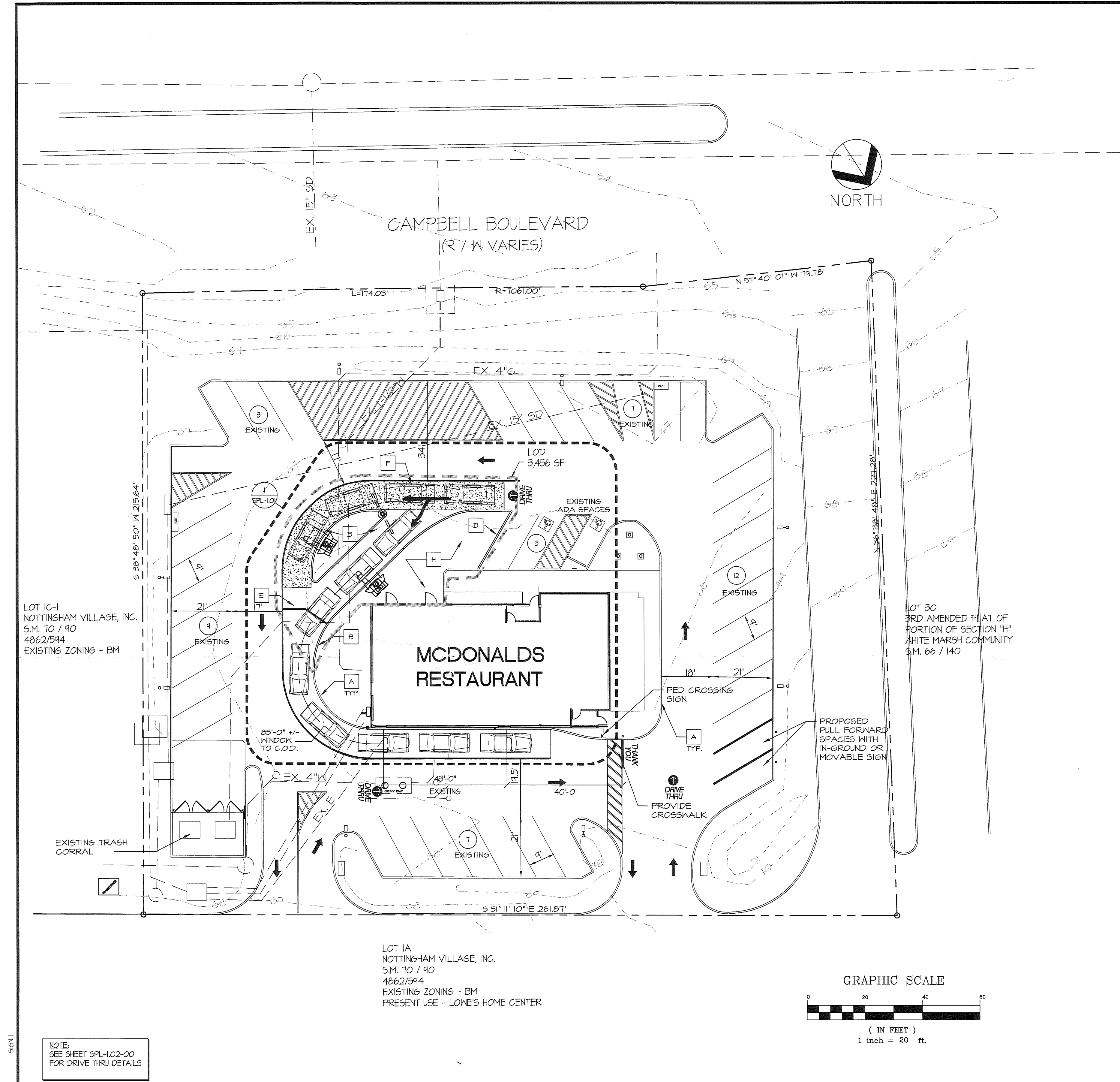
4 ELEVATION COLOR LEGEND

SCALE: N.T.S.

