

M E M O R A N D U M

DATE: February 22, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0078- SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on February 21, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(2116 York Road)
8th Election District
3rd Council District
McDonald's Corporation
Owner
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0078-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of McDonald's Corporation, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an amendment to Zoning Case No. 2008-0574-A. In addition, a Petition for Variance seeks: (1) To permit 40 off-street parking spaces in lieu of the required 71 parking spaces; (2) To permit a directional sign of 11.67 ft. in height in lieu of the permitted 6 ft. (Double Arm Gateway); (3) To permit 2 directional signs of 10.17 ft. in height in lieu of the permitted 6 ft. ("Order Here" Signs); (4) To permit 2 order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft.; (5) To permit 2 projected directional signs in lieu of the permitted wall-mounted or free standing directional signs ("Window Position Signs" Signs); and (6) To permit 4 stacking spaces behind the order board in lieu of the minimum required 5 stacking spaces. A site plan was marked and accepted into evidence as Petitioner's Exhibit 4.

Appearing at the public hearing in support of the requests was Mark Furr and Martin Emmer. Justin Williams, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of

ORDER RECEIVED FOR FILING

Date 1-19-17

By [Signature]

Development Plans Review (DPR) and the Department of Planning (DOP). Neither agency opposed the requests, although they did indicate certain landscape and site improvements should be completed. With one exception, these will be included as conditions in the Order which follows. The DOP had initially requested Petitioner to remove paving at the rear of the site and replace the area with a pervious surface. Petitioner's engineer expressed concern this could cause a pooling of water in this location, and the DOP agreed to waive that requirement. Petitioner's Exhibit 7.

The subject property is 40,536 square feet and zoned BR-IM. A McDonald's restaurant was first opened at this site in 1970. In 2008, Petitioner razed that building and constructed in its place a modern, upscale McDonald's restaurant more in keeping with the character of this commercial corridor in the Timonium area of the County. At present, Petitioner proposes to upgrade and expand the drive through operation at the restaurant, for which certain zoning relief is required.

SPECIAL HEARING

The special hearing request merely seeks to amend the Order and site plan from a 2008 case involving this property. That request will be granted, to reflect the relief granted in this case.

VARIANCE

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).

Petitioner has met this test. The property is wide and shallow, as noted by the Zoning

Commissioner in the 2008 case. In addition, Petitioner must contend with existing site conditions.

ORDER RECEIVED FOR FILING

Date 1-19-17

2

By [Signature]

As such the property is unique. Petitioner would experience practical difficulty if the regulations were strictly interpreted because it would be unable to complete the proposed improvements. Finally, I do not believe granting the requests would have a detrimental impact upon the community. The proposed enhancements will improve the efficiency of the site, which will enable customers to more easily enter and exit the restaurant.

THEREFORE, IT IS ORDERED this 19th day of **January, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to approve an amendment to Zoning Case No. 2008-0574-A, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance: (1) To permit 40 off-street parking spaces in lieu of the required 71 parking spaces; (2) To permit a directional sign of 11.67 ft. in height in lieu of the permitted 6 ft. (Double Arm Gateway); (3) To permit 2 directional signs of 10.17 ft. in height in lieu of the permitted 6 ft. ("Order Here" Signs); (4) To permit 2 order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft.; (5) To permit 2 projected directional signs in lieu of the permitted wall-mounted or free standing directional signs ("Window Position Signs" Signs); and (6) To permit 4 stacking spaces behind the order board in lieu of the minimum required 5 stacking spaces, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must submit for approval by Baltimore County landscape and lighting plans for the property.

ORDER RECEIVED FOR FILING

Date 1-19-17

By [Signature]

3. Petitioner must comply with the ZAC comment submitted by the DOP (a copy of which is attached hereto), although Petitioner shall not be required to remove pavement at the rear of 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:dlw

ORDER RECEIVED FOR FILING

Date 1-19-17

By DLW



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 2116 York Road which is presently zoned BR - IM
 Deed References: 12096-125 10 Digit Tax Account # 0 8 0 6 0 4 5 4 0 2
 Property Owner(s) Printed Name(s) McDonalds 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

see Attached

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

3. ☒ 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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Caroline L. Hecker, Esq.

Name- Type or Print

Signature

25 S. Charles Street, 21st Fl., 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 Brian Newman

Signature #2

6903 Rockledge Drive, Suite 100 Bethesda, MD

Mailing Address

City

State

20817

Zip Code

Telephone #

Email Address

Representative to be contacted:

Caroline L. Hecker, Esq.

Name- Type or Print

Signature

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

Mailing Address

City

State

21201

(410) 727-6600

/checker@rosenbergmartin.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0078-SPHA Filing Date 9/23/2016

Do Not Schedule Dates: _____

Reviewer JNP

Attachment
Petition for Variance
2116 York Road

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

1. Section 409.6.A.2 to permit 40 off-street parking spaces in lieu of the required 71 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 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 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, 3(II) to permit 2 projected directional signs in lieu of the permitted wall-mounted or free-standing directional signs ("Window Position Signs" Signs).
6. Section 409.10.A to permit 4 stacking spaces behind the order board in lieu of the minimum required 5 stacking spaces.

Petition for Special Hearing
2116 York Road

Special Hearing to approve an amendment to Zoning Case No. 2008-0574-A.

METES AND BOUNDS DESCRIPTION
Liber 12096 Folio 125
McDonald's Corporation
2116 York Road - Baltimore County

All of that parcel or tract of land located in the 8th Election District of Baltimore County, Maryland, being all of that parcel of land conveyed to McDonald's Corporation, a Delaware corporation, from Timonium Property Associates, a California Limited Partnership, by Deed, dated March 20, 1977, recorded among the Land Records of Baltimore County, Maryland in Liber 12095 at Folio 125 said parcel being more particularly described as follows:

Beginning for the same at a point being the southwest side of York Road (MD Rte.45) as widened by the addition of 14.00 feet to the southwest side there of as shown on Maryland Department of Transportation Plat No. 42189; then along a portion of York Road right-of-way

1. South 18° 40' 00" East 184.21 feet; then leaving said right-of-way
2. South 70° 41' 50" West 219.86 feet; then
3. North 18° 47' 00" West 184.22 feet; then
4. North 70° 42' 00" East 220.24 feet to the point of beginning containing a computed area of 40,534 Square Feet or 0.9305 Acres of land.



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

2017-0078-SPHA



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 4542562

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: # 2017-0078-SPHA

2116 York Road

SW/s of York Road, 380 ft. NW of Timonium Road

8th Election District - 3rd Councilmanic District

Legal Owner(s) McDonald's Corporation

Variance: 1. To permit 40 off-street parking spaces in lieu of the required 71 parking spaces. 2. To permit a directional sign of 11.67 ft. in height in lieu of the permitted 6 ft. (Double Arm Gateway) 3. To permit 2 directional signs of 10.17 ft. in height in lieu of the permitted 6 ft. ("Order Here" Signs). 4. To permit 2 order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft. 5. To permit 2 projected directional signs in lieu of the permitted wall-mounted or free standing directional signs ("Window Position Signs" Signs) 6. To permit 4 stacking spaces behind the order board in lieu of the minimum required 5 stacking spaces.

Special Hearing: to approve an amendment to Zoning Case No. 2008-0574-A.

Hearing: Thursday, November 17, 2016 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

10/125 Oct. 27

4542562

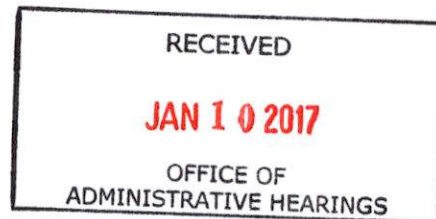
CERTIFICATE OF POSTING

RE: Case No. 2017-0078-SPHA

Petitioner: Caroline Hecker, attorney

Hearing Date: 1/11/17

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 _____

2116 York Road

_____ on 12/22/16

Sincerely,

12/22/16

Richard E. Hoffman

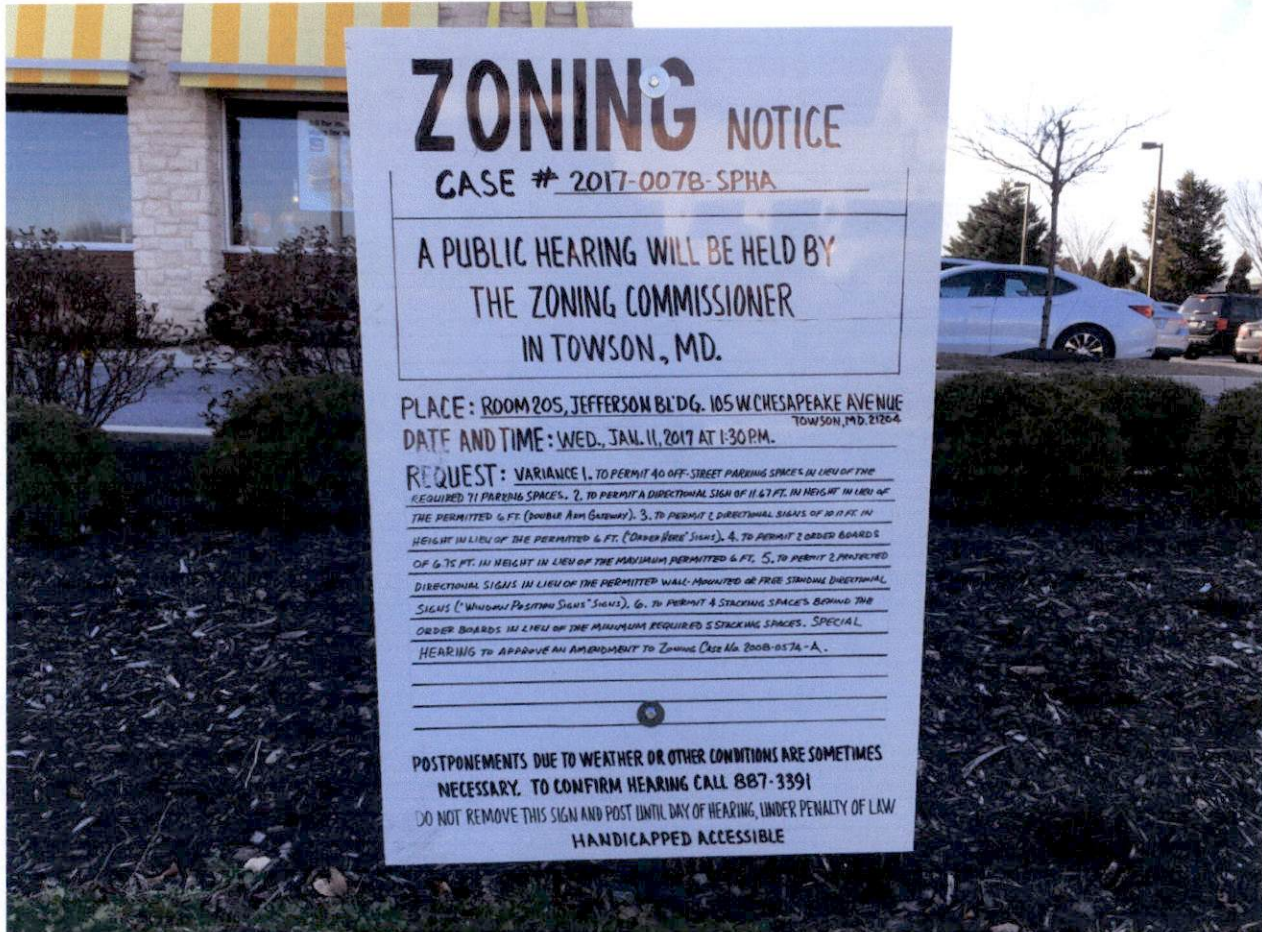
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No. 2017-0078-SPHA



2116 York Road (1 of 2)

(Posted 12/22/16)

 12/22/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2017-0078-SPHA

PLACE: ROOM 205, JEFFERSON BLDG. 105 W. CHESAPEAKE AVENUE

DATE AND TIME: WED., JAN. 11, 2017 AT 1:30 P.M.

TOWSON, MD. 21204

REQUEST: VARIANCE 1. TO PERMIT 40 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 71 PARKING SPACES. 2. TO PERMIT A DIRECTIONAL SIGN OF 11.67 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. (DOUBLE ARM GATEWAY). 3. TO PERMIT 2 DIRECTIONAL SIGNS OF 10.17 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT. ("ORDER HERE" SIGNS). 4. TO PERMIT 2 ORDER BOARDS OF 6.75 FT. IN HEIGHT IN LIEU OF THE MAXIMUM PERMITTED 6 FT. 5. TO PERMIT 2 PROJECTED DIRECTIONAL SIGNS IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE STANDING DIRECTIONAL SIGNS ("WINDOW POSITION SIGNS" SIGNS). 6. TO PERMIT 4 STACKING SPACES BEHIND THE ORDER BOARDS IN LIEU OF THE MINIMUM REQUIRED 5 STACKING SPACES. SPECIAL HEARING TO APPROVE AN AMENDMENT TO ZONING CASE No. 200B-057A-A.

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

2116 York Road (2 of 2)

(Posted 12/22/16)

 12/22/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



KEVIN KAMENETZ
County Executive

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

December 15, 2016

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: 2017-0078-SPHA

2116 York Road

SW/s of York Road, 380 ft. NW of Timonium Road

8th Election District – 3rd Councilmanic District

Legal Owners: McDonald's Corporation

Variance 1. To permit 40 off-street parking spaces in lieu of the required 71 parking spaces.
2. To permit a directional sign of 11.67 ft. in height in lieu of the permitted 6 ft. (Double Arm Gateway).
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Hearing: Wednesday, January 11, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark 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
Brian Newman, 6903 Rockledge Dr., Ste. 100, Bethesda 20817

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 22, 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.**



KEVIN KAMENETZ
County Executive

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

October 13, 2016

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:

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2116 York Road

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2008-0574-A.

