



300.00/4

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

up-2018-0031-SI
B
A 778760
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials GB

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 9106 Belair Road ZIP CODE 21236
BUSINESS NAME McDonald's ZONING BL
OWNER'S NAME McDonald's USA Inc PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 182571 Columbus, OH 43218
APPLICANT/OWNER'S AGENT Gary Brent PHONE NO. 410-507-0053
SIGN COMPANY NAME Alger Electric PHONE NO. 410-486-3549
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 180 1001 13694

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: See feet x below feet = _____ square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install 1 non-illuminated "welcome" sign - 6'9" x 3.72' = 2.56 sqft

Install 1 illuminated "M" wall sign - 3.5' x 4' = 14 sqft

Install 1 illuminated "McDonald's" wall sign - 2' x 16.41' = 32.82 sqft

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature _____

Date 6-29-18

Print/Type Name Gary Brent

☒ Require Planning Signature FINAL 140

Date 7/3/18

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature _____

Initials 7

Date 7/3/18



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
7/3/2018

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1800013694

Election District: 11

Owner Name(s): MCDONALD'S USA LLC

PDM #: 11-1170

Address: C/O MCDONALDS CORP 19-168 PO BOX 182571
COLUMBUS, OH 43218

Zoning District(s): DR 1 NC
BL

Premise Address: 9106 BELAIR RD

Elevation Range: 216ft - 230ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Com Bldg	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
	Growth Tier 1: Served by public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Design Review Areas - Perry Hall	X	X									X		KEP 7/3/18
	Commercial Revitalization Districts - Perry Hall	X	X									X		
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2017-0298-A; 1985-0302-SPH	X	X	X	X	X				X	X	X		✓

Welcome Sign



Illumination:

N/A

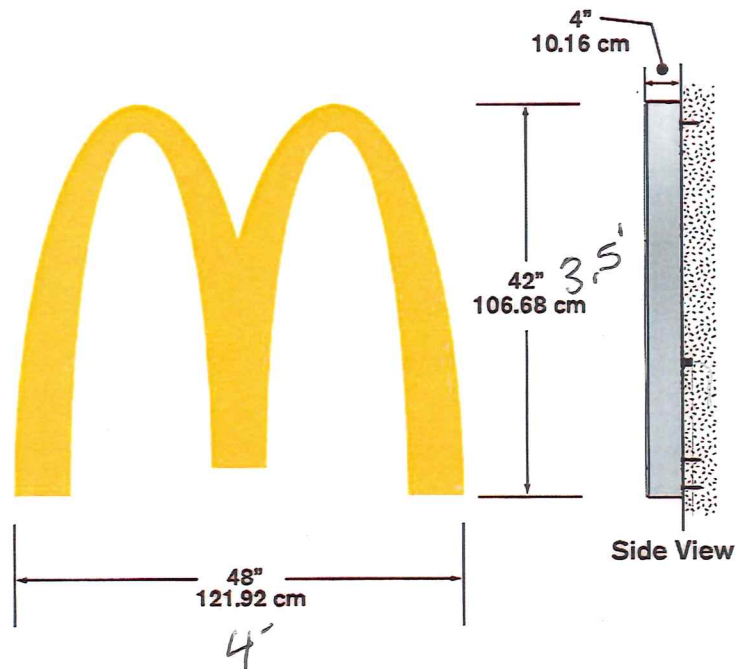
Ship Weight:

16 lbs.

Other:

3/4" thickness cutout
aluminum letters.

