

MEMORANDUM

DATE: 4/27/201
TO: ZONING REVIEW
FROM: Office of Administrative Hearings
RE: Case No. 2020-0300-A

The appeal period for the above-referenced cases expired on April 26, 2021. There being no appeal filed, the subject file is ready for return to Zoning Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(7732, 7734 Wise Avenue)

12th Election District
7th Council District
McDonald's USA, LLC
McDonalds Corporation

Legal Owner/Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

CASE NO. 2020-0300-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Variance filed by McDonald's Corporation, legal owner of 7734 Wise Avenue (the "Property") and McDonald's USA, LLC (the "Petitioners"). The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations ("BCZR"): (1) §409.6.a.2 to allow 42 parking spaces in lieu of the minimum required 75 spaces; (2) §450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 such signs, §450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 7 ft. in height in lieu of the permitted 6 ft., §450.4 Attachment 1.5 (f)(VI) to permit 4 freestanding enterprise order board signs in lieu of the permitted 2 order boards; and (3) §235.1 to permit a front yard of 26 ft. in lieu of the required 45.3 ft. (the average front yard depths of adjacent properties, per BCZR § 303.2).

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. John Eidberger, representative of the Petitioners, appeared at the hearing along with John C. Povalac, PE with Baltimore Land Design Group, Inc. who prepared and sealed a 3-sheet site plan (the "Site Plan"). (Pet. Ex. 1). Adam Baker, Esquire and Rosenberg, Martin, Greenberg, LLP represented the Petitioners. There were no opposing parties or interested citizens in attendance.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”) and those agencies did not oppose the requested relief. A comment was also received from Development Plans Review (“DPR”) which incorporated comments from Bureau of Traffic Engineering and Transportation Planning and the Storm Drain Design Section of the Department of Public Works who opposed the variance for parking spaces and requested an increase in the size of a pipe, as well as storm water management on-site.

The case proceeded by way of modified proffer from Adam Baker. John C. Povalac, PE was accepted as an expert in professional engineering and in zoning and development regulations of Baltimore County. (Pet. Ex. 6). The Property is approximately 1.12 acres (48,733 sf) and is primarily zoned Business, Major – Commercial, Town-Core District (BM-CT), with a small area zoned Business, Local – Automotive Service District (BL-AS) and Density Residential 5.5 (DR 5.5) on the north eastern corner. The Property fronts on Wise Avenue and is a trapezoidal shape, with the eastern and southern boundary lines longer than the northern and western lines. (Pet. Ex. 1). It is improved with an existing McDonald’s restaurant (4,650 sf), single lane drive-thru, and surface parking lot with 68 parking spaces. (Pet. Ex. 1, C-2). Adjacent to the eastern Property boundary line is a parcel owned by BGE which is used as a parking lot by the existing McDonald’s restaurant. On the northern end of the Property are commercial uses. Bounding on the western Property line is Summit Sign and Graphics addressed as 7732 Wise Ave.

The proposal here is renovate and improve the existing building on the Property and to add a double lane drive-thru. (Pet. Ex. 1, Sheet V-1; Pet. Ex.). The building façade be upgraded with a contemporary architectural style. (Pet. Ex. 2). The Petitioners have obtained a limited exemption under BCC, §32-4-108(b)(8). (Pet. Ex. 4, 5). A new drive-thru access point will be added to

Church Rd. through the BGE property to improve circulation of vehicles via an easement agreement. (Pet. Ex. 1, 7). Mr. Baker explained that many of the McDonald's restaurants are undergoing similar renovations to increase drive-thru aisles to meet the need of its customer demands. Mr. Baker added that 60% of its customers use the drive-thru.

Mr. Povalac testified that the proposed redevelopment of the Property impacts the number of parking spaces but that such spaces are not actually needed here. The proposal here is to allow 42 parking spaces in lieu of the minimum required of 75 spaces. Due to the reduction in parking spaces, the amount of impervious surface is also being reduced. Mr. Povalac explained that the Schematic Landscape Plan was approved by the County. (Pet. Ex. 3). Additional landscaping is shown on that Plan. Mr. Povalac added that a final Landscape Plan, along with a Lighting Plan, will be submitted and reviewed by the County and that it will meet all County regulations. Lastly, Mr. Povalac explained that the existing gravel road leading to Summit Sign and Graphics building on the western adjacent property will be paved and landscaping will be added to that boundary line.

In regard to the alleged undersized pipe mentioned by DPR in its comment, Mr. Povalac opined that the storm water management plans were amended to show the requested pipe size. He testified that DEPS approved the Storm Water Management Concept Plan and that the improvements will not increase the site runoff onto either Wise Ave. or Church Rd. He added that currently, there is no existing storm drain on the Property.

Mr. Baker stated that the Petitioners prepared a Parking Study through Traffic Concepts, Inc. dated February 24, 2021. (Pet. Ex. 8). Toward that end, Mark Keeley was accepted as an expert in traffic engineering. (Pet. Ex. 9). This Traffic Study indicates that the proposed 42 parking spaces are adequate for the proposed McDonald's use particularly in light of the customer demand

for fast food restaurants with increased drive-thru facilities. The Traffic Study was based on parking counts conducted at other McDonald's restaurants between 2010-2016 and based on the ITE Manual which confirmed that 37 parking spaces is needed but 42 spaces will be provided. Mr. Baker added that DPR, and specifically Traffic Engineering Department of DPW, has not been provided with the Traffic Study which explains the objection to the 42 parking spaces.