Hearing: Thursday, November 17, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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Arnold Jablon
Director

AJ:kl

C: Caroline Hecker, 25 S. Charles St., 21st Fl., Baltimore 21201
Brian Newman, 6903 Rockledge Dr., Ste. 100, Bethesda 20817

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 28, 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.



KEVIN KAMENETZ
County Executive

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

October 13, 2016

NOTICE OF ZONING HEARING

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SW/s of York Road, 380 ft. NW of Timonium Road
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Legal Owners: McDonald's Corporation

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

Please forward billing to:

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

410-727-6600

NOTICE OF ZONING HEARING

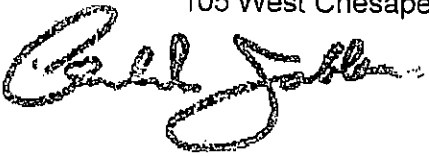
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Hearing: Thursday, November 17, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL
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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 SPECIAL HEARING
AND VARIANCE
2116 York Road; SW/S of York Road,
380' NW of Timonium Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): McDonald's Corporation
by Brian Newman, Senior Counsel
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 217-078-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

OCT 05 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of October, 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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2017-0078-SPHA

Petitioner: McDonald's Corporation

Address or Location: 2116 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Margaret Giordano

Address: Rosenberg Martin Greenberg, LLP

25 S. Charles Street, 21st Fl.

Balt., MD 21201

Telephone Number: 410 727-6600

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

NO 144017

Date:

9/23/2016

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					1000.00

Total: 1000.00

Rec From:

Rosenberg, Martin, Greenberg, LLP

For:

Special Hearing & Variance - 2116 York Road
2017-0078-SPLA (McDonald's Corporation)

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
9/26/2016 9/23/2016 10:39:32 3

REG 0503 WALKIN CAN
>>RECEIPT # 698318 9/23/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 144017

Recpt Tot \$1,000.00
\$1,000.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

November 14, 2016

McDonald's Corporation
Brian Newman, Senior Counsel
6903 Rockledge Drive
Suite 100
Bethesda MD 20817

RE: Case Number: 2017-0078 SPHA, Address: 216 York Road

Dear Mr. Newman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 23, 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
Caroline L Hecker, Esquire, 25 S Charles Street, 21st Floor, Baltimore MD 21201

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



11-17-10
RECEIVED

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 # 2017-0078-SPHA
Address 2116 York Road
(McDonald's Corporation 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

11-11

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: 17-078

INFORMATION:

Property Address: 2116 York Road
Petitioner: McDonald's Corporation
Zoning: BR-IM
Requested Action: Variance

RECEIVED

NOV 03 2016

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition variances as listed on the attachment filed in support of said petition.

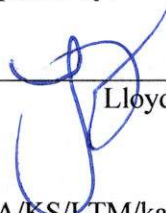
A site visit was conducted on October 12, 2016. The site is within the Hunt Valley/Timonium Plan area adopted by the County Council October 19, 1998. The plan addresses the York Road Corridor. It states on Page 28 that "the growth has resulted in signage clutter, numerous curb cuts, traffic flow and safety problems, discordant architecture, and lack of landscaping." The plan also addresses air quality and treatment of surface waters that drain into the Reservoir.

The Department of Planning has no objection to granting the petitioned zoning relief conditioned upon the following:

- Provide a crosswalk area (striping) for access from the parking to the building on the south of the building like that shown on the plan for the north side of the building.
- Prior to the issuance of permits the petitioner shall submit a landscape and lighting plan to the Baltimore County Landscape Architect for approval. Such a plan shall:
 - Replace the landscaping at the rear of the site that has been removed.
 - X ○ Remove the pavement beyond the turning radius at the rear of the site that was formerly used for parking and replace with vegetation.
 - Remove the pavement on the north side of the building between the proposed drive through lane and the building and replace with a pervious surface.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

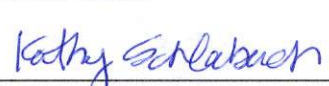
Prepared by:



Lloyd T. Moxley

AVA/KS/LTM/ka

Division Chief:



Kathy Schlabach

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Caroline L. Hecker, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 10/5/16. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for

Special Hearing Variance Case Number 2017-0078-SHA
McDonald's Corporation
Brian Newman, Senior Counsel
2116 York Road
MD45

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

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 10, 2016
Item No. 2017-0078

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 17-0078-10102016.doc

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 # 2017-0078-SPHA
Address 2116 York Road
(McDonald's Corporation 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

11-12

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: 17-078

INFORMATION:

Property Address: 2116 York Road
Petitioner: McDonald's Corporation
Zoning: BR-IM
Requested Action: Variance

RECEIVED

NOV 03 2016

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition variances as listed on the attachment filed in support of said petition.

A site visit was conducted on October 12, 2016. The site is within the Hunt Valley/Timonium Plan area adopted by the County Council October 19, 1998. The plan addresses the York Road Corridor. It states on Page 28 that "the growth has resulted in signage clutter, numerous curb cuts, traffic flow and safety problems, discordant architecture, and lack of landscaping." The plan also addresses air quality and treatment of surface waters that drain into the Reservoir.

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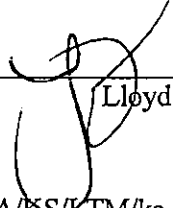
ORDER RECEIVED FOR FILING

Date 1-19-17

By DW

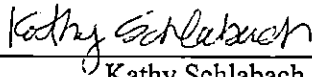
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley
AVA/KS/LTM/ka

Division Chief:



Kathy Schlabach

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Caroline L. Hecker, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 1-19-17

By SW

John E. Beverungen

From: Williams, Justin <JWilliams@rosenbergmartin.com>
Sent: Friday, January 13, 2017 11:50 AM
To: John E. Beverungen
Subject: 2017-0078-SPHA - 2116 York Road

Judge Beverungen,

I'm writing to follow up on Wednesday's hearing on 2116 York Road, in which we had indicated that certain variances may not be necessary as certain signs were only being relocated on the site. Reviewing the previous zoning case for the Property (2008-0574-A), it appears that the variances granted were solely for the signage on the building itself and not for the drive thru signage; therefore, each of the variances we initially requested in our petition will still be required for the project.

Please let me know if you need additional information or documentation.

Thanks,

Justin

Justin A. Williams



Rosenberg Martin Greenberg, LLP

25 South Charles Street, 21st Floor

Baltimore, Maryland 21201

410.727.6600 (p)

410.727.1115 (f)

www.rosenbergmartin.com

CASE NAME 2116 York Road
CASE NUMBER 2017-0078-SPHA
DATE 1/11/17

[illegible]

CASE NO. 2017-

0078-SPHA

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

10/11

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

Comment

10/5

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

N/c

10/31

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)No objection
w/ comments

10/5

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/27/16

SIGN POSTING Date: 12/22/16 by Hoffman

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

December 15, 2016

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: 2017-0078-SPHA

2116 York Road
SW/s of York Road, 380 ft. NW of Timonium Road
8th Election District – 3rd Councilmanic District
Legal Owners: McDonald's Corporation

Variance 1. To permit 40 off-street parking spaces in lieu of the required 71 parking spaces.
2. To permit a directional sign of 11.67 ft. in height in lieu of the permitted 6 ft. (Double Arm Gateway).
3. To permit 2 directional signs of 10.17 ft. in height in lieu of the permitted 6 ft. ("Order Here" Signs). 4. To permit 2 order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft. 5. To permit 2 projected directional signs in lieu of the permitted wall-mounted or free standing directional signs ("Window Position Signs" Signs). 6. To permit 4 stacking spaces behind the order board in lieu of the minimum required 5 stacking spaces. Special Hearing to approve an amendment to Zoning Case No. 2008-0574-A.

Hearing: Wednesday, January 11, 2017 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 St., 21st Fl., Baltimore 21201
Brian Newman, 6903 Rockledge Dr., Ste. 100, Bethesda 20817

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 22, 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.**

Debra Wiley

From: Debra Wiley
Sent: Tuesday, December 20, 2016 8:55 AM
To: Kristen L Lewis
Subject: FW: 2017-0078-SPHA

Hi Kristen,

Do you know if this has been rescheduled and if so, the date?

Thanks.

From: John E. Beverungen
Sent: Friday, November 18, 2016 12:52 PM
To: Williams, Justin <JWilliams@rosenbergmartin.com>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>; Hecker, Caroline <checker@rosenbergmartin.com>
Subject: RE: 2017-0078-SPHA

Mr. Williams,

I am told that I have cases scheduled all day on December 16, so that date will not work. It would appear the case will need to be set in after January 9, and I am confident that it can be heard sometime shortly thereafter.

John Beverungen
ALJ

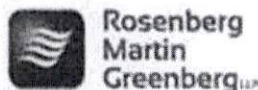
From: Williams, Justin [<mailto:JWilliams@rosenbergmartin.com>]
Sent: Friday, November 18, 2016 12:28 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>; Hecker, Caroline <checker@rosenbergmartin.com>
Subject: RE: 2017-0078-SPHA

Judge Beverungen,

I'm writing to follow up on your email regarding rescheduling this matter. Ms. Lewis has indicated to us that the only date she formally has available is December 28th, however, because of holiday schedules, our team will be unavailable from December 21st thru January 9th. Accordingly, I'm writing to see if you have availability on your calendar the week of December 12th. In polling our team, it appears that any time on Friday, December 16th would work best for everyone, however, if there is not an opening that day in your schedule, I can see if another date/time would also work.

I appreciate your assistance with this matter.

Justin A. Williams



Debra Wiley

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Sent: Friday, November 18, 2016 12:52 PM
To: Williams, Justin; Kristen L Lewis
Cc: Debra Wiley; Sherry Nuffer; Hecker, Caroline
Subject: RE: 2017-0078-SPHA

JB
11-17
no posting

new date - post.
but no news -
paper reg'd

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John Beverungen
ALJ

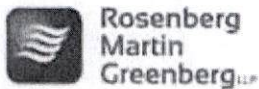
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Cc: Debra Wiley <dwiley@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>; Hecker, Caroline <checker@rosenbergmartin.com>
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I appreciate your assistance with this matter.

Justin A. Williams



Rosenberg Martin Greenberg, LLP

25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
410.727.6600 (p)
410.727.1115 (f)
www.rosenbergmartin.com

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Thursday, November 17, 2016 12:03 PM
To: Williams, Justin <JWilliams@rosenbergmartin.com>; Hecker, Caroline <checker@rosenbergmartin.com>; Kristen L Lewis <klewis@baltimorecountymd.gov>

Sherry Nuffer

From: John E. Beverungen
Sent: Thursday, November 17, 2016 12:03 PM
To: jwilliams@rosenbergmartin.com; checker@rosenbergmartin.com; Kristen L Lewis
Cc: Debra Wiley; Sherry Nuffer
Subject: 2017-0078-SPHA

This is a zoning case involving McDonalds Corporation, and the property is located at 2116 York Road. The hearing was scheduled for November 17, 2016 at 11:00 am. Petitioner advertised the hearing in the newspaper but did not post the property. The OAH informed counsel that someone should attend the November 17 hearing in case anyone appeared in response to the newspaper advertisement.

This morning Justin Williams, Esq. on behalf of Petitioner attended the hearing, although no protestants or interested citizens attended. Petitioner will need to post the property and obtain a new hearing date, but does not need to again advertise the hearing. Mr. Williams indicated his client is anxious to have the matter rescheduled, and I told him that if he has difficulty rescheduling the case he can contact me (copying Ms. Lewis) and I will attempt to find a spot on the calendar to hear the case.

