



300.00/2x

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

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 / 001 / 3694

☐ 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

per 2017-0798-A

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 sq ft

Install (2) illuminated "M" wall signs - 3.5' x 4' = 14 sq ft

Install (2) illuminated "McDonald's" wall signs - 2' x 16.41' = 32.82 sq ft

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]
Signature

6-29-18
Date

Gary Brent
Print/Type Name

☒ Require Planning Signature FINAL 14

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 Per Approval (SIGN ONLY)

[Signature]
Signature

[Initials]
Initials

7/3/18
Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
7/3/2018

Permit Processing Commercial 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		KE 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

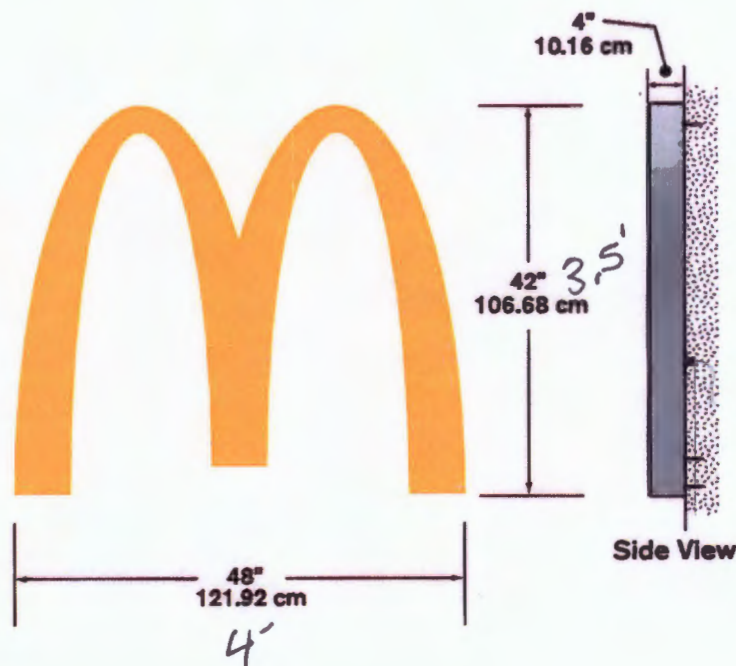
Ship Weight:

16 lbs.

Other:

3/4" thickness cutout
aluminum letters.

42" NextGen Illuminated Building Arch - LED



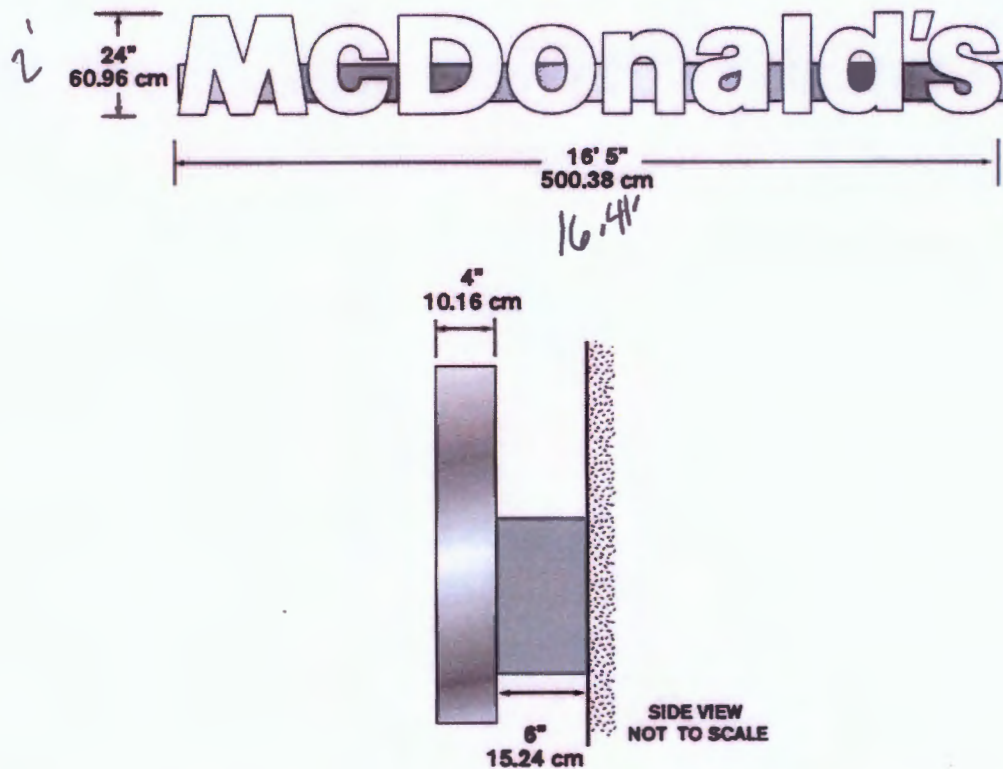
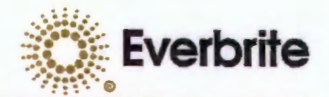
Illumination: LED