Pertaining to the requested sign variance relief, Mr. Baker highlighted the proposed signs are part of and necessary for identification of this business as well as for directing traffic. (Pet. Ex. 1, Sheet V-2; Pet. Ex. 2). Those signs compliment the architectural style and function for the double access drive-thru aisles and are necessary to identify the renovated restaurant and to direct customers within the site.

Mr. Baker summarized that the Property is unique due to its odd shape. He stated that this existing McDonald's is one of the oldest in Maryland and is obsolete in terms of both design and function. Mr. Baker stressed that the Petitioners would suffer a practical difficulty and unreasonable hardship if the requested variances were not granted because the improvements could not be made to the building façade and the double lane drive-thru cannot be added to accommodate its customers. If the Petitioners were required to have 75 parking spaces or to meet the front yard setback, redevelopment of the Property would not be possible for this use. He added that the new and improved McDonald's will be a benefit to the existing community and will provide a more efficient and safe traffic flow on site as well as on Wise Avenue and Church Rd.

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).

The Property is unique in terms of its trapezoidal shape. I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if the Property were required to meet the existing parking regulations under BCZR, §409.6.a.2, the signage requirements under BCZR, 450.4 and the front yard setback under BCZR, §235.1. As the evidence revealed, this McDonald's restaurant is one of the oldest ones in Maryland and its design is obsolete to meet current customer demands. As reflected in the Traffic Study (Pet. Ex. 8), 75 parking spaces are not needed for a business which has transitioned to drive-thru facilities as opposed to in-person dining.

While I understand DPR/DPW's concerns that adequate parking be required for a fast food restaurant, the restaurant model has changed but the BCZR parking requirements remain the same. Requiring 75 parking spaces and required front yard setback would prevent the double drive-thru, proposed landscaping and improved traffic flow from the new drive-thru access point on Church Rd. BGE is willing to permit this access through its Property. I find this new access point is a better design for traffic flow and will benefit the community. I also find the requested signs are necessary to identify the same restaurant with its improved building façade and to direct customers within the new traffic patterns on-site. I find that the variances are in strict harmony with the spirit and intent of the BCZR, and without causing injury to the health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 26th day of **April 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR:

(1) §409.6.a.2 to allow 42 parking spaces in lieu of the minimum required 75 spaces be, and it is hereby **GRANTED**;

(2) §450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 such signs, §450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 7 ft. in height in lieu of the permitted 6 ft., §450.4 Attachment 1.5 (f)(VI) to permit 4 freestanding enterprise order board signs in lieu of the permitted 2 order boards be, and

they are hereby **GRANTED**; and

(3) §235.1 to permit a front yard of 26 ft. in lieu of the required 45.3 ft. (the average front yard depths of adjacent properties, per BCZR § 303.2) be, and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DOP ZAC comment, a copy of which is attached hereto and make a part thereof.
3. Petitioners must comply with the DPR/DPW ZAC comment, a copy of which is attached hereto and make a part thereof.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



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 7732, 7734 Wise Avenue and Map 0103/Parcel 0344 which is presently zoned BM-CT, DR5.5, BL-AS

Deed References: See Attached Sheet 1

10 Digit Tax Account # See Attached Sheet 1

Property Owner(s) Printed Name(s) See Attached Sheet 1

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

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

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

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

3. X a **Variance** from Section(s)

See Attached Sheet 2

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:

See Attached Sheet 3

Name- Type or Print

Signature

Mailing Address

City

State

20817

540-426-9807

Joseph C. Williams, Esq.

MD

Attorney for Petitioner

Justin A. Williams, Esq.

Name- Type or Print

Signature

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

Mailing Address

City

State

21201

410-727-6600

jwilliams@rosenbergmartin.com

Legal Owners (Petitioners):

See Attached Sheet 3

See Attached Sheet 4

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

20817

540-426-9807

Joseph C. Williams, Esq.

MD

Representative to be contacted:

Justin A. Williams, Esq.

Name - Type or Print

Signature

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

Mailing Address

City

State

21201

410-727-6600

jwilliams@rosenbergmartin.com

CASE NUMBER 2020-0300-A

Filing Date 12/15/2020

Do Not Schedule Dates:

Reviewer RJ

Petition for Zoning Hearing for 7732, 7734 Wise Avenue and Map 0103/Parcel 0344

Attached Sheet 1

Address: 7732 Wise Avenue

Deed Reference: 14589/154

10 Digit Tax Account #: 1223075714

Property Owner(s): Summit Signs and Graphics

Address: 7734 Wise Avenue

Deed Reference: 21497/393

10 Digit Tax Account #: 1216017185

Property Owner(s): McDonalds Corporation

Address: Map 0103/Parcel 344

Deed Reference: 7737/549

10 Digit Tax Account #: 1700008896

Property Owner(s): McDonalds Corporation

2020-0300-A

Petition for Zoning Hearing for 7732, 7734 Wise Avenue and Map 0103/Parcel 0344

Attached Sheet 2

The following variances are requested:

1. Parking:

1.1. From Section 409.6.a.2 to allow 42 spaces in lieu of the minimum required 75 spaces

2. Signage:

2.1. From Section 450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 such signs;

2.2. From Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 7 feet in height in lieu of the permitted 6 feet;

2.3. From Section 450.4 Attachment 1, 5(f)(VI) to permit 4 freestanding enterprise order board signs in lieu of the permitted 2 order boards.

3. B.M. Zone Area Regulations

3.1. From Section 235.1. to permit a front yard of 26 feet in lieu of the required 45.3 feet (the average front yard depths of adjacent properties, per Section 303.2).