John Beverungen
ALJ

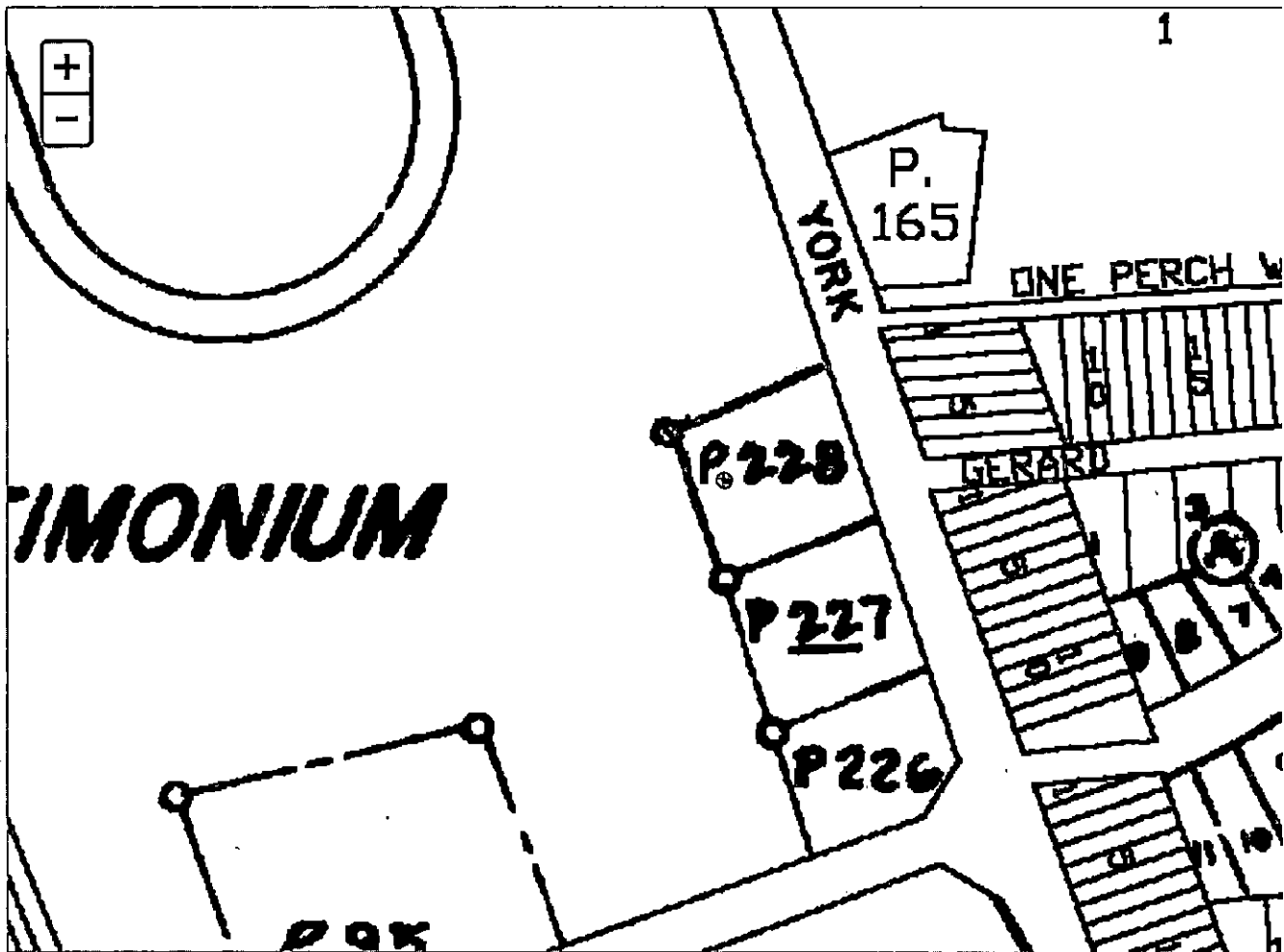
CASE NAME _____
CASE NUMBER 2017-0078-SPHX
DATE 11/17/16

[illegible]

Guide to searching the database

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 08 Account Number - 0806045402						
Owner Information									
Owner Name:		MCDONALDS CORPORATION C/O FURR INC				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		8017 DORSEY RUN ROAD STE A3 JESSUP MD 20794-9372				Deed Reference:		/12096/ 00125	
Location & Structure Information									
Premises Address:		2116 YORK RD TIMONIUM MD 21093-3108				Legal Description:		.9306 AC SWS YORK RO 400 N TIMONIUM RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0060	0006	0228		0000				2017	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 2009		Above Grade Enclosed Area 4304		Finished Basement Area		Property Land Area 40,536 SF		County Use 24	
Stories	Basement	Type FAST FOOD	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016				
Land:			1,311,400	1,311,400	As of 07/01/2017				
Improvements			870,000	870,000					
Total:			2,181,400	2,181,400	2,181,400				
Preferential Land:			0						
Transfer Information									
Seller: W A MANAGEMENT CO INC				Date: 03/25/1997		Price: \$422,787			
Type: NON-ARMS LENGTH OTHER				Deed1: /12096/ 00125		Deed2:			
Seller: MCDONALDS CORPOR ATION				Date: 12/31/1971		Price: \$301,991			
Type: ARMS LENGTH IMPROVED				Deed1: /05241/ 00155		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		
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: **08** Account Number: **0806045402**

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>).



Rosenberg
Martin
Greenberg LLP

October 24, 2016

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: 2116 York Road - Petition for Variance
Case No. 2017-0078-SPHA

Dear Ms. Lewis:

This firm represents McDonald's Corporation in connection with the Petition for Variance filed for the above-referenced property. I understand that this matter has been scheduled for a hearing on Thursday, November 17, 2016 at 11:00 a.m. Unfortunately, due to scheduling conflicts we will not be able to attend a hearing on that date. Accordingly, we request that the hearing be rescheduled to the next available date.

Please confirm that the hearing has been rescheduled and advise us as to the new date and time at your earliest convenience. Thank you for your prompt attention to this matter.

Very truly yours,

Caroline L. Hecker

cc: McDonald's Corporation (via electronic mail)

Caroline L. Hecker
hecker@rosenbergmartin.com

11-17 11am
advise her
we need to know
what scheduling
conflicts they
one
this is known about
(H) date of
at least a
month - w/o
knowledge of
the conflict,
there will be
no
if

29 South Chase - 8th Floor
Baltimore, MD 21201-3500

T 410-276-0000
F 410-276-1111

rosenbergmartin.com

11-10-16 Deb Spoke to Maggie. Per ATF, Mrs. Hecker or rep. must
2:57 PM attend + put on record that sign posting requirement was not
met, especially in light of newspaper advertising that was completed.
11/03/2016 3:03PM (GMT-04:00)



**Rosenberg
Martin
Gre**

October 24, 2016

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

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Very truly yours,

Caroline L. Hecker

cc: McDonald's Corporation (via electronic mail)

Caroline L. Hecker
hecker@rosenbergmartingre.com

*let advise her
we need to know
what scheduling
conflicts they
one
they've known about
(H) date for
at least a
month - w/o
knowledge of
the conflict,
there will be
no if*



Rosenberg
Martin
Greenberg LLP

October 24, 2016

VIA FACSIMILE (410) 887-3048

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Baltimore County Zoning Review Office
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

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Caroline L. Hecker

cc: McDonald's Corporation (via electronic mail)

Caroline L. Hecker
checker@rosenbergmartin.com

*we need to know
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(H) date for
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no*



KEVIN KAMENETZ
County Executive

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

October 13, 2016

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: 2017-0078-SPHA

2116 York Road

SW/s of York Road, 380 ft. NW of Timonium Road

8th Election District – 3rd Councilmanic District

Legal Owners: McDonald's Corporation

Variance 1. To permit 40 off-street parking spaces in lieu of the required 71 parking spaces.
2. To permit a directional sign of 11.67 ft. in height in lieu of the permitted 6 ft. (Double Arm Gateway).
3. To permit 2 directional signs of 10.17 ft. in height in lieu of the permitted 6 ft. ("Order Here" Signs).
4. To permit 2 order boards of 6.75 ft. in height in lieu of the maximum permitted 6 ft.
5. To permit 2 projected directional signs in lieu of the permitted wall-mounted or free standing directional signs ("Window Position Signs").
6. To permit 4 stacking spaces behind the order board in lieu of the minimum required 5 stacking spaces.
Special Hearing to approve an amendment to Zoning Case No. 2008-0574-A.

Hearing: Thursday, November 17, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

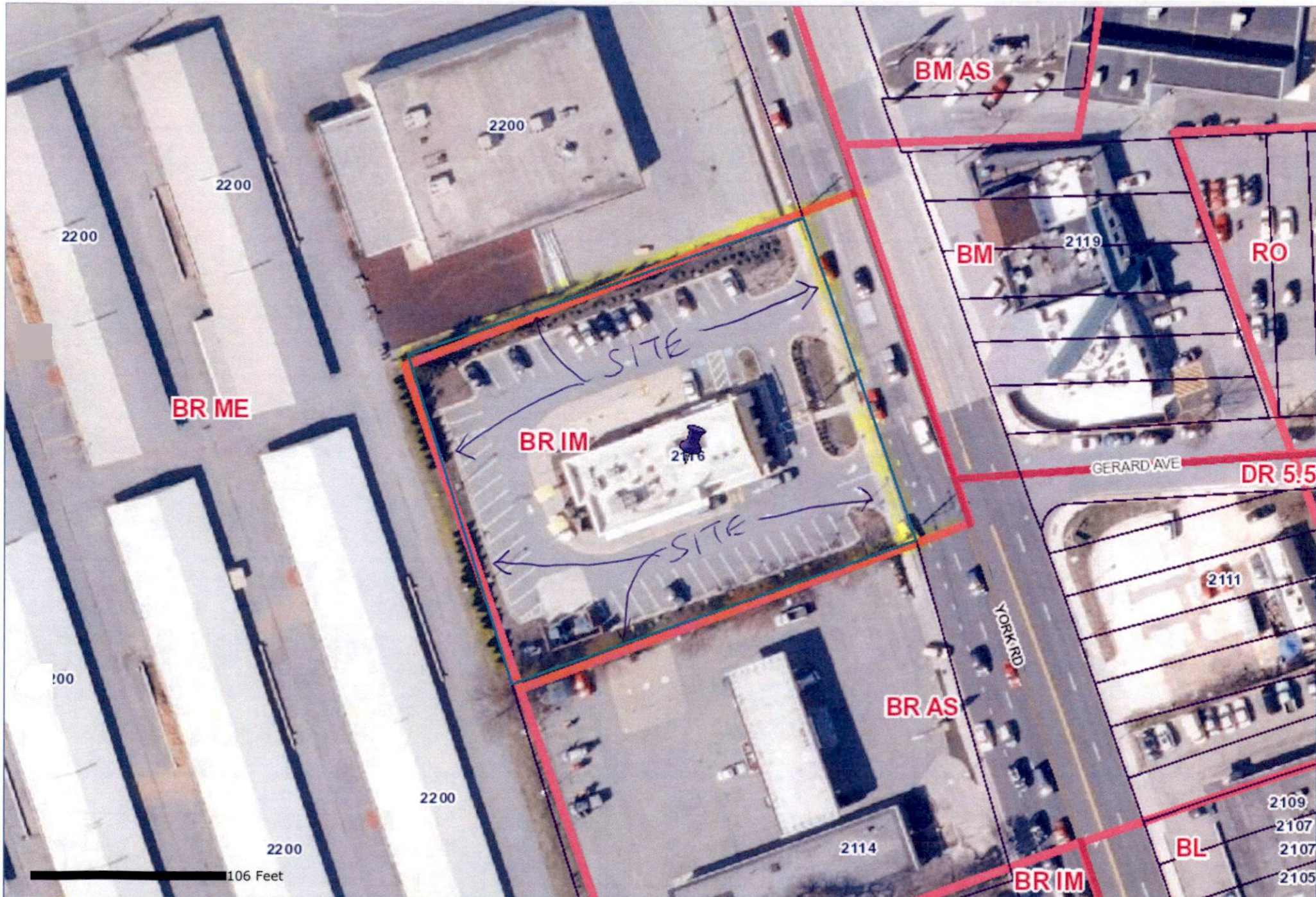
A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Caroline Hecker, 25 S. Charles St., 21st Fl., Baltimore 21201
Brian Newman, 6903 Rockledge Dr., Ste. 100, Bethesda 20817

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 28, 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.



My Neighborhood Map
2017-0078-SPHA

Created By
Baltimore County
My Neighborhood



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Printed 9/16/2016

Case No.:

2017-0078-SPHA

Exhibit Sheet

Petitioner/Developer

DW 2-22-17

Protestants

DW 1-19-17

No. 1	Aerial photo of site	
No. 2	Google Earth photos of restaurant	
No. 3	Order in Case No. 2008-0574	
No. 4	site plan	
No. 5	signage detail	
No. 6	Email - Eric Rockel	
No. 7	Email - Wally Lippincott	
No. 8	Zoning hearing outline	
No. 9		
No. 10		
No. 11		
No. 12		







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2116 York Road

Viewing northbound on York Road

EXHIBIT

2

tabbles



Google earth

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8.23 ft

2116 York Road

Viewing southbound on York Road



Google earth

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© 2016 Google

7.82 ft



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IN RE: **PETITION FOR VARIANCE**
W/S York Road, 380' feet N c/line of
Timonium Road
(2116 York Road)

8th Election District
3rd Council District

McDonald's Corporation
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2008-0574-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, McDonald's Corporation, through its attorney, Stanley S. Fine, Esquire, for property located at 2116 York Road. Relief is requested from seven (7) sections of the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, Petitioner requests relief as follows: From Section 409.6.A.2 to permit 49 off-street parking spaces in lieu of the required 71; from Section 409.11 requiring adequate space for off-street loading and unloading operations; from Section 450.4.5.A to permit five (5) enterprise signs on the building facades in lieu of the permitted three (3) signs; from Section 450.4.3 to permit a "canopy" style directional sign in lieu of the permitted wall-mounted or free-standing sign; from Section 450.5.B.3.b to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy; from Section 450.4.5.B to permit a free-standing enterprise sign of 94 square feet in lieu of the permitted 75 square feet, and finally from Section 303.2 to permit a front yard (depth) setback of 47.5 feet in lieu of the required 70 feet. The subject property and requested relief are more particularly described on the elevation sign drawings, signage details, and the site plan which were accepted into evidence as Petitioner's Exhibits 5, 6 and 9, respectively.

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Date 9-9-08
By 193



Appearing at the requisite public hearing in support of the request were Stanley S. Fine, Esquire and Caroline L. Hecker, Esquire, attorneys for McDonald's Corporation; Mark Furr, owner-operator of the existing McDonald's at the subject location; Lee May, Area Construction Manager for McDonald's Corporation; and Iwona Rostek-Zarska and Valek Zarski of Baltimore Land Design Group, Inc., the consulting engineers who prepared the site plan for this property. There were no Protestants or other interested persons in attendance.