42" NextGen Illuminated Building Arch - LED



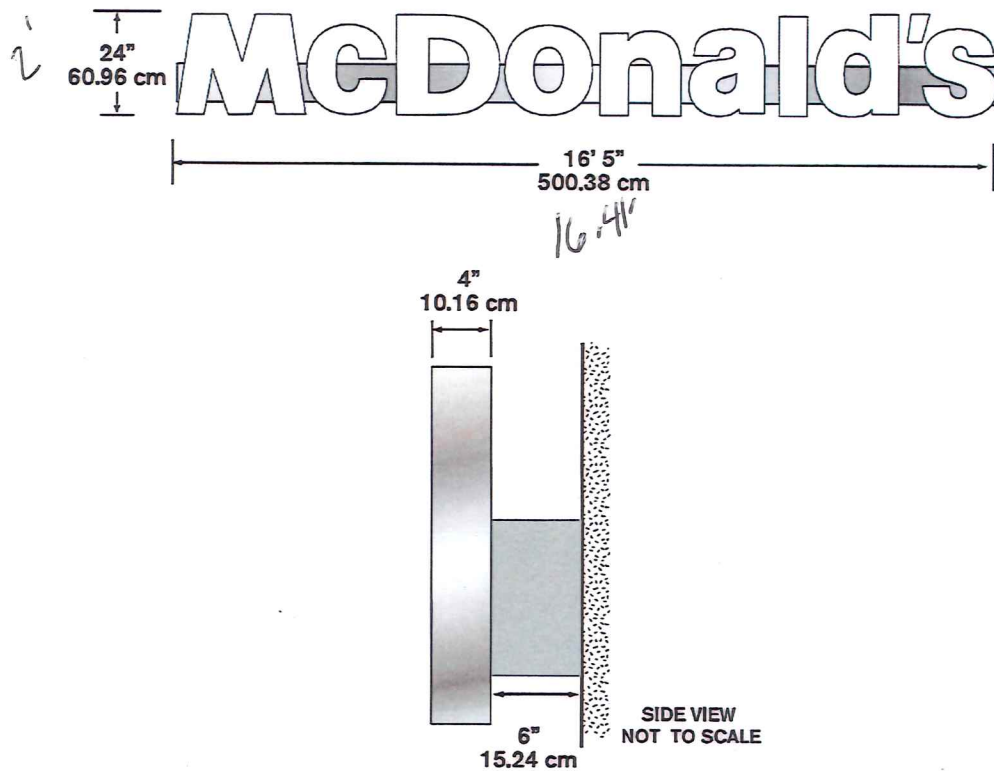
Illumination: LED

Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

NextGen 24" Wordmark



Illumination: LED

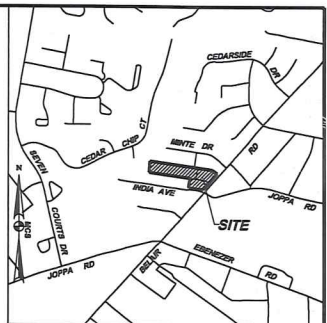
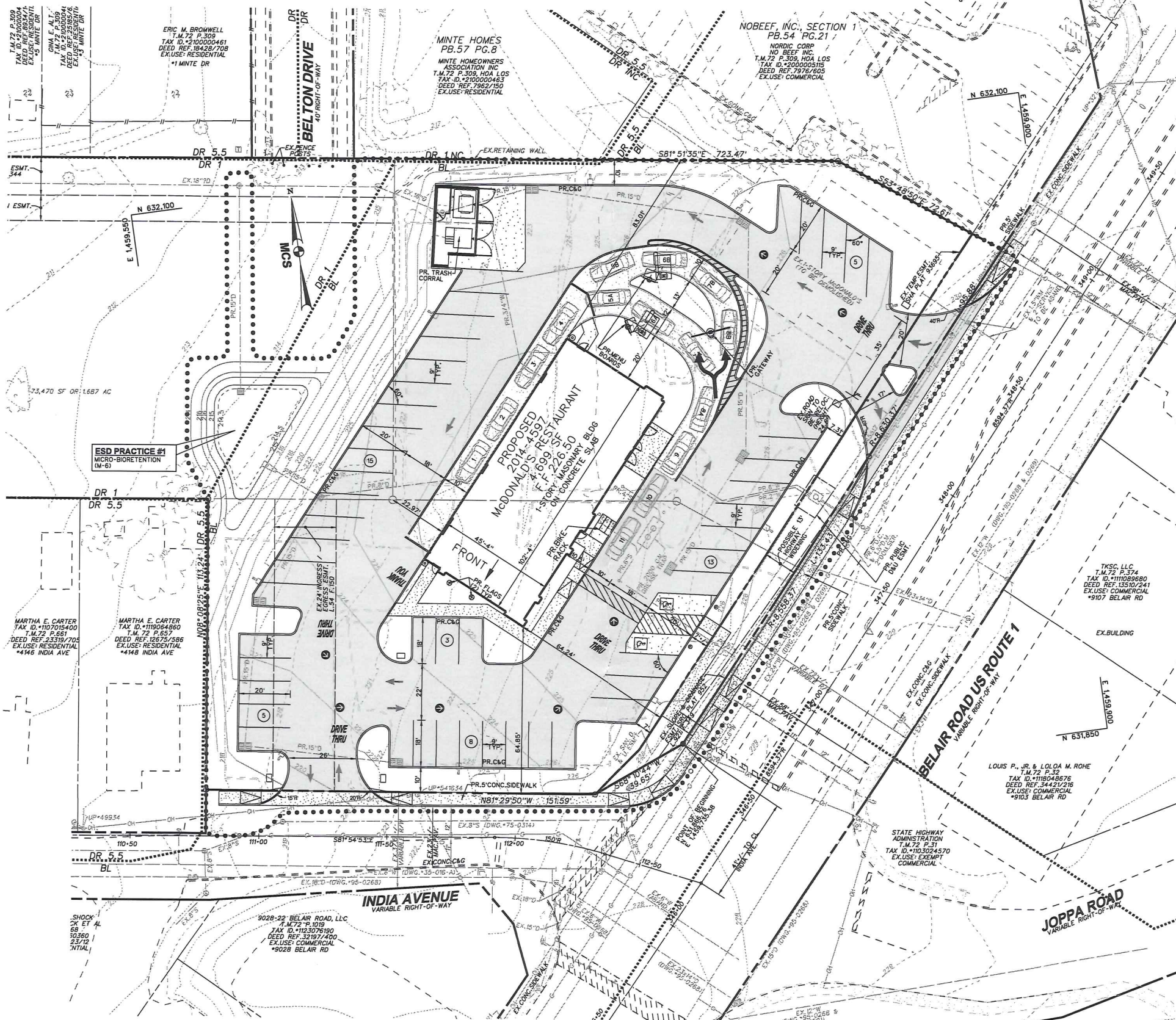
Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	---
EX. CONCRETE CURB AND GUTTER	---
EX. EDGE OF PAVING	---
EX. CONCRETE	---
TO BE REMOVED DESIGNATION	(TBR)
EX. STORM DRAIN, MANHOLE & INLET	---
EX. SANITARY SEWER, MANHOLE & CLEANOUT	---
EX. WATER MAIN, VALVE & FIRE HYDRANT	---
EX. ELECTRIC LINE	---
EX. GAS LINE	---
EX. TELEPHONE LINE, POLE & BOX	---
EX. POLE WITH LIGHT	---
EX. OVERHEAD LINE	---
EX. INDEX CONTOURS	---
EX. INTERMEDIATE CONTOURS	---
EX. TREE	---
"EXISTING" DESIGNATION	EX.
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	---
PR. PAVING	---
PR. CONCRETE	---
PR. STORM DRAIN, MANHOLE & INLET	---
PR. SANITARY SEWER & CLEANOUT	---
PR. WATER MAIN, VALVE & FIRE HYDRANT	---
PR. INDEX CONTOURS	---
PR. INTERMEDIATE CONTOURS	---
PR. PARKING COUNT	---
"PROPOSED" DESIGNATION	PR.
LIMIT OF DISTURBANCE	---
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	---
PR. MAC. PAVING	---
PR. CONCRETE	---
PR. STORM DRAIN, MANHOLE & INLET	---
PR. SANITARY SEWER & CLEANOUT	---
PR. WATER MAIN, VALVE & FIRE HYDRANT	---
PR. INDEX CONTOURS	---
PR. INTERMEDIATE CONTOURS	---
PR. LIGHTS	---
PR. SIGN	---
PR. BOLLARD	---
PR. PARKING COUNT	---
"PROPOSED" DESIGNATION	PR.