2020-0300-A

Petition for Zoning Hearing for 7732, 7734 Wise Avenue and Map 0103/Parcel 0344

Attached Sheet 3

Contract Purchaser/Lessee:

McDonald's USA, LLC

By: [Signature]

Name: JOSEPH CURTO

Title: AREA CONSTRUCTION MANAGER

6903 Rockledge Drive

Suite 1100

Bethesda, MD 20817

Phone Number: (240) 497-3626

Legal Owners (Petitioners) of 7734 Wise Avenue and Map 0103/Parcel 0344:

McDonalds Corporation

By: [Signature]

Name: JOSEPH CURTO

Title: AREA CONSTRUCTION MANAGER

200 Lennox Avenue

Severna Park, MD 21146

Phone Number: 540-426-9807

2020-0300-A

Petition for Zoning Hearing for 7732, 7734 Wise Avenue and Map 0103/Parcel 0344

Attached Sheet 4

Legal Owner (Petitioners) of 7732 Wise Avenue:

Summit Signs and Graphics

By: Summit Signs and Graphics, LLC

Name: Ernest Oyabudee

Title: PRESIDENT

7612 Cedar Road
Baltimore, MD 21222

Phone Number: 410-979-2481

2020-0300-A

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING HEARING(S)
McDONALD'S RESTAURANT
7734 WISE AVENUE
BALTIMORE COUNTY, MARYLAND
12TH ELECTION DISTRICT; 7TH COUNCILMANIC DISTRICT**

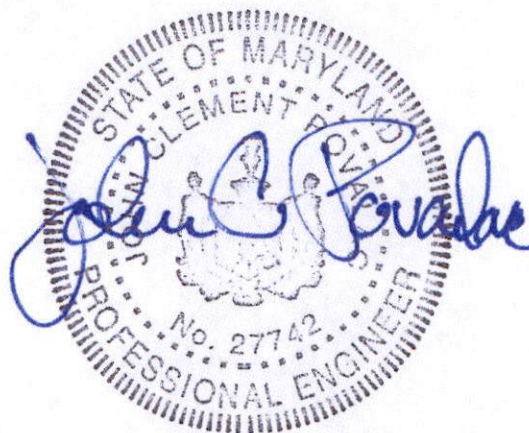
September 28, 2020

Beginning at the point on the north side of existing Wise Avenue right-of-way (variable width), said point being located northwesterly +/- 182.7 feet from the intersection of centerlines of Wise Avenue and Church Road; thence running the following courses and distances:

1. North 61° 24' 43" West, 285.84 feet; thence,
2. Along the curve to the right having a radius of 20.00 feet, for 31.41 feet; thence,
3. North 28° 35' 17" East, 90.29 feet; thence,
4. Along the curve to the right having a radius of 238.98 feet, for 65.48 feet; thence,
5. South 77° 06' 43" East, 50.00 feet; thence,
6. Along the curve to the right having a radius of 288.98 feet, for 40.16 feet; thence,
7. South 77° 08' 30" East, 109.36 feet; thence,
8. South 12° 54' 10" West, 1.76 feet; thence,
9. South 89° 28' 00" East, 43.17 feet; thence,
10. South 73° 19' 30" East, 76.57 feet; thence,
11. South 28° 33' 30" West, 213.93 feet; thence, to the point of beginning.

Containing 48,733 square feet or 1.12 acres, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.



9/28/2020

2020-0300-A

IN RE: PETITION FOR VARIANCE

(7732, 7734 Wise Avenue)

12th Election District

7th Council District

McDonald's USA, LLC

McDonalds Corporation

Legal Owner/Petitioner

*

BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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CASE NO. 2020-0300-A

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AMENDED OPINION AND ORDER

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ORDER RECEIVED FOR FILING

Date

By

3/26/21
J. Mignon

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ORDER RECEIVED FOR FILING

Date _____

By

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Mr. Povalac testified that the proposed redevelopment of the Property impacts the number of parking spaces but that such spaces are not actually needed here. The proposal here is to allow 42 parking spaces in lieu of the minimum required of 75 spaces. Due to the reduction in parking spaces, the amount of impervious surface is also being reduced. Mr. Povalac explained that the Schematic Landscape Plan was approved by the County. (Pet. Ex. 3). Additional landscaping is shown on that Plan. Mr. Povalac added that a final Landscape Plan, along with a Lighting Plan, will be submitted and reviewed by the County and that it will meet all County regulations. Lastly, Mr. Povalac explained that the existing gravel road leading to Summit Sign and Graphics building on the western adjacent property will be paved and landscaping will be added to that boundary line.

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Mr. Baker stated that the Petitioners prepared a Parking Study through Traffic Concepts, Inc. dated February 24, 2021. (Pet. Ex. 8). Toward that end, Mark Keeley was accepted as an expert in traffic engineering. (Pet. Ex. 9). This Traffic Study indicates that the proposed 42 parking spaces are adequate for the proposed McDonald's use particularly in light of the customer demand

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Pertaining to the requested sign variance relief, Mr. Baker highlighted the proposed signs are part of and necessary for identification of this business as well as for directing traffic. (Pet. Ex. 1, Sheet V-2; Pet. Ex. 2). Those signs compliment the architectural style and function for the double access drive-thru aisles and are necessary to identify the renovated restaurant and to direct customers within the site.