Testimony and evidence presented at the hearing disclosed that McDonald's proposes to demolish the existing restaurant and rebuild a new restaurant in its place. The existing structure in this regard opened for business in August of 1970. Having operating continuously since that time, the current restaurant has become operationally inadequate and out-of-date. The proposed structure will occupy approximately the same footprint as the existing structure (See proposed conditions marked as Petitioner's Exhibit 3), and will be a more modern facility that will comport with the revitalized character of the surrounding community. Elevations illustrating the proposed structure were accepted into evidence as Petitioner's Exhibit 4. Mr. May, Area Construction Manager for McDonald's, testified that the new structure will have a contemporary, upscale look, with a "café" type interior customer area decorated with tasteful colors and materials. The structure will have a brick exterior, and the mansard roof with white beams will be removed. The structure will also include a variety of "green building" features, including a high-efficiency HVAC system, a ThermoPlastic Olefin (TPO) reflective roof, awnings to reduce solar heat gain, masonry walls, and two-speed grill exhausts, among others. The new building will also be entirely ADA-compliant. Finally, unlike the existing restaurant, the new restaurant will not have a "PlayPlace".

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Date 9-9-08
By [Signature]

Ms. Rostek-Zarska was accepted as an expert in site engineering, and testified that certain characteristics of the lot, including the size and location of the present structure impose restraints on the proposed new construction that make the requested variances necessary. The existing McDonald's restaurant building, shown on the Existing Conditions Sheet (Petitioner's Exhibit 1), is situated 43 feet from York Road. This building, along with the stacking lane for the drive-thru, occupies most of the lot. B.C.Z.R. Section 303.2 provides that the front yard must not be less than the average depth of the front yards of all improved lots within 200 feet on either side of this lot. This would require a 70-foot front yard setback, which is not feasible given the configuration of the lot, and which is not currently provided by the existing building. The proposed structure cannot be situated further back from York Road while maintaining both the stacking lane for the drive-thru isle and parking in the rear. Accordingly, a variance from the regulations of Section 303.2 to permit at 47.5-foot front yard depth in lieu of the required 70-foot front yard is the minimum variance relief necessary to permit the construction of the new McDonald's.

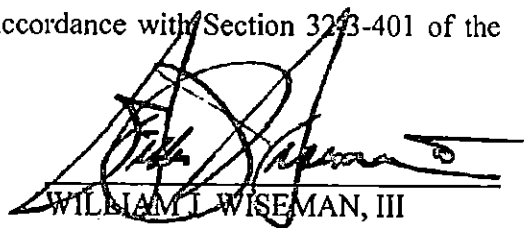
Likewise, Section 409.6.A.2 would require McDonald's to provide 71 parking spaces on the property to accommodate the fast-food restaurant use. McDonald's currently provides 72 spaces. In support of its request for a variance from the off-street parking requirements, McDonald's submitted a parking study report conducted by Street Traffic Studies, Ltd. (Petitioner's Exhibit 8.) This study examined the use of the existing McDonald's parking lot during peak hours, and found that a maximum of 41 cars were parked in the parking lot at any one time. The study therefore concluded that adequate parking exists at this site to accommodate peak demand periods. It is also to be noted that this McDonald's currently does approximately 58% of its business at the drive-thru window. Mr. Furr, owner-operator of the existing

RECEIVED FOR FILING
Date 9-9-08
By [signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th of September 2008, that the Petitions for Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 49 off-street parking spaces in lieu of the required 71; from Section 409.11 requiring adequate space for off-street loading and unloading operations; from Section 450.4.5.A to permit five (5) enterprise signs on the building facades in lieu of the permitted three (3) signs; from Section 450.4.3 to permit a "canopy" style directional sign in lieu of the permitted wall-mounted or free-standing sign; from Section 450.5.B.3.b to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy; from Section 450.4.5.B to permit a free-standing enterprise sign of 94 square feet in lieu of the permitted 75 square feet, and finally from Section 303.2 to permit a front yard (depth) setback of 47.5 feet in lieu of the required 70 feet, all in accordance with Petitioner's Exhibit 9, be and is hereby GRANTED, subject to the following conditions:

1. The enterprise free-standing changeable copy sign shall have no flashing or strobe lights and only change once per hour as adopted and recommended by the Baltimore County Planning Board;
2. The proposed architecture and elevations should be similar to the plan that was shown to the Office of Planning in May of 2008 and conform to the Hunt Valley/Timonium guidelines;
3. The shrubs on the landscape plan are to be carried to the front of the parking area, and
4. Petitioner will coordinate with the State Highway Administration (SHA) regarding any SHA Engineering Access Permits that may be required for improvements along the property fronting on MD 45 (York Road).

Any appeal of this decision must be taken in accordance with Section 323-401 of the Baltimore County Code.


WILLIAM I. WISEMAN, III
Zoning Commissioner
for Baltimore County

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DATE 9-9-08
BY [signature]



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0 16622 81115 3



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Williams, Justin

From: erockearthlink.net <erockel@earthlink.net>
Sent: Thursday, November 10, 2016 1:13 PM
To: Williams, Justin
Subject: RE: McDonald's Renovation - 2116 York Road

Thanks for the clarification. I discussed this variance with some of our GTCC members last night. We have no objections. Just keep me posted when you get a hearing date, I may want to attend, depending on my schedule. I appreciate you keeping us informed.

Eric Rockel

-----Original Message-----

From: "Williams, Justin"
Sent: Nov 10, 2016 11:31 AM
To: "erockearthlink.net"
Subject: RE: McDonald's Renovation - 2116 York Road

Thanks for the quick turnaround.

I actually was mistaken in the number of parking spaces being removed from the rear of the site, it's actually 7 spaces being removed—not 8 spaces. The reason the proposed site plan shows the parcel as having 40 spaces, and not 42 spaces (49 spaces in 2008 site plan – 7 spaces being removed), is that the Zoning Office instructed that shouldn't count the 2 "pull forward parking spaces" for the drive-thru customers in our count.

Justin A. Williams



Rosenberg Martin Greenberg, LLP

25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
410.727.6600 (p)
410.727.1115 (f)
www.rosenbergmartin.com

From: erockearthlink.net [mailto:erockel@earthlink.net]
Sent: Wednesday, November 09, 2016 10:42 AM
To: Williams, Justin <JWilliams@rosenbergmartin.com>
Subject: Re: McDonald's Renovation - 2116 York Road

Mr. Williams: I have taken a cursory look at the plan, and I do have a question about the parking numbers. Under a prior variance the parcel has 49 parking spaces, and you report that McDonald's wants to reduce that by 8 more spaces. However, the plan states the parcel will have 40 spaces, a small difference, but still one space less. Can you supply any clarity? Thanks

Eric Rockel

-----Original Message-----

From: "Williams, Justin"
Sent: Nov 8, 2016 4:17 PM



To: "ERockel@earthlink.com"

Subject: McDonald's Renovation - 2116 York Road

Hi Mr. Rockel,

I am writing on behalf of my client, McDonald's, on whose behalf we filed a Zoning Petition in connection to add a second drive-thru queuing lane at its restaurant at 2116 York Road.

As shown on the attached plans, the second drive-thru queuing lane will necessitate the loss of 8 parking spaces along the rear of the site. Because a growing majority of McDonald's business is done through drive-thru, which will operate more efficiently after the renovation, we do not believe the loss of spaces will cause an adverse impact on the community. The sign variances are needed to accommodate the new drive-thru signage that will be taller than is permitted and to permit drive-thru window signs to project from the building. Because these signs will be towards the rear of the site, we do not believe the granting of the variances will have an adverse impact on the community.

Please let me know if you/GTCC would like meet and/or have any comments or questions about the project.

For your reference, the hearing was initially scheduled for next week, however, we requested a postponement and are awaiting a new hearing date.

Thanks,

Justin

Justin A. Williams



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Baltimore, Maryland 21201

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410.727.1115 (f)

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0 16622 81117 7

Williams, Justin

From: Wallace S. Lippincott <wlippincott@baltimorecountymd.gov>
Sent: Monday, December 05, 2016 4:17 PM
To: Williams, Justin
Subject: RE: 2017-078-A - 2116 York Road - Redlined Site Plan

Yes

From: Williams, Justin [mailto:JWilliams@rosenbergmartin.com]
Sent: Friday, December 02, 2016 4:45 PM
To: Wallace S. Lippincott <wlippincott@baltimorecountymd.gov>
Subject: Re: 2017-078-A - 2116 York Road - Redlined Site Plan

Thanks for following up. Can we represent at the hearing that you're okay with excusing us from the condition about adding vegetation to the rear of the site?

Justin A. Williams

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
410.727.6600 (p)
410.727.1115 (f)
www.rosenbergmartin.com

On Dec 2, 2016, at 4:37 PM, Wallace S. Lippincott <wlippincott@baltimorecountymd.gov> wrote:

Justin,
I want to belatedly confirm receipt of this.

From: Williams, Justin [mailto:JWilliams@rosenbergmartin.com]
Sent: Friday, November 11, 2016 4:23 PM
To: Wallace S. Lippincott <wlippincott@baltimorecountymd.gov>
Cc: Hecker, Caroline <checker@rosenbergmartin.com>
Subject: 2017-078-A - 2116 York Road - Redlined Site Plan

Mr. Lippincott,

Following up on our conversation last week, attached for your review is a redlined site plan that has added a green area at the start of the drive-thru and specifically calls for replacing the trees at the rear of the site.

Our engineer explored removing the pavement beyond the turning radius at the rear of the site, however, he reports that adding vegetation will require significant reconfiguration of the storm inlet and regrading of the surrounding pavement to prevent ponding. Accordingly, we request that we be excused from that proposed condition.

Please let me know if you have any comments/questions.



Thanks,

Justin

Justin A. Williams

<image002.jpg>

Rosenberg Martin Greenberg, LLP

25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
410.727.6600 (p)
410.727.1115 (f)
www.rosenbergmartin.com

-----Original Message-----

From: Wallace S. Lippincott [mailto:wlippincott@baltimorecountymd.gov]
Sent: Friday, October 14, 2016 3:07 PM
To: Hecker, Caroline <checker@rosenbergmartin.com>
Subject: FW: 2116 York Road

Ms. Hecker,

I have reviewed the proposed request for variances on 2116 York Road. I have reviewed the request within the context of the Hunt Valley/ Timonium Master Plan (available at the County web site - Planning). The HVT plan seeks to promote good design, landscaping, less clutter, safer streets and environmental improvements within the plan area. While we consider the requests for the sign variances I have some questions regarding the site design and landscaping. There is currently a gap in the landscaping on the western portion of the site. Why is this? Also, what will be the disposition of the paved area that will be taken out of parking but not used for traffic flow? And, similarly what will be the disposition of the paved area that will be taken out of drive lane for the new circulation pattern on the north side of the building (see attachment)?

I will not be in the Office on Monday but if you wish to provide some times that are convenient to talk or meet, I will followup with you on Tuesday.

Thank you.

[http://www.baltimorecountymd.gov/sebin/n/n/county_seal.jpg]<<http://www.baltimorecountymd.gov>>
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ROSENBERG | MARTIN | GREENBERG, LLP

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

BALTIMORE COUNTY ZONING HEARING OUTLINE

MCDONALD'S – 2116 YORK ROAD

JANUARY 11, 2017

2017-0078-SPHA

I. INTRODUCTION

1. Justin Williams – Rosenberg Martin Greenberg, LLP
2. Mark Furr – Operator
3. Martin Emmer, ECM – McDonald's Corporation
4. This is a petition for: (1) variances necessary for McDonald's to construct an additional drive-thru queuing lane and to install related signage, and (2) special hearing approval of the amendment of the previously approved site plan to reflect the requested variances.
5. The Property was last the subject of a Zoning Hearing in Case No. 2008-0574-A when the Zoning Commissioner confirmed approved the following variances to permit: (1) 49 off-street parking spaces in lieu of the required 71 parking spaces, (2) loading and unloading operations to occur in the drive-thru area, (3) 5 enterprise signs on a building façade in lieu of the permitted 3, (4) canopy style direction signs in lieu of the permitted wall-mounted or freestanding signs, (5) the erection of a sign above the face of the canopy, (6) a free-standing enterprise sign of 94 square feet in lieu of the permitted 75 SF, and (7) a 47.5-foot front yard in lieu of the required 70 feet.

II. EXISTING CONDITIONS

1. The Property, which is located in the Timonium area of Baltimore County, has a site area of 0.931 acres (40,536 SF), and is improved with a 4,384-SF McDonald's restaurant.
2. Zoning Classification: B.R-I.M.
3. The Property is located along the York Road commercial corridor. A gas station is located to the south (2114 York Road), while the Maryland State Fairgrounds facilities are at the north and rear of the Property.

i. Exhibit 1 – Zoning Map/ Photo



ii. Exhibit 2 – Streetview Photos

4. McDonald's has operated at the Property since 1970. Its current building was constructed in 2008 and is owned/operated by Mark Furr who has been an operator in the Baltimore area since 2001. Mr. Furr is the owner/operator of eight restaurants and is credited as coming up with the original idea to develop Old Bay Filet-O-Fish sandwiches.
5. The dining room, which has the capacity to seat approximately 84 patrons, operates from 4:00 AM until 11:00 PM, while the drive-thru is open 24 hours.
6. Recent Zoning History:
 - i. Pursuant to the Zoning Commissioner's approval in Case No. 2008-574-A, there are 49 parking spaces on the Property in lieu of the 71 spaces that would otherwise be required.

ii. Exhibit 3 – Case No. 2008-574-A

III. PROPOSED CONDITIONS

1. McDonald's is proposing to install a second drive-thru queuing lane and new drive-thru directional signage. The project represents an investment of approximately \$225,000.
 - i. Drive-Thru Modifications:
 1. **Exhibit 4 – Redlined Site Plan**
 - (1) The site plan filed in connection with this case has been revised in response to initial feedback from the Department of Planning. There will be 8 new coniferous trees placed in the rear of the site to replace trees that died and were removed. The pavement on the north side of the building between the proposed drive-thru lane and the building has been replaced with pervious (grass) surface.
 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 64% 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 5-8%.
 3. To accommodate the additional queuing lane, seven parking spaces will be removed along the rear of the Property.
 - (1) The result is a net loss of 7 parking spaces.