SITE DATA

- AREA OF TRACT: 124,524 SF OR 2.859 AC.
- OWNER: McDonald's USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3600
- TAX MAP REFERENCES:
T.M. 72: G. B. P. 382; TAX ID: 1800013694
T.M. 72: G. B. P. 378; LOT 1: TAX ID: 2000010421
T.M. 72: G. B. P. 378; LOT 2: TAX ID: 2000010422 & 2200012360
- DEED REFERENCES: L.38106 F.318; L.3651; F.443;
- PLAT REFERENCE: 54/150 EDGEWOOD CORPORATION
- ELECTION DISTRICT: 11; COUNCILMANIC DISTRICT: 5
- EXISTING ZONING: BL (BUSINESS LOCAL) & DR 1 (DENSITY RESIDENTIAL); ZONING MAP #072 A2
- EXISTING USE: EX. McDONALD'S
PROPOSED USE: McDONALD'S WITH NEW PARKING LAYOUT
- BULK REQUIREMENTS FOR BL ZONE:
MIN. FRONT SETBACK REQUIRED:
10 FEET FROM PROPERTY LINE;
40 FEET FROM STREET CENTER LINE;
AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES
MIN. SIDE SETBACK REQUIRED:
0 FEET ON INTERIOR LOT
10 FEET ON STREET SIDE OF CORNER LOT
MIN. REAR SETBACK REQUIRED:
0 FEET
20 FEET IF REAR LOT LINE ABUTS LOT IN RESIDENCE
FRONT SETBACKS PROVIDED: 65 FEET
SIDE SETBACK PROVIDED: 23 FEET MIN.
REAR SETBACK PROVIDED: 83 FEET
MAX. F.A.R. ALLOWED: 0.5
F.A.R. PROPOSED: 4,699 / 124,524 = 0.038
MAX. BUILDING HEIGHT PERMITTED: 35 FEET
BUILDING HEIGHT PROPOSED: 23.3 FEET
- STORM WATER MANAGEMENT (SWM):
THIS SITE IS A RE-DEVELOPMENT. SWM WILL BE PROVIDED BY REDUCTION OF EXISTING IMPERVIOUS AREAS AND BY INSTALLATION OF ESD PRACTICE, MICRO BIOTENTION OR EQUIVALENT.
- DEVELOPER WILL REQUEST A VARIANCE TO SECTION 33-6-109 (IN PART) OF BALTIMORE COUNTY CODE TO RESTRICT APPLICATION OF FOREST CONSERVATION REGULATIONS TO PROPOSED LIMIT OF DISTURBANCE. HE WILL PURCHASE A CREDIT IN A COUNTY APPROVED FOREST RETENTION BANK, IF ALLOWED AND REQUIRED.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 290 OF 580 COMMUNITY PANEL NUMBER 2400100290 F. MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED MOSTLY IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). PORTION IS LOCATED IN ZONE A (ANNUAL CHANCE OF FLOODING WITH NO BASE FLOOD ELEVATION DETERMINED).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- PROPOSED SIGNS SHALL COMPLY WITH SECTION 450 OF BALTIMORE COUNTY ZONING REGULATIONS AND ALL SIGN POLICIES. VARIANCES HAVE BEEN REQUESTED AND GRANTED.
- BOUNDARY SHOWN HEREON WAS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY BERLIN ENGINEERING MD, DATED DECEMBER 30, 2008, AND REVISED JULY 24, 2017.