Mr. Baker summarized that the Property is unique due to its odd shape. He stated that this existing McDonald's is one of the oldest in Maryland and is obsolete in terms of both design and function. Mr. Baker stressed that the Petitioners would suffer a practical difficulty and unreasonable hardship if the requested variances were not granted because the improvements could not be made to the building façade and the double lane drive-thru cannot be added to accommodate its customers. If the Petitioners were required to have 75 parking spaces or to meet the front yard setback, redevelopment of the Property would not be possible for this use. He added that the new and improved McDonald's will be a benefit to the existing community and will provide a more efficient and safe traffic flow on site as well as on Wise Avenue and Church Rd.

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
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The Property is unique in terms of its trapezoidal shape. I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if the Property were required to meet the existing parking regulations under BCZR, §409.6.a.2, the signage requirements under BCZR, 450.4 and the front yard setback under BCZR, §235.1. As the evidence revealed, this McDonald's restaurant is one of the oldest ones in Maryland and its design is obsolete to meet current customer demands. As reflected in the Traffic Study (Pet. Ex. 8), 75 parking spaces are not needed for a business which has transitioned to drive-thru facilities as opposed to in-person dining.

While I understand DPR/DPW's concerns that adequate parking be required for a fast food restaurant, the restaurant model has changed but the BCZR parking requirements remain the same. Requiring 75 parking spaces and required front yard setback would prevent the double drive-thru, proposed landscaping and improved traffic flow from the new drive-thru access point on Church Rd. BGE is willing to permit this access through its Property. I find this new access point is a better design for traffic flow and will benefit the community. I also find the requested signs are necessary to identify the same restaurant with its improved building façade and to direct customers within the new traffic patterns on-site. I find that the variances are in strict harmony with the spirit and intent of the BCZR, and without causing injury to the health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 26th day of **March 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR:

(1) §409.6.a.2 to allow 42 parking spaces in lieu of the minimum required 75 spaces be, and it is hereby **GRANTED**;

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2. Petitioners must comply with the DOP ZAC comment, a copy of which is attached hereto and make a part thereof.
3. Petitioners must comply with the DPR/DPW ZAC comment, a copy of which is attached hereto and make a part thereof.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date

By

3/21/21
B. Mignon

CERTIFICATE OF POSTING

CASE NO. 2020-0300-A

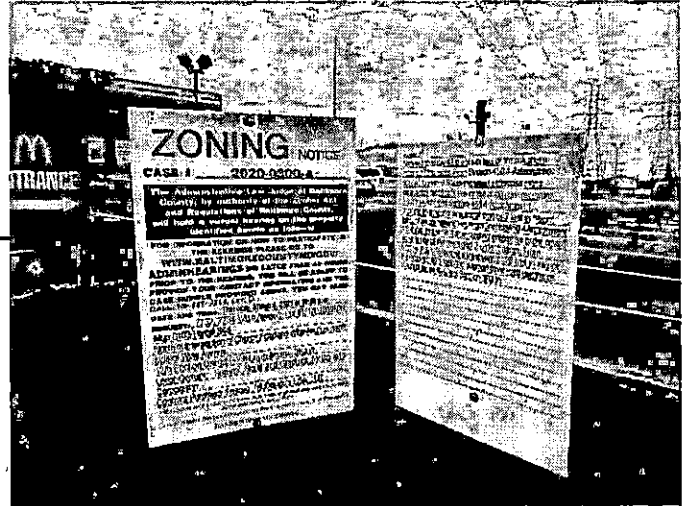
PETITIONER/DEVELOPER

Justin Williams

Rosenberg Martin Greenberg LLP

DATE OF HEARING/CLOSING

March 4, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

7732, 7734 Wise Avenue

SIGN 1

THE SIGN(S) POSTED ON February 9, 2021 March 1, 2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0300-A

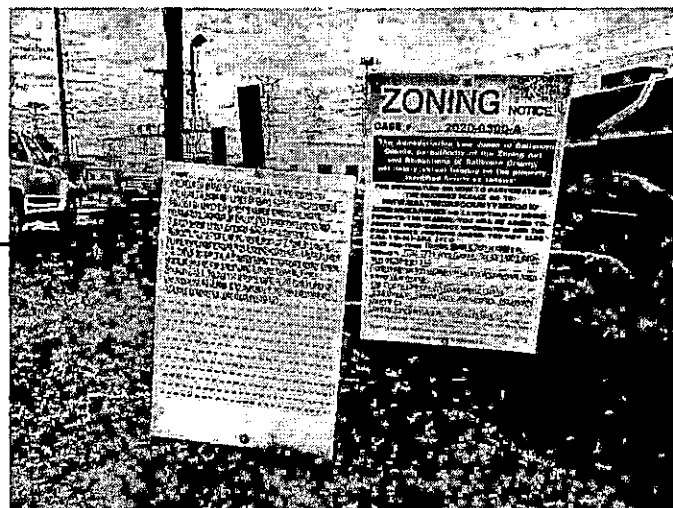
PETITIONER/DEVELOPER

Justin Williams

Rosenberg Martin Greenberg LLP

DATE OF HEARING/CLOSING

March 4, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

7732, 7734 Wise Avenue

SIGN 2

THE SIGN(S) POSTED ON February 9 , 2021 March 1, 2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

Donna Mignon

From: Kristen L Lewis
Sent: Wednesday, March 3, 2021 9:23 AM
To: Donna Mignon; Debra Wiley
Subject: FW: ZAC Agenda Case #2020-0300-A - 7732,7737 Wise Avenue

Good morning,

Please see below. I was sent this today about the hearing for tomorrow. Thank you,

Kristen Lewis-Colles
PAI – Zoning Review
410-887-3391

From: Terry Curtis
Sent: Wednesday, March 03, 2021 9:19 AM
To: Charles Nwokoro <cnwokoro@baltimorecountymd.gov>
Cc: Eugene Cauley <ecauley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Greg Carski <gcarski@baltimorecountymd.gov>; Michael Filsinger <mfilesinger@baltimorecountymd.gov>; Jeff Peluso <jpeluso@baltimorecountymd.gov>; jwilliams@rosenbergmartin.com
Subject: ZAC Agenda Case #2020-0300-A - 7732,7737 Wise Avenue

Good morning,

The variance request for Case Number 2020-0300-A located at 7732, 7737 Wise Avenue, is scheduled for tomorrow, March 4, 2021 according to the Baltimore County Government website.