Electrical: .35 AMPS

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

Ship Weight:

NextGen 24" Wordmark

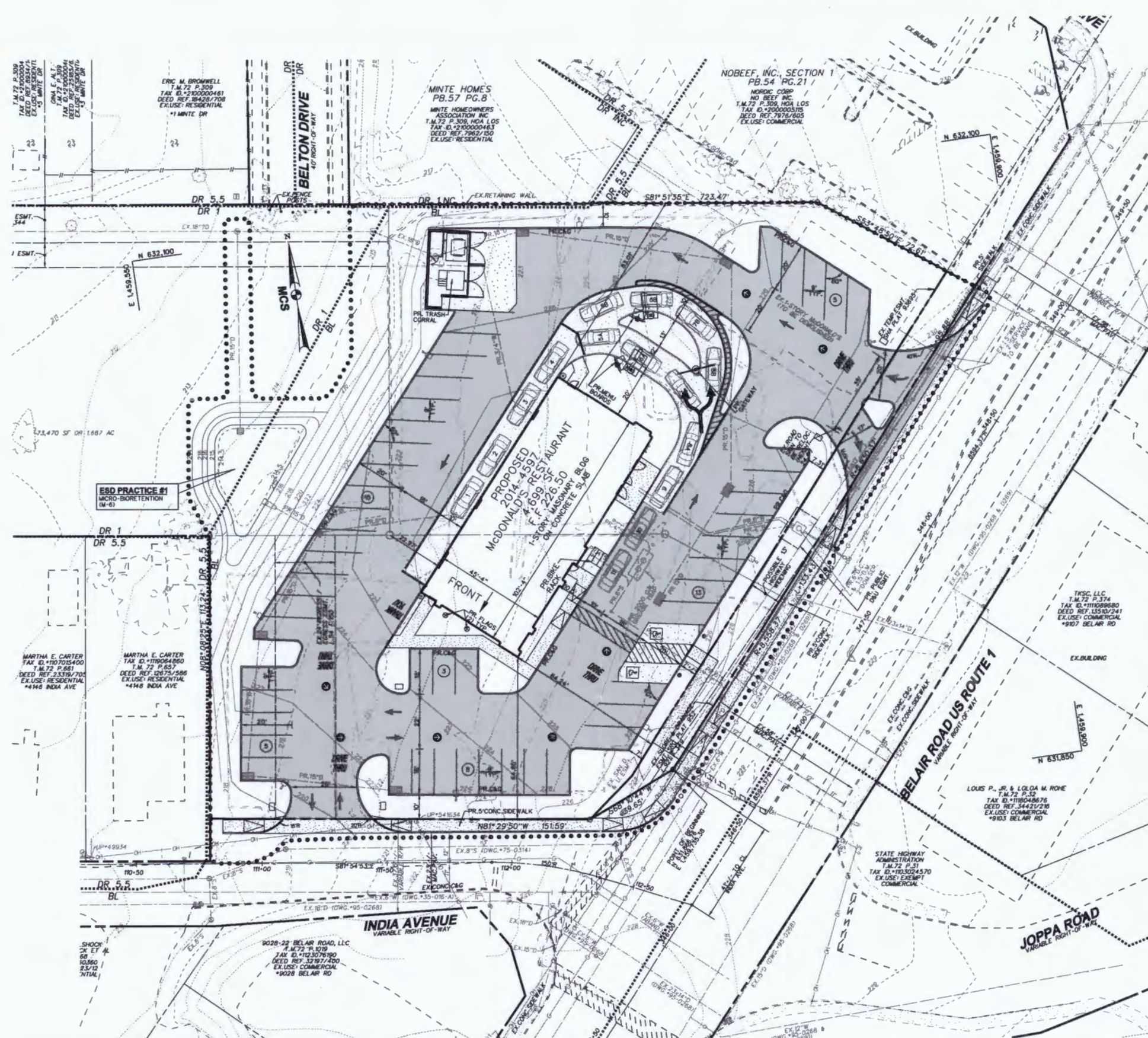


Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:



- AREA OF TRACT 124,524 SF OR 2.85 AC.
2. OWNER:
McDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
8803 ROCKLEDGE DRIVE, SUITE 100
BETHESDA, MARYLAND 20817
PHONE (240) 497-5600
3. TAX MAP REFERENCES:
TAX 721 G.P. 382 TAX ID.# 1800013694
TAX 721 G.P. 378 LOTS 1-5 TAX ID.# 2000004041
TAX 721 G.P. 378 LOTS 21 TAX ID.# 2000010422 & 2200012360
4. DEED REFERENCES: L.36108 F.3181 L.3651 F.4431
5. PLAT REFERENCE: 54/150 EDGEWOOD CORPORATION
6. ELECTION DISTRICT: 11 COUNCILMANIC DISTRICT: 5
7. EXISTING ZONING: BL (BUSINESS LOCAL) & OR 1 (IDENTITY RESIDENTIAL)
ZONING MAP #072 A2
8. EXISTING USE: EX. McDONALD'S
PROPOSED USE: McDONALD'S WITH NEW PARKING LAYOUT
9. BLANK 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:
10 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: 65 FEET
10. 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
10. STORM WATER MANAGEMENT (SWM)

THIS SITE IS A RE-DEVELOPMENT. SWM WILL BE PROVIDED BY REDUCTION OF EXISTING IMPERVIOUS AREAS AND BY INSTALLATION OF ESO PRACTICE, MICRO BROMETON OR EQUIVALENT.
11. DEVELOPER WILL REQUEST A VARIANCE TO SECTION 33-9-109 (IN PART) OF BALTIMORE COUNTY CODE TO RESTRICT APPLICABILITY OF FOREST CONSERVATION REGULATIONS TO PROPOSED LOT OF DISTURBANCE. HE WILL PURCHASE A CREDIT CERTIFICATE APPLICABLE TO FOREST RETENTION BANK, IF ALLOWED AND REQUIRED.
12. FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 290 OF 580 CORRESPONDING PANEL NUMBER 400070290 FIRM REVISED SEPTEMBER 28, 2008" AND IS LOCATED MOSTLY IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING PORTION IS LOCATED IN ZONE A (ANNUAL CHANCE OF FLOODING WITH NO BASE FLOOD ELEVATION DETERMINED).
13. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. PROPOSED SIGNS SHALL COMPLY WITH SECTION 450 OF BALTIMORE COUNTY ZONING REGULATIONS AND ALL SIGN POLICIES. VARIANCES HAVE BEEN REQUESTED AND GRANTED.
15. BOUNDARY SURVEY HEREON WAS TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING MD, DATED DECEMBER 30, 2008, AND REVISED JULY 24, 2017.

1. IS PARKING SPACES FOR EVERY 1,000 SF OF GROSS BUILDING AREA
PARKING SPACES REQUIRED: 4,699 SF @ 18 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.B.A.2 WAS REQUESTED AND GRANTED.
2. MIN. REQUIRED PARKING SETBACK FROM PUBLIC STREET RIGHT-OF-WAY: 10 FT
MIN. PROVIDED PARKING SETBACK: 7 FT

VARIANCE FROM BCZR, SECTION 409.B.A.4 WAS REQUESTED AND GRANTED.
3. PROPOSED PARKING INFORMATION:
52 SPACES 9 FT x 18 FT @ 60°
11 SPACES 9 FT x 18 FT @ 90°
5 SPACES 9 FT x 20 FT @ 90°
10A SPACES 9 FT x 9 FT x 16 FT @ 60°
50 - TOTAL SPACES
4. NUMBER OF EXISTING PARKING SPACES ON SITE:
74 PS (INCL. 2 HDOP)
5. PROPOSED PARKING ASLE WIDTH REQUIREMENTS:
MIN. REQUIRED WIDTH:
16 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
6. MIN. REQUIRED CYCLE NUMBER:
42 OF TOTAL NUMBER OF OFF-STREET PARKING 0.04 x 76 = 4
TOTAL PROVIDED: 4

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;
PERMIT F11 PERMIT SETBACK IN LIEU OF 10 FT TO PERMIT 3 WALL-MOUNTED
ENTERPRISE SIGNS IN LIEU OF 3 TO PERMIT OTHER MINOR RELIEFS FROM
SIGN REGULATIONS WERE GRANTED MAY 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.
NORTH: MAG. 83.61° VERT.: NAVD 88

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HORIZ: NAD 83/91 VERT: NAVD 88

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 2103
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, MONA 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

[illegible]

PERRY HALL
9106 BELAIR ROAD
BALTIMORE, MARYLAND 21236

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT 11, C5
DATE: DECEMBER 4, 2017

SHEET 2 OF 2