(2) However, in Mr. Furr's experience, the site provides ample off-street parking and the loss of seven spaces will not have any adverse impact.

(3) *Note: The Zoning Office suggested that only 40 spaces (not 42) are shown on the Site Plan, since two of the spaces would be identified for drive-thru customers waiting for their orders; however, in Case No. 2016-0255-A, Judge Beverungen noted "there is no provision in the B.C.Z.R. to this effect."*

4. The Zoning Regulations do not contemplate side-by-side drive-thru lane configurations, and thus, the Zoning Office considers the site plan to only provide four stacking spaces behind the prime order board. However, as a practical matter, in addition to the space in front of the other order board, there are 6 stacking spaces total provided.

ii. Signage

1. **Exhibit 5 – Signage Plan**

2. New drive-thru related signage is proposed:

(1) Three directional signs over the drive-thru lanes are proposed: One double-arm gateway sign and two "order here" signs are proposed.

(2) Two menu order boards are proposed.

(3) Two directional signs are proposed to project from the payment/pick-up windows.

IV. REQUESTED ZONING RELIEF

1. Section 409.6.A.2 to permit 40 off-street parking spaces in lieu of the required 7 parking spaces. (*Note: the site plan shows 42 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 4 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, 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 reviewed by Martin Emmer, an expert in the application of the Baltimore County Zoning Regulations (“BCZR” or “Zoning Regulations”). Mr. Emmer has spent the last 6 years as an external construction manager for McDonald’s with over 35 years of experience in commercial/retail construction. He has completed over 300 retail/food service/financial institution construction projects as a prime contractor and managed the construction/development of over 6 million square feet of outlet center projects across the country. With McDonald’s, Mr. Emmer has consulted and managed over 175 McDonald’s redevelopment projects.
2. Mr. Emmer 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).
3. 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.
4. Uniqueness:
 - i. As stated by the Zoning Commissioner in Case No. 2008-574-A, the Property is unique by nature of its shallow depth.
 1. **See Exhibit - 3 - Case No. 2008-574-A**
 - ii. Additionally, the Property is improved with an existing McDonald’s restaurant, the size and location of which limits the amount of parking that can be provided and creates practical difficulties in safely directing traffic in and around the site, requiring additional signage.
5. 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 71 parking spaces; however, the dimensions of the Property, together with landscaping requirements, only permit 40 spaces (42 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 64% 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 5-8% to comprise approximately 72% of sales. This will decrease demand for parking spaces.

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 4 stacking spaces behind the primary menu board. 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.

Due to the size of the site, additional signage is necessary to safely direct traffic around the drive-thru lanes and into the site.

6. 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's drive-thru operation. The significant \$225,000 capital investment will improve the general welfare of the surrounding neighborhood.
- ii. The loss of seven 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 64% 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. While the Zoning Regulations do not contemplate the

side-by-side drive-thru lane configuration, as a practical matter, there are seven stacking spaces available for vehicles behind the prime order board.

7. 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 queuing lanes in a manner that would be disruptive.
- ii. Further, Mr. Furr would testify that in the unlikely event that the parking lot was full, customers would leave the parking lot and go to one of the many other quick-service restaurants in the vicinity. It is therefore in McDonald's best interest to make sure sufficient parking is provided.
- iii. Plans were presented to the Greater Timonium Community Council, which indicated that they had no objections to the variance.

1. Exhibit 6 – Email from Eric Rockel, President, GTCC

VI. SPECIAL HEARING

The petition for special hearing was filed pursuant to BCZR § 500.7 to approve the amendment to the previously approved plan in Case No. 2008-574-A. This request is solely made to amend the previously approved plans to reflect the variance relief requested above and no substantive zoning relief is requested under this special hearing.

VII. AGENCY COMMENT

The Department of Planning's Zoning Advisory comments indicated that it had no objection to granting the zoning relief provided certain conditions were met. The applicant agrees to abide by each of the proposed conditions, except the condition requiring that McDonald's "remove the pavement beyond the turning radius at the rear of the site that was formerly used for parking and replace with vegetation." Our engineer explored removing the pavement, however, adding vegetation will require significant reconfiguration of the storm inlet and regrading of the surrounding pavement to prevent ponding. This was explained to Mr. Wallace Lippincott in the Department of Planning, who agreed that McDonald's could be excused from this condition.

1. Exhibit 7 – Email from Wallace Lippincott, Department of Planning

VIII. CONCLUSION

For these reasons, we respectfully request that the petition for variances and petition for special hearing be granted. If the application is approved, McDonald's plans to complete the proposed renovations in the fourth quarter of 2017.

1. Exhibit 8 – Hearing Outline

4817-6746-6560, v. 2



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

1. SITE AREA: 40,536 SF OR 0.931 AC
2. OWNER: McDONALD'S CORPORATION
c/o FURR INC.
8017 DORSEY RUN ROAD
SUITE A3
JESSUP, MD. 20794
3. TAX MAP REFERENCES: TAX ACCOUNT#0806045402
MAP 60 GRID 06
PARCEL 228
4. DEED REFERENCES: L. 12096 F. 125 & L. 12096 F. 122
5. ELECTION DISTRICT: 8
6. COUNCILMANIC DISTRICT: 3
7. ZONING: BR-IM MAP 060C1
8. EXISTING USE: RESTAURANT PROPOSED USE: RESTAURANT
9. CENSUS TRACK: 408505

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.: 11-24-17

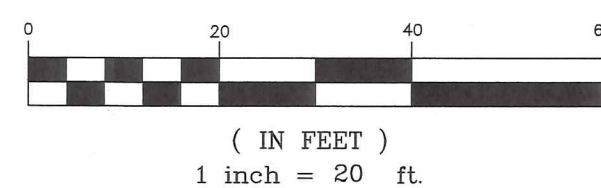
CMS
●●●●●●●●
CMS Associates LLC

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

[illegible]

DRAWN BY:NMH CHECKED BY:RCG

SHEET NO.SPL-1.00-00



SCALE: 1"=20'-0"

- ☐ E EXISTING CONCRETE PAD.
- ☐ F PROPOSED REINFORCED CONCRETE PAD.
- ☐ G EXISTING LANDSCAPE (TYP.)
- ☐ H PROPOSED LANDSCAPED.

SCALE: N.T.S.

SCALE: N.T.S.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT LOCAL, STATE AND FEDERAL REGULATIONS.
2. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
3. IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR IS REQUIRED TO COMPLETE ALL WORK THAT IS DISCUSSED WITH THE ACM AND IS REQUIRED BY McDONALD'S STANDARD SPECIFICATIONS, REGARDLESS OF INCLUSION OF SAID WORK ON DOCUMENTS.

4. NO UTILITY, SEWER, WATER OR STORM DRAINAGE CONSTRUCTION IS ANTICIPATED AS PART OF SITE IMPROVEMENTS, UNLESS NOTED OTHERWISE
5. AREAS INDICATED AS HANDICAPPED PARKING SPACES, LANDINGS AND CROSSWALKS WILL BE CONSTRUCTED AT GRADE, NOT TO EXCEED 1.8% SLOPE IN ANY DIRECTION, UNLESS INDICATED ON SITE PLAN.
6. CONTRACTOR SHALL REMOVE AND REPLACE ONLY THAT ASPHALT PAVEMENT NECESSARY TO CONSTRUCT IMPROVEMENT SHOWN ON THE SITE PLAN. THE CONTRACTOR SHALL MILL AND REPLACE EXISTING ASPHALT PAVEMENT, IF NECESSARY, TO PROVIDE POSITIVE DRAINAGE AND SMOOTH TRANSITION TO AND FROM IMPROVEMENTS. ONCE CONSTRUCTION HAS BEEN COMPLETED, CONTRACTOR SHALL SEAL COAT ASPHALT PARKING AREA AND STRIPE PARKING LOT AS SHOWN ON SITE PLAN

= NEW CONCRETE
CURB RAMPS,
CONCRETE PAD AND
WALKWAY



PROVIDE 8 NEW ARBORVITAE IN KIND (AS SHOWN)

EXISTING LOT LIGHT TO REMAIN

C.O.D. #2 ORDER HERE CANOPY SEE SHEET SPL-1.02-00

C.O.D. #2 MENU BOARD SEE SHEET SPL-1.02-00

C.O.D. #1 ORDER HERE CANOPY SEE SHEET SPL-1.02-00

C.O.D. #1 MENU BOARD SEE SHEET SPL-1.02-00

EXISTING LOT LIGHT TO REMAIN

EXISTING TRANSFORMER BOX TO REMAIN

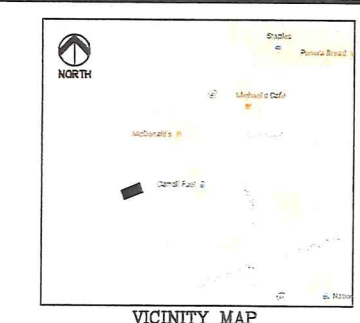
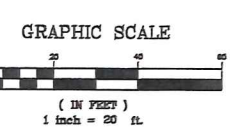
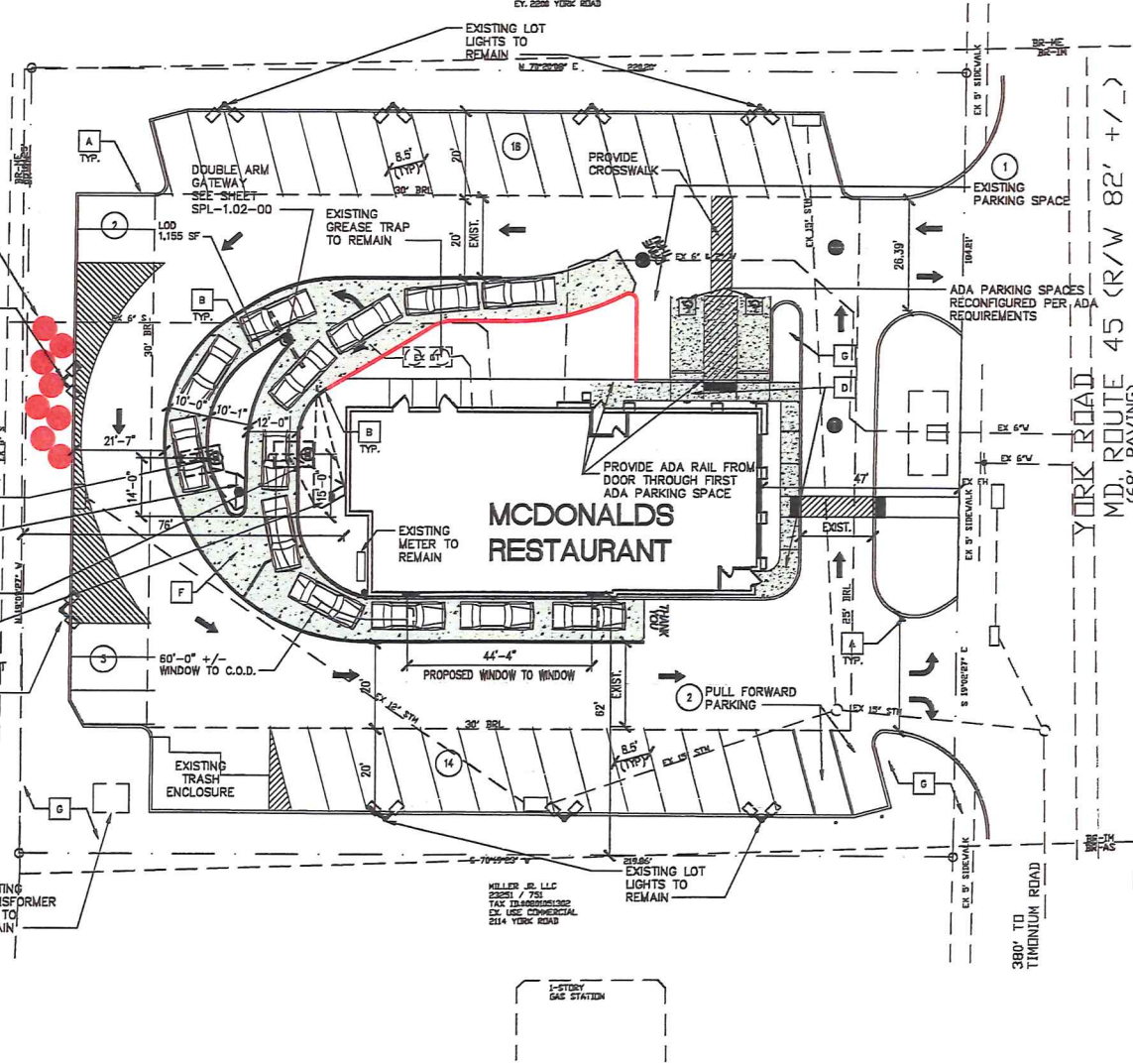
EXISTING LOT LIGHT TO REMAIN