The variance request is to allow 42 parking spaces in lieu of 75 parking spaces required as well as few other requests. The Baltimore County Department of Public Works Bureau of Traffic Engineering and Transportation Planning is not in favor of allowing the request. The site should be redesigned to allow all parking required on site.

In addition, The pipe running from I-17 to M-6 is - in fact 15", not 12. Nonetheless, we ask that: I-17 to M-6: upgrade to 18" RCCP and M-6 to M-5: upgrade to 24" RCCP. Provide SWM quantity management on site so that post-development Q10 is 75% of pre-developed Q10, so that - paired with the pipe upgrades - the drainage maintains function post-construction and over the next 30 years.

The developer is encouraged to attempt to reach most of the 25% Q10 reduction via installation of bio-retention and bio-swales in all site areas surrounding the parking lots and deployment of pervious pavement in the parking lots. The County would be willing to pay for SWM credits for all quantity management via ESD/green practices in excess of the standards required via the permitting process.

If you have any question please feel free to contact me anytime.

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 205
Towson, Maryland 21204

410-887-3117

tcurtis@baltimorecountymd.gov

Exceptional Customer Service
Safe and Efficient Operations
Reliable Infrastructure

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
7732 & 7734 Wise Ave & Map 103/Parcel 344;
N of Church Road and Wise Ave; N/S of Wise* OF ADMINISTRATIVE
12th Election & 7th Councilmanic Districts
Legal Owner(s): Summit Signs Graphics * HEARINGS FOR
& McDonalds Corporation
Contract Purchaser(s): & McDonalds USA, LLC* BALTIMORE COUNTY
Petitioner(s) * 2020-300-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2021, a copy of the foregoing Entry of Appearance was emailed to Justin Williams, Esquire, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, jwilliams@rosenbergmartin.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11966392
Case #: 2020-0300-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0300-A

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/12/2021



Darlene Miller, Public Notice Coordinator
(Representative Signature)

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 virtual hearing on the property identified herein as follows

CASE NUMBER: 2020-0300-A

7732, 7734 Wise Avenue, Tax id. 1700008896; Map 0103/Parcel 344

North of intersection of Church Road and Wise Avenue, north side of Wise Avenue

12th Election District - 7th Councilmanic District

Legal Owners: Summit Signs and Graphics, McDonald's Corporation

Contract Purchaser/Lessee: McDonald's USA, LLC

Variance to allow 42 spaces in lieu of the minimum required 75 spaces. From Section 450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 such signs. From Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 7 feet in height in lieu of the permitted 6 feet. From Section 450.4 Attachment 1, 5 (D)(VI) to permit 4 freestanding enterprise order board signs in lieu of the permitted 2 order boards. From Section 235.1. To permit a front yard of 26 feet in lieu of the required 45.3 feet (the average front yard depths of adjacent properties, per Section 303.2).

Hearing: Thursday, March 4, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-387-3868, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

f12

CERTIFICATE OF POSTING



CASE NO. 2020-0300-A

PETITIONER/DEVELOPER
JOHN A. OLSEWICK, JR.

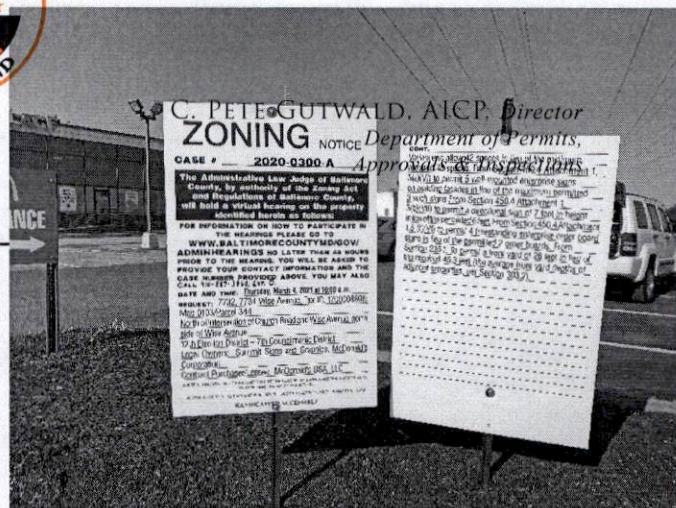
County Executive

Justin Williams

Rosenberg Martin Greenberg LLP

DATE OF HEARING/CLOSING

March 4, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

7732, 7734 Wise Avenue

SIGN 1

THE SIGN(S) POSTED ON February 9, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

The seal of Baltimore County, Maryland, is a circular emblem. It features a shield divided into four quadrants by a cross. The top-left and bottom-right quadrants are black with gold diagonal stripes. The top-right and bottom-left quadrants are white with red crosses. In the center of the cross is a gold star. The words "BALTIMORE COUNTY" are written in a circle around the top, and "MARYLAND" is written around the bottom.[illegible]

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2020-0300-A

Property Address: 7732, 7734 Wise Avenue and Map 0103/Parcel 0344

Property Description: North of Intersection of Church Rd.
and Wise Ave. on North side of Wise Ave.