PARKING REQUIREMENTS

- 16 PARKING SPACES FOR EVERY 1,000 SF OF GROSS BUILDING AREA
PARKING SPACES REQUIRED: 4,699 SF @ 16 PS / 1,000 SF = 76 SPACES
PARKING SPACES PROVIDED: 50 SPACES (INCLUDING 2 REQUIRED HC SPACES)
VARIANCE FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR), SECTION 409.8.A.2 WAS REQUESTED AND GRANTED.
- MIN. REQUIRED PARKING SETBACK FROM PUBLIC STREET RIGHT-OF-WAY: 10 FT
MIN. PROVIDED PARKING SETBACK: 7 FT
VARIANCE FROM BCZR, SECTION 409.8.A.4 WAS REQUESTED AND GRANTED.
- PROPOSED PARKING INFORMATION:
32 SPACES: 9 FT x 18 FT @ 60°
11 SPACES: 9 FT x 18 FT @ 90°
5 SPACES: 9 FT x 20 FT @ 90°
2 ADA SPACES: 8 FT x 8 FT x 18 FT @ 60°
50 TOTAL SPACES
- NUMBER OF EXISTING PARKING SPACES ON SITE:
74 PS (INCL. 2 HDOP)
- PROPOSED PARKING AISLE WIDTH REQUIREMENTS:
MIN. REQUIRED WIDTH:
18 FT FOR 1-WAY 60° PARKING
22 FT FOR 1- AND 2-WAY 90° PARKING
PROPOSED WIDTH PROVIDED: 18 AND 20 FT FOR 1-WAY; 22 FT FOR 2-WAY
- MIN. REQUIRED BICYCLE SPACES:
42 OF TOTAL NUMBER OF OFF-STREET PARKING 0.04 x 76 = 4
TOTAL PROVIDED: 4

ZONING HISTORY

CASE NO. R-1947-0939:
RE-CLASSIFICATION REQUEST FROM A RESIDENTIAL ZONE TO A COMMERCIAL ZONE WAS GRANTED MAY 22, 1947.

CASE NO. R-1951-2127:
RE-CLASSIFICATION REQUEST FROM A RESIDENTIAL ZONE TO A COMMERCIAL ZONE WAS GRANTED NOVEMBER 21, 1951.

CASE NO. 2017-0298-A:
VARIANCES TO PERMIT 50 OFF-STREET PARKING SPACES IN LIEU OF 76 SPACES;
TO PERMIT 7 FT PARKING SETBACK IN LIEU OF 10 FT; TO PERMIT 5 WALL-MOUNTED ENTERPRISE SIGNS IN LIEU OF 31; TO PERMIT OTHER MINOR RELIEVES FROM SIGN REGULATIONS WERE GRANTED JULY 6, 2017.

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21081
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IJONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2018.