EXISTING LOT LIGHT TO REMAIN

EXISTING LOT LIGHT TO REMAIN

EXISTING LOT LIGHT TO REMAIN

EXISTING LOT LIGHT TO REMAIN



- GENERAL NOTES:**
1. SITE AREA: 40,536 SF OR 0.931 AC
 2. OWNER: MCDONALD'S CORPORATION
c/o FURR, INC.
8017 DORSEY RUN ROAD
SUITE A3
JESSUP, MD. 20794
 3. TAX MAP REFERENCES: TAX ACCOUNT#0806045402
MAP 60 GRID 06
PARCEL 228
 4. DEED REFERENCES: L 12096 F. 125 & L 12096 F. 122
 5. ELECTION DISTRICT: 8
 6. COUNCILMANIC DISTRICT: 3
 7. ZONING: BR-M MAP 060C1
 8. EXISTING USE: RESTAURANT PROPOSED USE: RESTAURANT
 9. CENSUS TRACT: 408505
 10. WATER SERVICE AREA: TOWSON FOURTH ZONE
 11. SEWERSHED: 57N
 12. TRANSPORTATION ZONE: 0502
 13. WATERSHED JONES FALLS
 14. BUILDING SIZE: 4,384 SF
 15. SETBACKS:

	MINIMUM	EXISTING (NO CHANGE)
FRONT	25' (PROP. LINE)	47'
REAR	50' (CL. STREET)	80'
SIDE	30'	62'
REAR	30'	76'
 16. BUILDING HEIGHT:

	MAXIMUM	EXISTING (NO CHANGE)
	40'	18' (MAX)
 17. FLOOR AREA RATIO:

	MAXIMUM	EXISTING (NO CHANGE)
	2.0	0.11
 18. PARKING REQUIRED: 16 Spaces per 1,000 GFA
4,384 / 1,000 x 16 = 71 Spaces
PARKING SPACES PROVIDED = 40 Spaces (38 Regular & 2 Accessible)
VARIANCE FROM SECTION 408.6.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (CASE #2008-0574-A) APPROVED TO ALLOW 49 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 71, 5 ENTERPRISE SIGNS ON THE BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS, TO PERMIT A "CANOPY" TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-M FREESTANDING SIGN, TO PERMIT ERECTION OF THE SIGN ABOVE THE CANOPY IN LIEU OF THE ERECTION ON THE FACE OF THE CANOPY, TO PERMIT A FREESTANDING ENTERPRISE SIGN OF 94 SF IN LIEU OF THE PERMITTED 75 SF AND TO PERMIT 47.5 SF FRONT YARD DEPTH IN LIEU OF THE REQUIRED 70 FT.
 19. LIMIT OF DISTURBANCE: 2,198 SF
 20. THIS SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS.
 21. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
 22. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 23. THIS SITE IS NOT WITHIN THE BASIC SERVICES MAP AREAS.
 24. THIS SITE DOES NOT LIE WITHIN A FLOODPLAIN.



SEAL

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 22538
Expiration Date: 11-24-17

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

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	05/22/15

DATE: 02/25/16
SCALE: AS NOTED
BUILDING AREA 0.000 SQ. FT.
DINING ROOM SEATING 0.000 SQ. FT.
PROJECT # :15RA33
DRAWN BY:NMH CHECKED BY:RCG

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
TIMONIUM
2116 YORK RD
TIMONIUM, MD 21093
REGION: CAPITAL
LC NO. 019-0050

SHEET TITLE
SITE PLAN TO
ACCOMPANY
ZONING
VARIANCE
HEARING
SHEET No.SPL-1.00-00

1 SITE PLAN

SCALE: 1"=20'-0"

A	EXISTING CONCRETE CURB (TYP.)	E	EXISTING CONCRETE PAD.
B	PROPOSED CONCRETE CURB (TYP.)	F	PROPOSED REINFORCED CONCRETE PAD.
C	EXISTING CONCRETE SIDEWALK (TYP.)	G	EXISTING LANDSCAPE (TYP.)
D	RECONFIGURED CONCRETE SIDEWALK (TYP.)	H	PROPOSED LANDSCAPED.

2 SITE PLAN KEYED NOTES

SCALE: N.T.S.

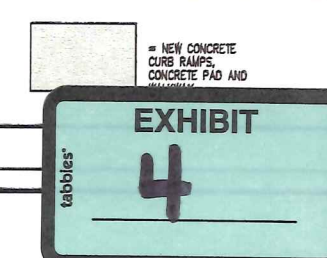
GENERAL SITE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT LOCAL, STATE AND FEDERAL REGULATIONS.
2. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
3. IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR IS REQUIRED TO COMPLETE ALL WORK THAT IS DISCUSSED WITH THE ACD AND IS REQUIRED BY MCDONALD'S STANDARD SPECIFICATIONS, REGARDLESS OF INCLUSION OF SAID WORK ON DOCUMENTS.

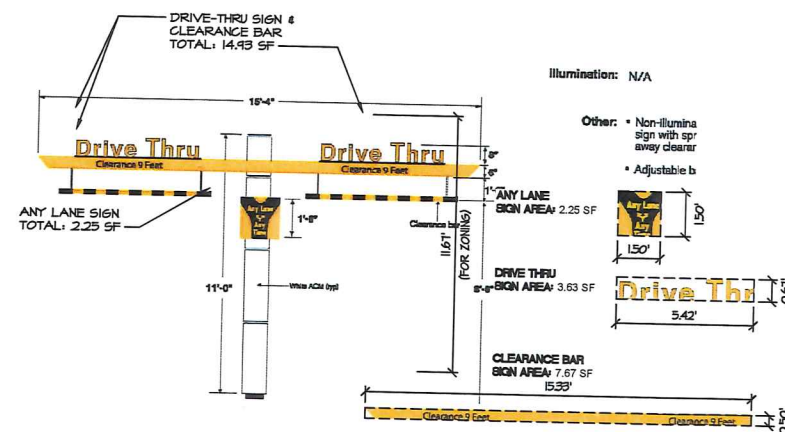
3 SITE PLAN GENERAL NOTES

SCALE: N.T.S.

4. NO UTILITY, SEWER, WATER OR STORM DRAINAGE CONSTRUCTION IS ANTICIPATED AS PART OF SITE IMPROVEMENTS, UNLESS NOTED OTHERWISE.
5. AREAS INDICATED AS HANDICAPPED PARKING SPACES, LANDINGS AND CROSSWALKS WILL BE CONSTRUCTED AT GRADE, NOT TO EXCEED 1.5% SLOPE IN ANY DIRECTION, UNLESS INDICATED ON SITE PLAN.
6. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT, IF NECESSARY, TO PROVIDE POSITIVE DRAINAGE AND SMOOTH TRANSITION TO AND FROM IMPROVEMENTS. ONCE CONSTRUCTION HAS BEEN COMPLETED, CONTRACTOR SHALL SEAL COAT ASPHALT PARKING AREA AND STRIPE PARKING LOT AS SHOWN ON SITE PLAN.



Double Welcome Point Gateway



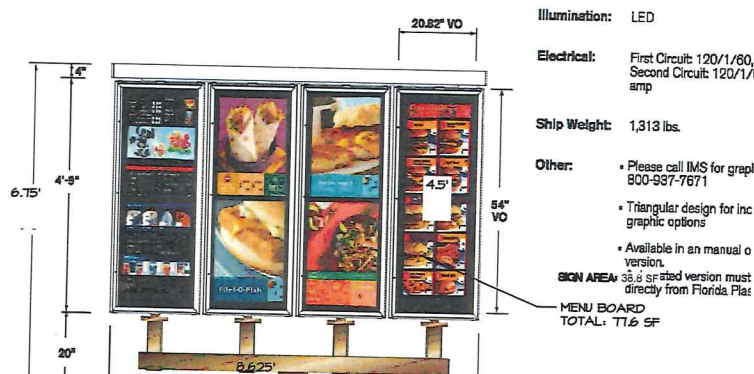
1 DOUBLE WELCOME GATEWAY

SCALE: N.T.S.

2 INTEGRATED MENU BOARD

SCALE: N.T.S.

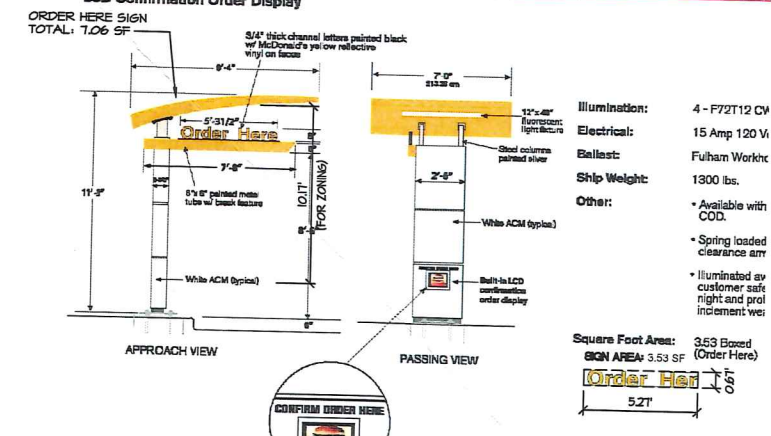
OPO Outdoor Menu Board



5 OPO OUTDOOR MENU BOARD

SCALE: N.T.S.

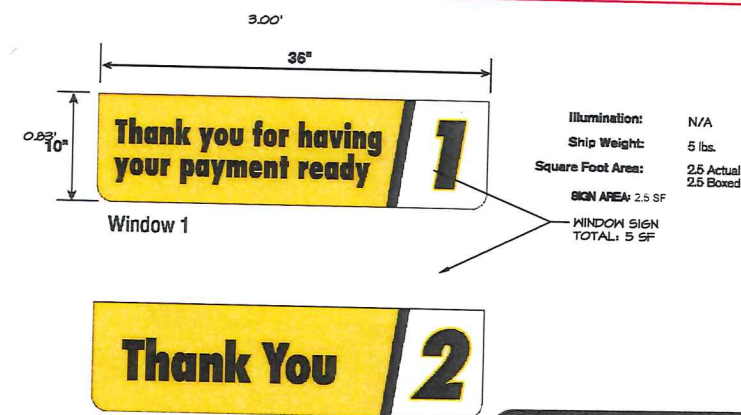
Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)
LCD Confirmation Order Display



3 ORDER HERE CANOPY

SCALE: N.T.S.

Window Position Signs



6 WINDOW SIGNAGE

SCALE: N.T.S.



SEAL

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: 11-24-17

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

DATE: 09/21/16
SCALE: AS NOTED
BUILDING AREA 0.000 SQ. FT.
DINING ROOM SEATING 0.000 SQ. FT.
PROJECT #: 15RA33
DRAWN BY: ACB CHECKED BY: CDG

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
TIMONIUM
2116 YORK RD
TIMONIUM, MD 21093
REGION: CAPITAL
LC NO. 019-0050

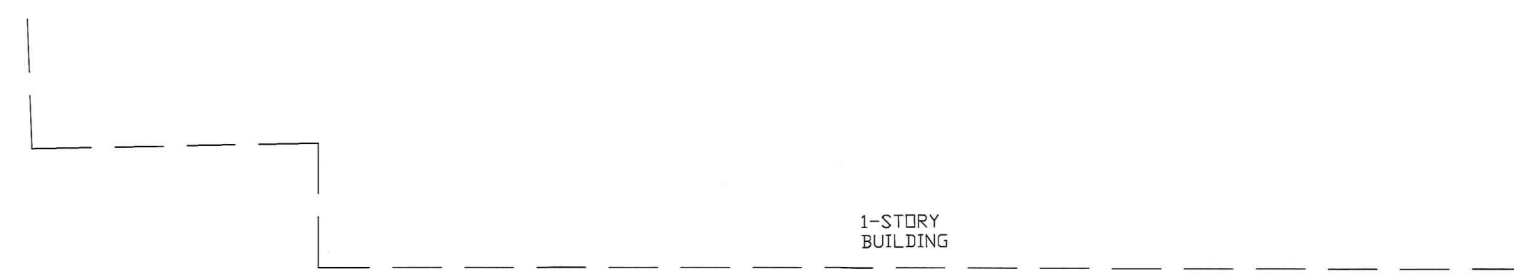
SHEET TITLE

SHEET NO. SIGN 2

SIGNAGE SET 09/21/16

EXHIBIT

5



MARYLAND STATE FAIR & AGRICULTURAL SOCIETY INC.
1901 / 319
11389 / 591
TAX ID #0813082155
TAX ID #2100010362
EX. USE COMMERCIAL
EX. 2200 YORK ROAD

EXISTING LOT LIGHTS TO REMAIN

BR-ME BK-TH

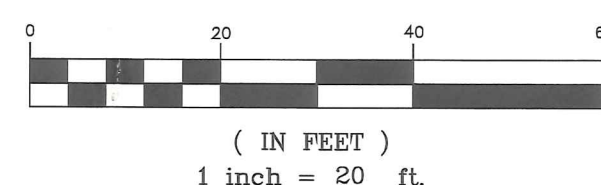
YORK ROAD
MD. ROUTE 45 (R/W 82' +/-)
PAVING (68' WIDE)