Legal Owners (Petitioners): McDonald's Corporation and Summit Signs and Graphics, LLC

Contract Purchaser/Lessee: McDonald's USA, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Margaret Giordano

Company/Firm (if applicable): Rosenberg, Martin, Greenberg, LLP

Address: 25 S. Charles Street, 21st Floor

Baltimore, MD 21201

Telephone Number: (410) 727-6600



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

February 22, 2021

Justin A. Williams,
25 S. Charles Street, 21st Floor
Baltimore MD 21201

RE: Case Number: 2020-0300-A, 7732, 7734 Wise Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 15, 2020. 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 that reads "Jeffrey Perlow". The signature is written in a cursive, flowing style. Below the signature is a small, dark, rectangular mark, possibly a stamp or a smudge.

Jeff Perlow
Acting Supervisor
Department of Zoning

PCG

Enclosures

CC: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 28, 2021

SUBJECT: DEPS Comment for Zoning Item # 2020-0300-A
Address 7732 & 7737 Wise Avenue
(Summit Signs Graphics, McDonalds
Corporation Property)

Zoning Advisory Committee Meeting of **January 11, 2021.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/17/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-0300-A



INFORMATION:

Property Address: 7732 & 7734 Wise Avenue
Petitioner: McDonalds Corporation
Zoning: BM-CT, DR 5.5, BL-AS
Requested Action: Variance

The Department of Planning has reviewed the petition for zoning variance relief from the following:

- 1) Parking:
 - a. §409.6.a.2 to allow 42 spaces in lieu of the minimum required 75 spaces
- 2) Signage:
 - a. §450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 such signs;
 - b. §450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 7 feet in height in lieu of the permitted 6 feet;
 - c. §450.4 Attachment 1, 5(f)(VI) to permit 4 freestanding enterprise order board signs in lieu of the permitted 2 order boards
- 3) B.M Zone Area Regulations
 - a. §235.1 to permit a front yard of 26 feet in lieu of the required 45.3 feet (the average front yard depths of adjacent properties, per § 303.2).

A site visit was conducted on February 16, 2021. There is an existing McDonald's on the site which is being replaced. The subject property shares a block with several other quick service restaurant franchises. The Wise Avenue corridor in the immediate vicinity is predominantly commercial with customer retail establishments.

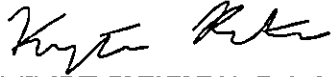
This property is also the subject of limited exemption development plan, PAI #12-0138. All prior Department of Planning comments regarding revisions or additional details pertaining to signage, landscaping and the trash corral have been addressed via the review of the limited exemption. The proposed zoning variances are in alignment with the submitted limited plans.

The Department of Planning has reviewed this request and associated site plan and has no objections.

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

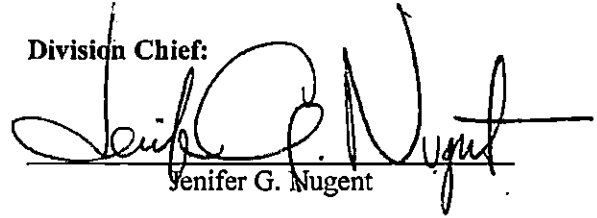
Date: 2/17/2021
Subject: ZAC # 20-300
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP/

c: Jessie Hillman
Justin A. Williams, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
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DATE: January 28, 2021

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(Summit Signs Graphics, McDonalds
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X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EFC for VKD
DATE: March 3, 2021
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 11, 2021
Item No. 2020-300-A

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

Baltimore County Department of Public Works Bureau of Traffic Engineering and Transportation Planning is not in favor of allowing 42 parking spaces in lieu of the 75 parking spaces required. The site should be re-designed to allow all parking required on site.

Baltimore County Department of Public Works, Storm Drain Design has provided the following response. The pipe running from I-17 to M-6 is in fact 15", not 12". Nonetheless, we request that this pipe from I-17 to M-6 be upgraded to an 18" RCCP and the pipe from M-6 to M-5 be upgrade to a 24" RCCP. Provide SWM-Quantity Management on site so that post-development Q10 is 75% of pre-developed Q10. The SWM improvement paired with the pipe upgrades will maintain drainage and hydraulic function post-construction and over the next 30 years.

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EFC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
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VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date

By

3/26/21

D. Mignone

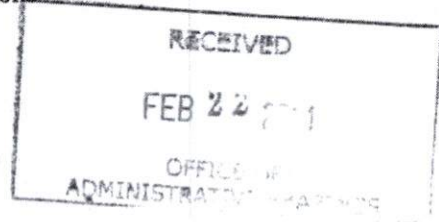
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/17/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-0300-A



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

ORDER RECEIVED FOR FILING

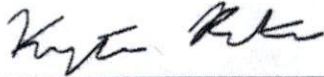
Date

By

3/24/21
J. Hillman

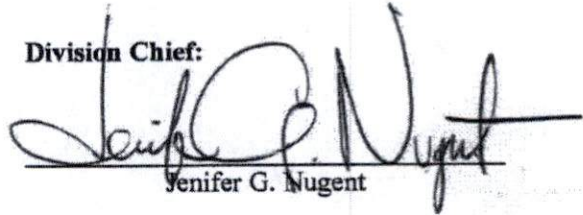
Date: 2/17/2021
Subject: ZAC # 20-300
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP/

c: Jessie Hillman
Justin A. Williams, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