5 WINDOW TYPES

SCALE: 1/4" = 1'-0"

ZONING REVIEW 08/12/16

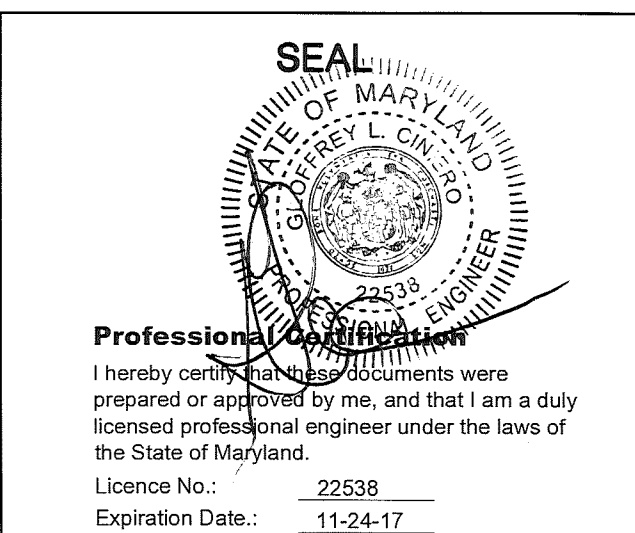


- GENERAL NOTES:**
1. DEVELOPER/ LESSEE / APPLICANT:
MCDONALD'S CORPORATION
c/o JEFFREY BELL SR.
6403 ROCKLEDGE DRIVE
SUITE 1100
BETHESDA, MD. 20817
 2. SITE AREA: 56,192.4 SF / 1.2924 AC
 3. PARCEL: LOT 1C-2
 4. EXISTING BUILDING AREA: 3,696 SF SF
PROPOSED BUILDING AREA: NO CHANGE
 5. UTILITIES:
PUBLIC WATER
PUBLIC SEWER
 6. THERE ARE NO KNOWN WETLANDS, FLOODPLAINS, OR STREAMS ON THE SITE.
 7. PARKING CALCULATION
16 SPACES / 1,000 SF. GROSS FLOOR AREA
3,696 X 16 = 59.1 or 60 SPACES REQUIRED

PARKING SPACES PROVIDED = 39 (INCL. 2 H.C.)
 8. SETBACKS
REQUIRED
FRONT 15' FROM PROPERTY LINE
FRONT 40' FROM CENTERLINE OF ROAD
SIDE 0'
REAR 0'
 9. HEIGHT OF STRUCTURE: 16'-9" (EXISTING - NO CHANGE)
 10. DEED REFERENCE: PARCEL LOT 1C-2
LIBER 24816 FILIO 714
 11. TAX ACCOUNT #: 2300007101
 12. ELECTION DISTRICT: 14th
 13. COUNCILMANIC DISTRICT: 6th
 14. WATERSHED: W-1 MAP W-17 A
 15. ZONING: BM
 16. TAX MAP: 90 GRID 7
 17. CENSUS TRACT: 4512
 18. RECORD PLAT: SM 72 / 19
 19. FLOOR AREA RATIO FOR BM
MAXIMUM PERMITTED: 4.0
ACTUAL: 3448 SF / 56,192.40 SF = 0.06
 20. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
 21. LIMIT OF DISTURBANCE = 3,456 SF

**ZONING HISTORY CASES: VARIANCE GRANTED PER CASE 98-220-A TO PERMIT 650 PARKING SPACES IN LIEU OF THE REQUIRED 825 PARKING SPACES.

22. THIS SITE IS NOT WITHIN A HISTORIC DISTRICT.



REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 09/07/16	
SCALE: AS NOTED	
BUILDING AREA	N/A SQ. FT.
DINING ROOM SEATING	N/A SQ. FT.
PROJECT #: 16ARCADE08	
DRAWN BY: GLC	CHECKED BY: GLC

PROJECT TITLE	
ALTERATIONS TO MCDONALD'S	
WHITE MARSH 5302 CAMPBELL BLVD. BALTIMORE, MD	
REGION: CAPITOL	
LC NO. 019-1206	

SHEET TITLE	
SHEET PLAN TO ACCOMPANY ZONING HEARING	

SHEET NO.	SIGN 1
-----------	--------

1 SITE-PLAN SCALE: 1"=20'	
2 SITE PLAN KEYED NOTES SCALE: N.T.S.	
3 SITE PLAN GENERAL NOTES SCALE: N.T.S.	

09/12/06 ALEX 09/12/06