380' TO TIMONIUM ROAD

MILLER JR, LLC
23801 / 731
TAX ID #0801031308
EX. USE COMMERCIAL
2114 YORK ROAD

1-STORY GAS STATION

GRAPHIC SCALE



C.O.D. #2 ORDER HERE CANOPY
SEE SHEET SPL-1.02-00
C.O.D. #2 MENU BOARD
SEE SHEET SPL-1.02-00
C.O.D. #1 ORDER HERE CANOPY
SEE SHEET SPL-1.02-00
C.O.D. #1 MENU BOARD
SEE SHEET SPL-1.02-00

EXISTING LOT LIGHT TO REMAIN

EXISTING TRANSFORMER BOX TO REMAIN

EXISTING TRASH ENCLOSURE

PROPOSED WINDOW TO WINDOW

PULL FORWARD PARKING

EXISTING LOT LIGHTS TO REMAIN

MCDONALDS RESTAURANT

EXISTING GREASE TRAP TO REMAIN

EXISTING METER TO REMAIN

EXISTING GREASE TRAP TO REMAIN

EXISTING GREASE TRAP TO REMAIN

EXISTING GREASE TRAP TO REMAIN

EXISTING GREASE TRAP TO REMAIN

EXISTING GREASE TRAP TO REMAIN

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EXISTING GREASE TRAP TO REMAIN

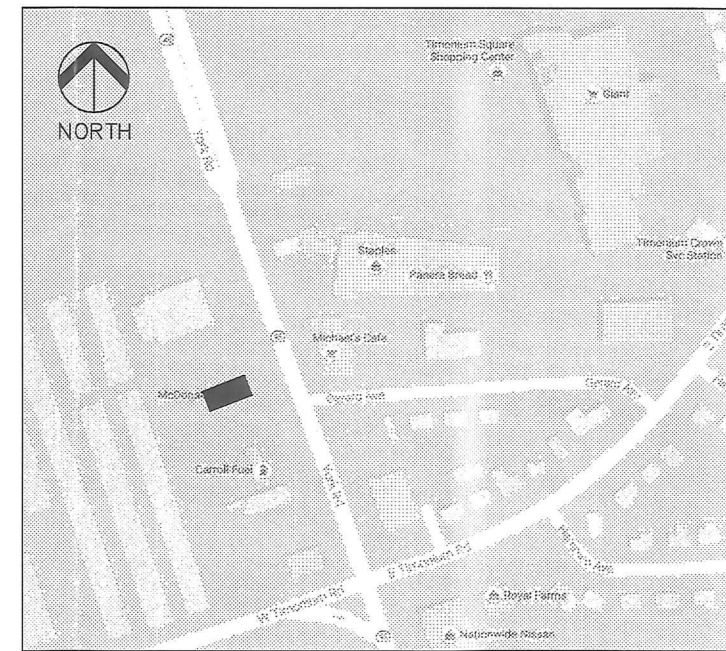
EXISTING GREASE TRAP TO REMAIN

EXISTING GREASE TRAP TO REMAIN

EXISTING GREASE TRAP TO REMAIN

EXISTING GREASE TRAP TO REMAIN

EXISTING GREASE TRAP TO REMAIN



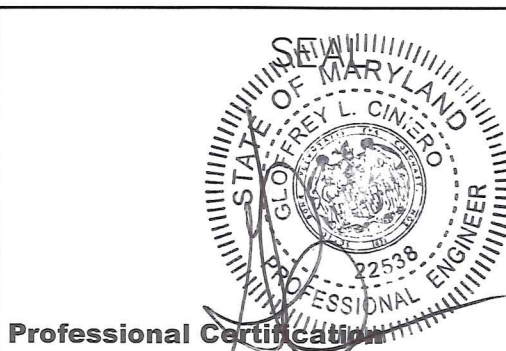
VICINITY MAP

GENERAL NOTES:

1. SITE AREA: 40,536 SF OR 0.931 AC
2. OWNER: MCDONALD'S CORPORATION
c/o FURR INC.
8017 DORSEY RUN ROAD
SUITE A3
JESSUP, MD. 20794
3. TAX MAP REFERENCES: TAX ACCOUNT#0806045402
MAP 60 GRID 06
PARCEL 228
4. DEED REFERENCES: L. 12096 F. 125 & L. 12096 F. 122
5. ELECTION DISTRICT: 8
6. COUNCILMANIC DISTRICT: 3
7. ZONING: BR-IV MAP 060C1
8. EXISTING USE: RESTAURANT PROPOSED USE: RESTAURANT
9. CENSUS TRACK: 408505
10. WATER SERVICE AREA: TOWSON FOURTH ZONE
11. SEWERSHED: 57N
12. TRANSPORTATION ZONE: 0502
13. WATERSHED JONES FALLS
14. BUILDING SIZE: 4,384 SF
15. SETBACKS
FRONT 25' (PROP. LINE) 47' (EXIST. NO CHANGE)
SIDE 50' (C.L. STREET) 80' (EXIST. NO CHANGE)
REAR 30' 62' (EXIST. NO CHANGE)
76' (EXIST. NO CHANGE)
16. BUILDING HEIGHT
MAXIMUM 40' 18' (MAX) (EXIST. NO CHANGE)
17. FLOOR AREA PATIO
MAXIMUM 2.0 0.11 (EXIST. NO CHANGE)
18. PARKING REQUIRED: 16 Spaces per 1,000 GFA
4,384 / 1,000 X 16 = 71 Spaces
PARKING SPACES PROVIDED = 40 Spaces (38 Regular & 2 Accessible)
VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (CASE #2008-0574-A) APPROVED TO ALLOW 49 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 71. 5 ENTERPRISE SIGNS ON THE BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS. TO PERMIT A "CANOPY" TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-M FREESTANDING SIGN, TO PERMIT ERECTION OF THE SIGN ABOVE THE CANOPY IN LIEU OF THE ERECTION ON THE FACE OF THE CANOPY, TO PERMIT A FREESTANDING ENTERPRISE SIGN OF 94 SF IN LIEU OF THE PERMITTED 75 SF AND TO PERMIT 47.5 SF FRONT YARD DEPTH IN LIEU OF THE REQUIRED 70 FT.
19. LIMIT OF DISTURBANCE: 1,155 SF
20. THIS SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS.
21. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
22. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
23. THIS SITE IS NOT WITHIN THE BASIC SERVICES MAP AREAS.
24. THIS SITE DOES NOT LIE WITHIN A FLOODPLAIN.



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



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: 11-24-17

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	06/22/15

DATE: 02/25/16

SCALE: AS NOTED

BUILDING AREA 0,000 SQ. FT.

DINING ROOM SEATING 0,000 SQ. FT.

PROJECT # :15RA33

DRAWN BY:NMH CHECKED BY:RCG

PROJECT TITLE

ALTERATIONS TO
MCDONALD'S

TIMONIUM
2116 YORK RD
TIMONIUM, MD 21093

REGION: CAPITAL

LC NO. 019-0050

SHEET TITLE

SITE PLAN TO
ACCOMPANY
ZONING
VARIANCE
HEARING

SHEET No.SPL-1.00-00

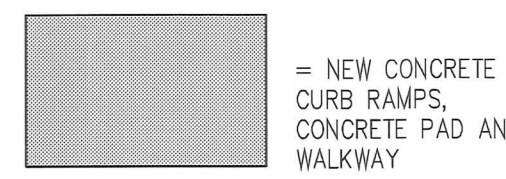
1 SITE PLAN

SCALE: 1"=20'-0"

- | | | | |
|---|---------------------------------------|---|-----------------------------------|
| A | EXISTING CONCRETE CURB (TYP.) | E | EXISTING CONCRETE PAD. |
| B | PROPOSED CONCRETE CURB (TYP.) | F | PROPOSED REINFORCED CONCRETE PAD. |
| C | EXISTING CONCRETE SIDEWALK (TYP.) | G | EXISTING LANDSCAPE (TYP.) |
| D | RECONFIGURED CONCRETE SIDEWALK (TYP.) | H | PROPOSED LANDSCAPED. |

GENERAL SITE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT LOCAL, STATE AND FEDERAL REGULATIONS.
2. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
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4. NO UTILITY, SEWER, WATER OR STORM DRAINAGE CONSTRUCTION IS ANTICIPATED AS PART OF SITE IMPROVEMENTS, UNLESS NOTED OTHERWISE.
5. AREAS INDICATED AS HANDICAPPED PARKING SPACES, LANDINGS AND CROSSWALKS WILL BE CONSTRUCTED AT GRADE, NOT TO EXCEED 1.8% SLOPE IN ANY DIRECTION, UNLESS INDICATED ON SITE PLAN.
6. CONTRACTOR SHALL REMOVE AND REPLACE ONLY THAT ASPHALT PAVEMENT NECESSARY TO CONSTRUCT IMPROVEMENT SHOWN ON THE SITE PLAN. THE CONTRACTOR SHALL MILL AND REPLACE EXISTING ASPHALT PAVEMENT, IF NECESSARY, TO PROVIDE POSITIVE DRAINAGE AND SMOOTH TRANSITION TO AND FROM IMPROVEMENTS. ONCE CONSTRUCTION HAS BEEN COMPLETED, CONTRACTOR SHALL SEAL COAT ASPHALT PARKING AREA AND STRIPE PARKING LOT AS SHOWN ON SITE PLAN.



2 SITE PLAN KEYED NOTES

SCALE: N.T.S.

3 SITE PLAN GENERAL NOTES

SCALE: N.T.S.