2/20/21
J. Nugent

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

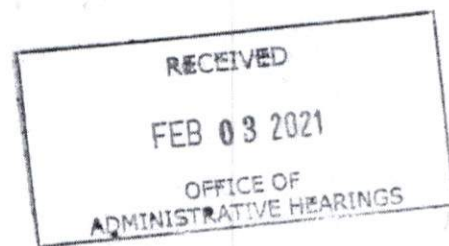
DATE: January 28, 2021

SUBJECT: DEPS Comment for Zoning Item # 2020-0300-A
Address 7732 & 7737 Wise Avenue
(Summit Signs Graphics, McDonalds
Corporation Property)

Zoning Advisory Committee Meeting of **January 11, 2021.**

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

Reviewer: Steve Ford



ORDER RECEIVED FOR FILING

Date

By

3/2/0/21

[Signature]

3/21/21
@10

CASE NO. 2020-0300A

CHECKLIST

✓ 1 tr
I Order

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

1/28 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

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

2/17 FIRE DEPARTMENT

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

Comment
No obj.

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/12/21

SIGN POSTING (1st) Date: 2/9/21 by Mogk

SIGN POSTING (2nd) Date: 3/1/21 by U

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: _____

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Adam Baker</u>	abaker@rosenbergmartin.com	1-	English	New York Time	U.S.
☐	<u>Caroline Hecker</u>	checker@rosenbergmartin.com	1-	English	New York Time	U.S.
☐	<u>John Eidberger</u>	john.eidberger@sevansolutions.com	1-	English	New York Time	U.S.
☐	<u>John Povalac</u>	jpovalac@bldginc.com	1-	English	New York Time	U.S.
☐	<u>Joseph Curto</u>	joseph.curto@us.mcd.com	1-	English	New York Time	U.S.
☐	<u>Justin Williams</u>	jwilliams@rosenbergmartin.com	1-	English	New York Time	U.S.
☐	<u>Mark Keeley</u>	mkeeley@traffic-concepts.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Valek Zarski</u>	vzarski@bldginc.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region: Number (with area/city code):

Time Zone: ▼

Language: ▼

Locale: ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Donna Mignon

From: mert1114@aol.com
Sent: Monday, March 1, 2021 8:06 PM
To: Donna Mignon
Subject: 2nd set of certificates
Attachments: RMG Wise Ave 1A.docx; RMG Wise Ave 2A.docx

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Case number 2020-0300-A, Have a good day , Marty.
Sent from Mail for Windows 10
Martin Ogle

Donna Mignon

From: Kristen L Lewis
Sent: Wednesday, March 3, 2021 9:23 AM
To: Donna Mignon; Debra Wiley
Subject: FW: ZAC Agenda Case #2020-0300-A - 7732,7737 Wise Avenue

Good morning,

Please see below. I was sent this today about the hearing for tomorrow. Thank you,

Kristen Lewis-Coles
PAI - Zoning Review
410-887-3391

From: Terry Curtis
Sent: Wednesday, March 03, 2021 9:19 AM
To: Charles Nwokoro <cnwokoro@baltimorecountymd.gov>
Cc: Eugene Cauley <ecauley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Greg Carski <gcarski@baltimorecountymd.gov>; Michael Filsinger <mfilesinger@baltimorecountymd.gov>; Jeff Peluso <jpeluso@baltimorecountymd.gov>; jwilliams@rosenbergmartin.com
Subject: ZAC Agenda Case #2020-0300-A - 7732,7737 Wise Avenue

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Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 205
Towson, Maryland 21204

410-887-3117

tcurtis@baltimorecountymd.gov

Exceptional Customer Service
Safe and Efficient Operations
Reliable Infrastructure

Donna

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Case number 2020-0300-A, Have a good day , Marty.
Sent from Mail for Windows 10
Martin Ogle