OWNER

McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3600

DEVELOPER / APPLICANT

McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3600

REVISIONS			
DATE	NO.	DESCRIPTION	BY

SITE AND UTILITY PLAN - ENLARGED PLAN FOR McDONALD'S LEGAL REVIEW

McDONALD'S RESTAURANT

PERRY HALL
6108 BELAIR ROAD
BALTIMORE, MARYLAND 21236

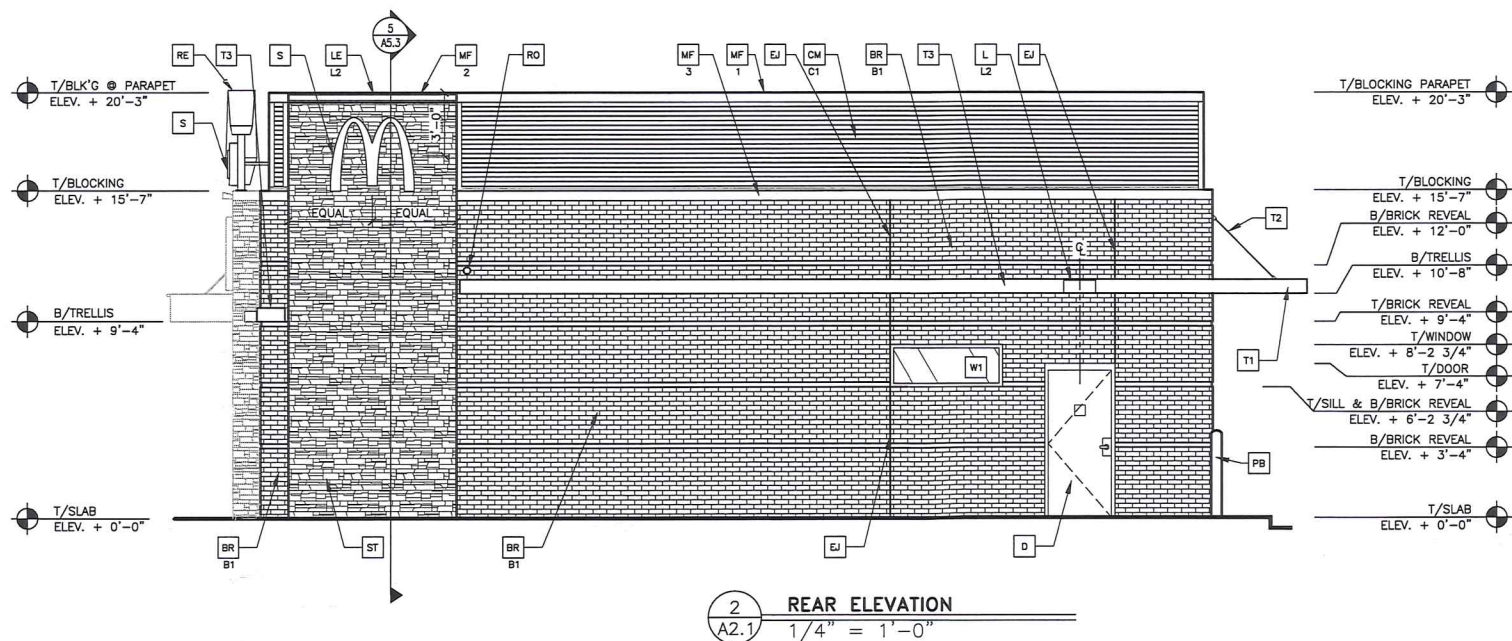
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 11, C5
DATE: DECEMBER 4, 2017

DRAWING NO.

SP-2

SHEET 2 OF 2



- | | |
|----|---|
| RE | ROOF CAP ELEMENT BY OTHERS |
| RO | ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL |
| S | McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. |
| SG | SPANDREL GLASS |
| ST | "MCD PFSW BLEND" LEDGESTONE
-BY BORAL
-CONTACT: KEVIN RIEDY, (717) 377-2746 |
| T1 | ALUMINUM TRELLIS SYSTEM |
| T2 | TRELLIS TIE-BACK SYSTEM |
| T3 | ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
- REFER TO SIM. DETAIL 4 ON SHEET A5.1 |

BUILDING SIGNAGE SCHEDULE			
FACADE		SIGN ELEMENT	S.F.
FRONT	(1)	McDONALD'S LOGO	33.5
	(2)	McDONALD'S "M" ARCH LOGO	14
		TOTAL:	47.5
NON-DRIVE THRU SIDE	(2)	McDONALD'S "M" ARCH LOGO	14
	(1)	McDONALD'S LOGO	33.5
		TOTAL:	47.5
REAR	(2)	McDONALD'S "M" ARCH LOGO	14
		TOTAL:	14
TOTAL BUILDING SIGNAGE			109

SHEET NO.	TITLE	DOWN BY DATE	PREPARED FOR:	PREPARED BY:	DATE:	REV	DATE	DESCRIPTION	BY
A2.1	1997-WOOD/WOOD WOOD BEARING WALLS W/ 4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSSES FINISHING COURT YARD FINISH ARCADE/ENTRY	2017-10-01	McDonald's USA, LLC	URS Corporation architects - engineers - planners 1255 Broad Street, Suite 201 Clifton, NJ 07013-3988 973.883.8500 fax 973.883.8501 http://www.urscorp.com	DATE:				MMH
PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THE ABOVE DRAWINGS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No. 9821 EXPIRATION DATE 01/24/2020									