SPL-1.00-00

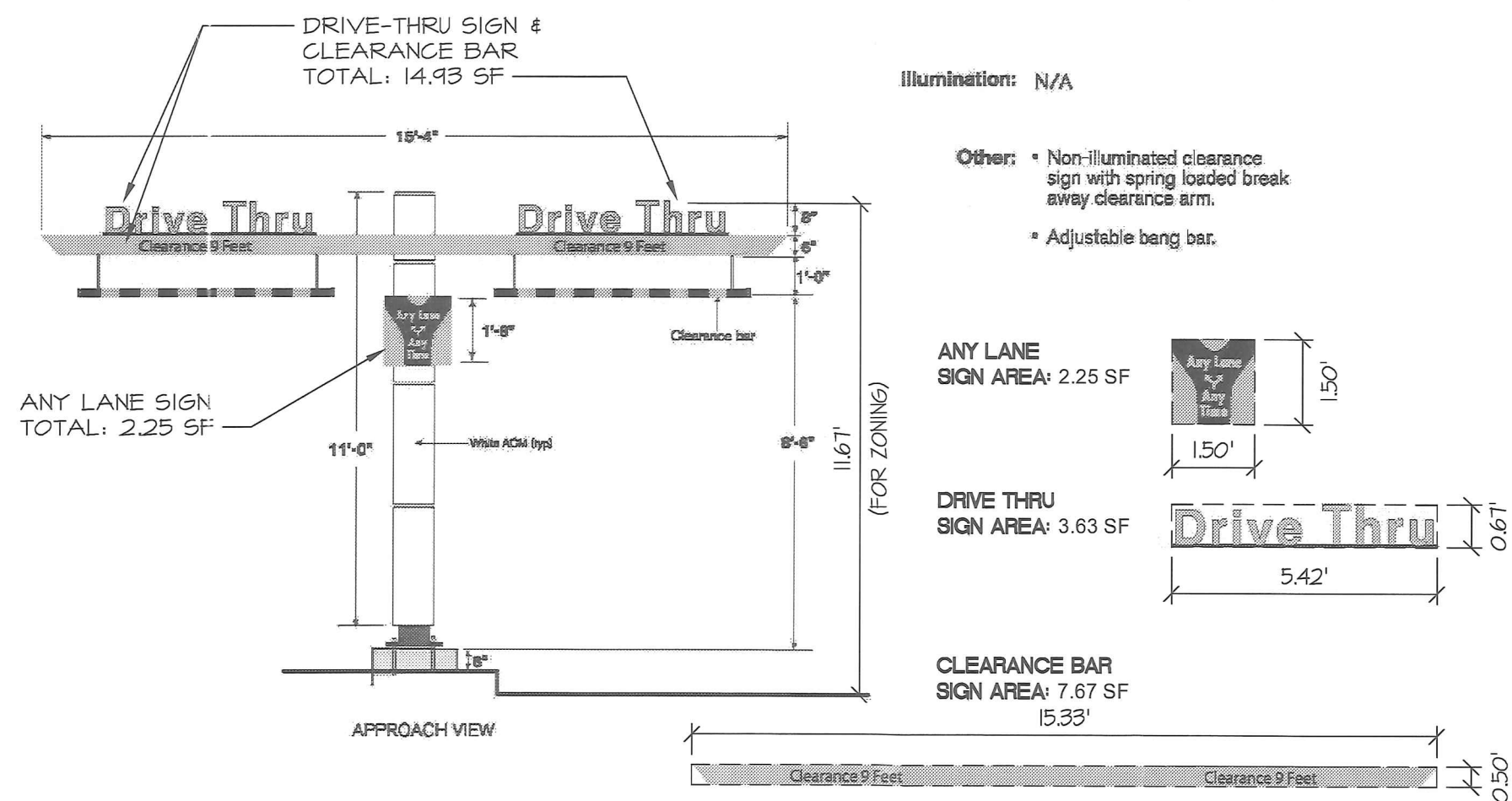
GEOFF CINIERO

9/22/2016

018-0050 Timonium SITE.DWG

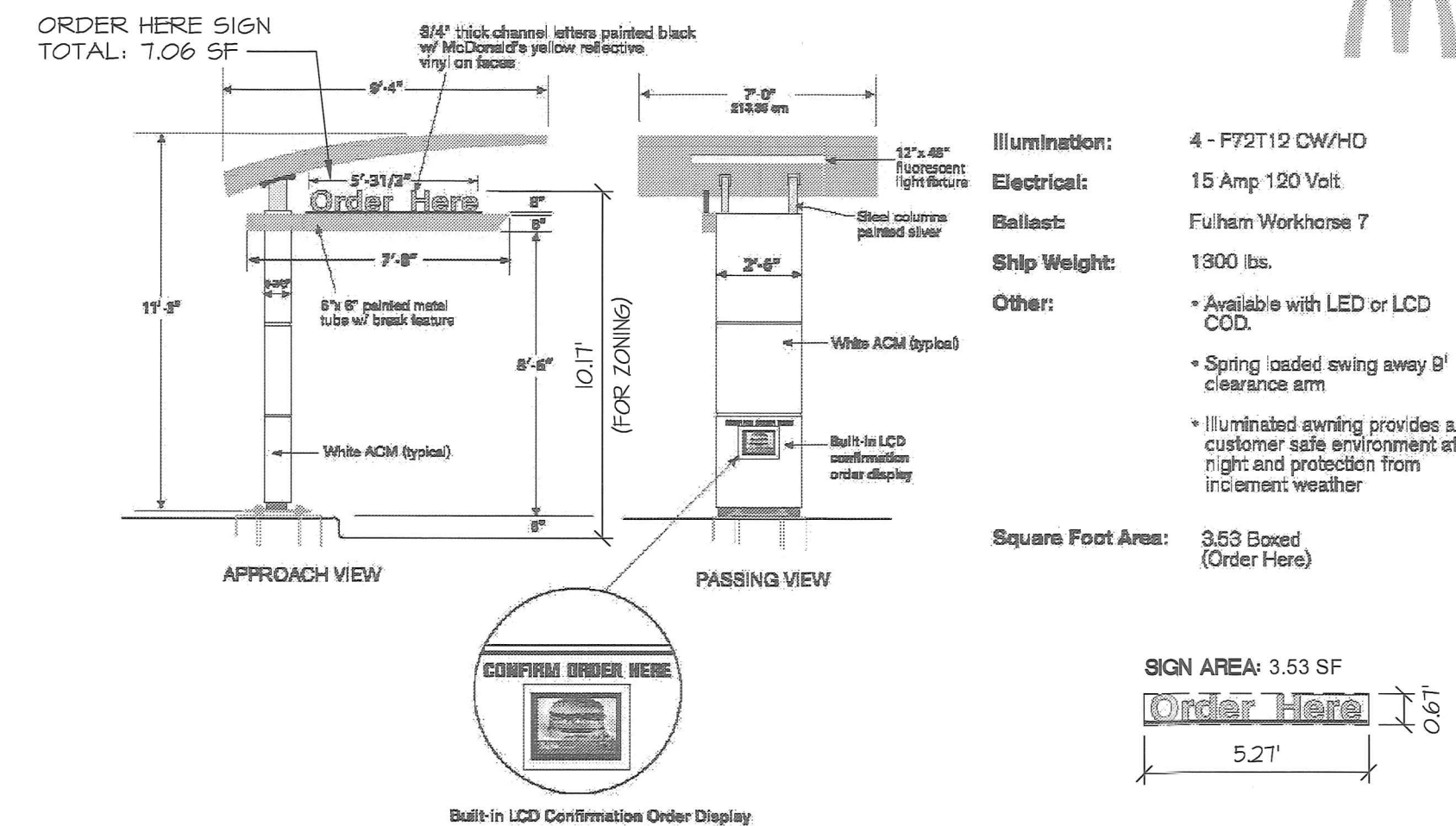
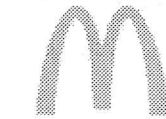
2017-0078-SPH

Double Welcome Point Gateway



NOT USED

Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)
LCD Confirmation Order Display



1 DOUBLE WELCOME GATEWAY

SCALE: N.T.S.

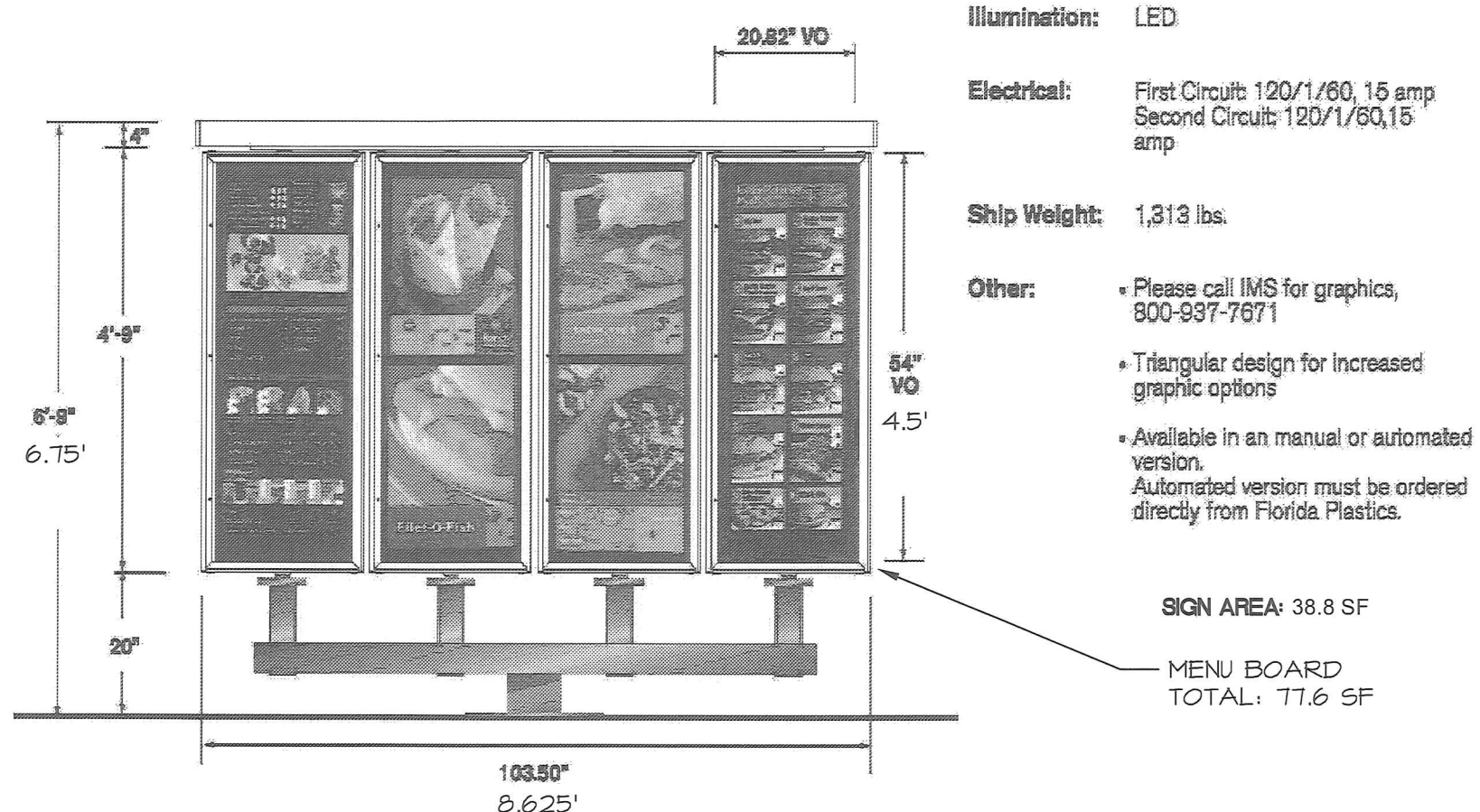
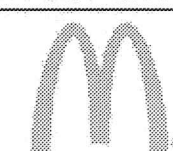
2 INTEGRATED MENU BOARD

SCALE: N.T.S.

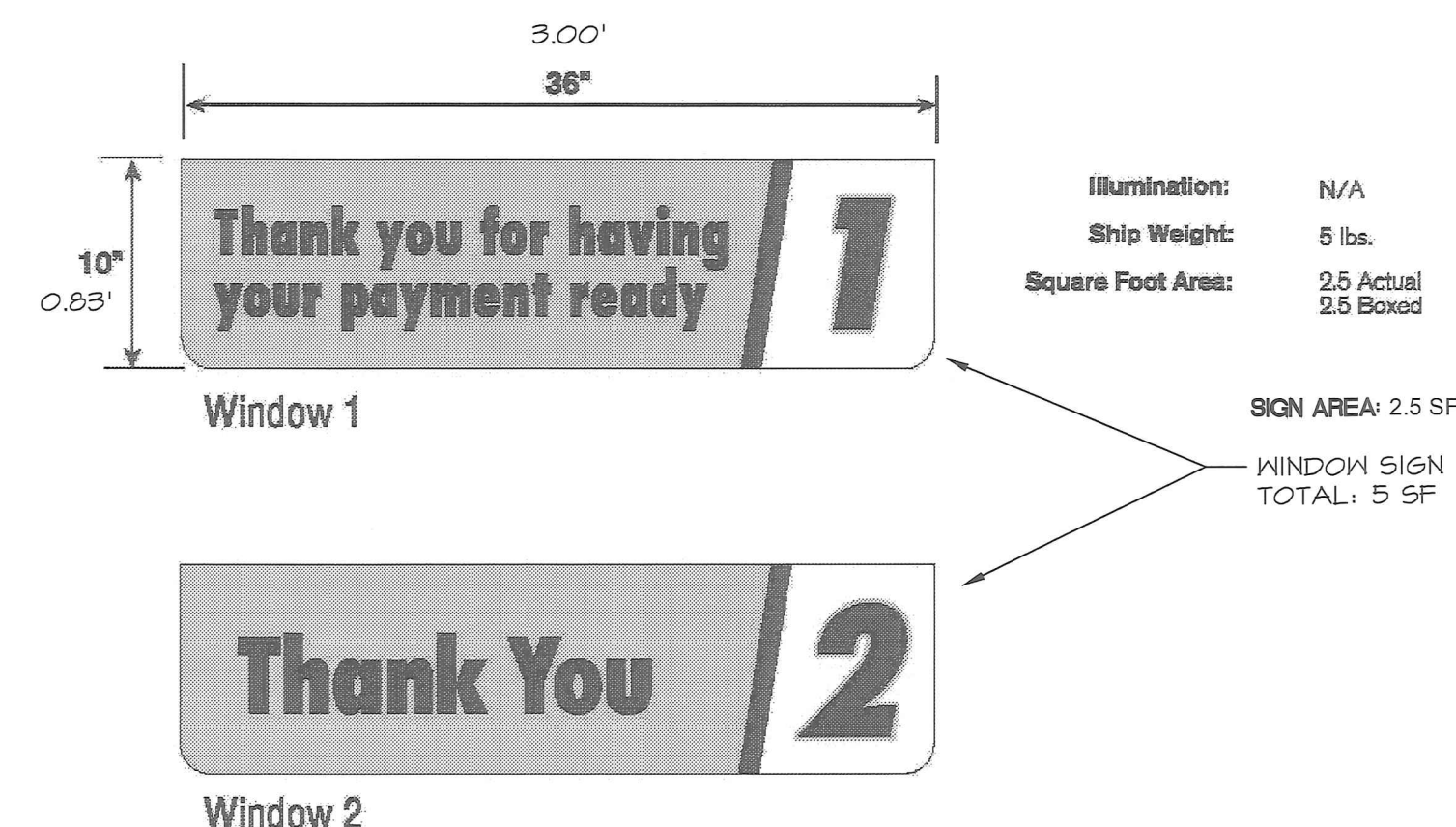
3 ORDER HERE CANOPY

SCALE: N.T.S.

OPO Outdoor Menu Board



Window Position Signs



4 OPO PRE-SELL BOARD

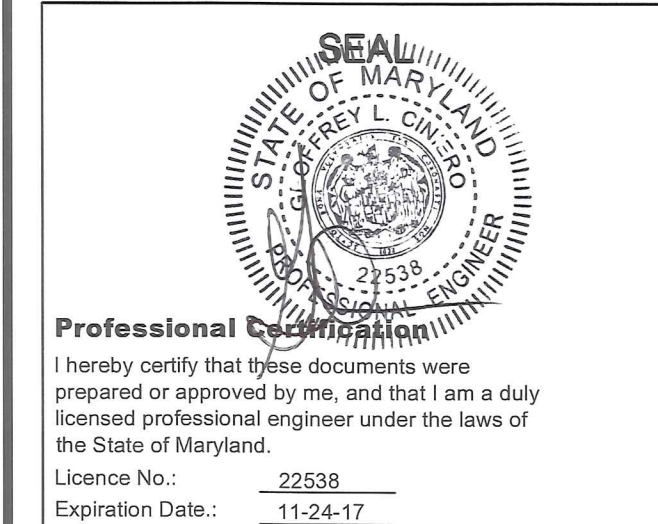
SCALE: N.T.S.

5 OPO OUTDOOR MENU BOARD

SCALE: N.T.S.

6 WINDOW SIGNAGE

SCALE: N.T.S.



REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 09/21/16
SCALE: AS NOTED
BUILDING AREA 0,000 SQ. FT.
DINING ROOM SEATING 0,000 SQ. FT.
PROJECT # : 15RA33
DRAWN BY: ACB CHECKED BY: CDG

PROJECT TITLE
ALTERATIONS TO
McDONALD'S
TIMONIUM
2116 YORK RD
TIMONIUM, MD 21093
REGION: CAPITAL
LC NO. 019-0050

SHEET TITLE
SHEET NO. SIGN 2