CERTIFICATE OF POSTING

CASE NO. 2020-0300-A

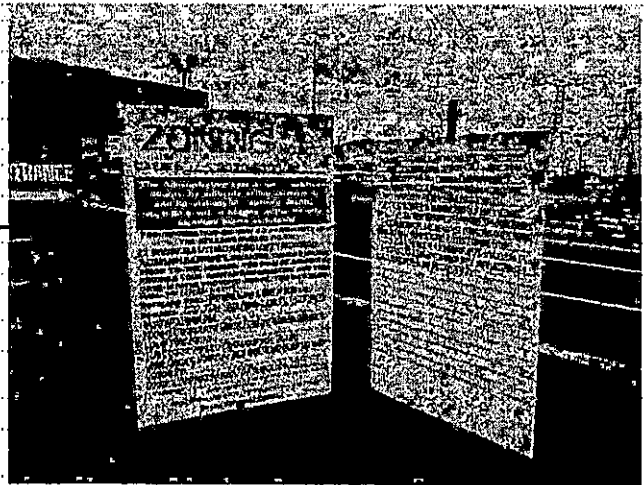
PETITIONER/DEVELOPER

Justin Williams

Rosenberg Martin Greenberg LLP

DATE OF HEARING/CLOSING

March 4, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

7732, 7734 Wise Avenue

SIGN 1

THE SIGN(S) POSTED ON February 9, 2021 March 1, 2021

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0300-A

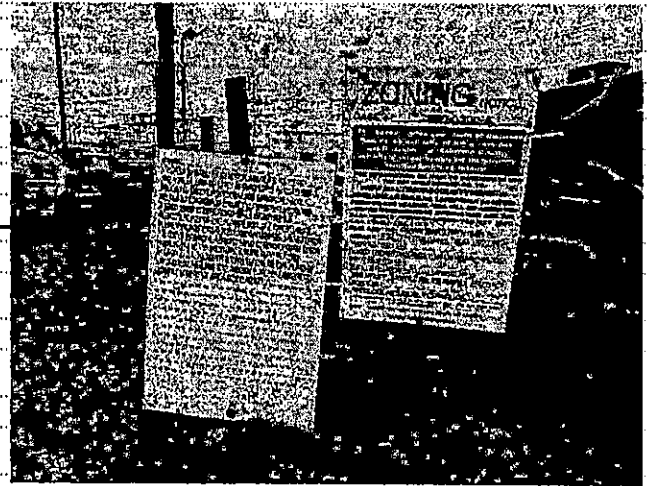
PETITIONER/DEVELOPER

Justin Williams

Rosenberg Martin Greenberg LLP

DATE OF HEARING/CLOSING

March 4, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

7732, 7734 Wise Avenue

SIGN 2

THE SIGN(S) POSTED ON February 9, 2021 March 1, 2021
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD. 21234

443-629-3411

Donna Mignon

From: Donna Mignon
Sent: Wednesday, February 24, 2021 9:18 AM
To: 'jwilliams@rosenbergmartin.com'
Subject: Case No: 2020-0300-A Date of Hearing : 3/4/2021 at 10:00 a.m.

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for March 4, 2021 at 10:00 a.m. You should have received an invitation in an email that invited you to this hearing.

Please note that all electronic hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

If you have any questions or concerns, please feel free to contact our office.
Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

3/4/21 10Am

2020-0300-A

Debra Wiley

From: Kristen L Lewis
Sent: Thursday, February 4, 2021 12:52 PM
To: Debra Wiley; Donna Mignon
Subject: RE: Webex 2020-0300-A

Oh sheesh, I knew I hit send too fast LOL. Its set for 3/4/21 at 10 a.m.

Kristen Lewis-Colles
PAI – Zoning Review
410-887-3391

From: Debra Wiley
Sent: Thursday, February 04, 2021 12:51 PM
To: Kristen L Lewis <kewis@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Webex 2020-0300-A

Hi Kristen,

What date would like to schedule this or can I pick ? lol

From: Kristen L Lewis <kewis@baltimorecountymd.gov>
Sent: Thursday, February 4, 2021 12:48 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Webex 2020-0300-A

Good afternoon,

Below is the information needed for a new webex, I am still waiting for the names of all participants, besides what I have indicated below. Thanks,

Case 2020-0300-A
7732, 7734 Wise Avenue
Legal Owner/Petitioner: Summit Signs and Graphics, McDonalds, Corp.
Contract Purchaser/Lessee: McDonald's USA, LLC
Justin Williams, Attorney – jwilliams@rosenbergmartin.com

Kristen Lewis-Colles
PAI – Zoning Review
410-887-3391

Debra Wiley

From: Debra Wiley
Sent: Thursday, February 4, 2021 12:56 PM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - 2020-0300-A

Event Information

Event: Zoning Hearing - Case No. 2020-0300-A - 7732, 7734 Wise Ave. - Summit Signs & Gra
Corp./McDonald's USA, LLC

Type: Listed Event

Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e37096>

Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6ae59>

Date and time: Thursday, March 4, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)

Duration: 1 hour

Description: Zoning Hearing
Case No. 2020-0300-A
7732, 7734 Wise Avenue
Summit Signs and Graphics, McDonalds, Corp./McDonald's USA, LLC

Event number: 180 448 8212

Event password: 1234

Host key: 909252

Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy

Panelist Info:

Panelist password:

Panelist numeric password: 630800

Video Address: 1804488212@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 180 448 8212

Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - Case No. 2020-0300-A - 7732, 7734 Wise Ave. - Summit Signs & Graphics, McDonalds, Corp./McDonald's USA, LLC

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7e20fc0ee7de6a71ee59650c7f738505>

Start: Thu 3/4/2021 10:00 AM

End: Thu 3/4/2021 11:00 AM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Debra Wiley (dwiley@baltimorecountymd.gov)

Event number (access code): 180 448 8212

Thursday, March 4, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7e20fc0ee7de6a71ee59650c7f738505>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9412b7a88def71f4cdf22586881c>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804488212@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 630800

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ec1ab2e8b3d9f83c77d75ef7e23a3601b>

Need help? Go to <https://help.webex.com>

ZAC AGENDA

Case Number: 2020-0300-A **Reviewer:** Rosalie Johnson
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Summit Signs Graphics, McDonalds Corporation
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7732,7737 WISE AVE

Location: North of intersection of Church Road and Wise Ave. On North side of Wise Ave.

Existing Zoning: BM-CT

Area: 1.12 AC

Proposed Zoning:

VARIANCE:

From Section 409.a.2 to allow 42 spaces in lieu of the minimum required 75 spaces.

From Section 450.4 Attachment 1, 5(a)(VI) to permit 5 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 such signs

From Section 450.4 Attachment 1, 3(b)(VII) to permit a directional sign of 7 feet in height in lieu of the permitted 6 feet.

From Section 450.4 Attachment 1, 5 (f)(VI) to permit 4 freestanding enterprise order board signs in lieu of the permitted 2 order boards.

From Section 235.1. To permit a front yard of 26 feet in lieu of the required 45.3 feet (the average front yard depths of adjacent properties, per Section 303.2).

Attorney: Justin A William

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 12 Account Number - 1216017185		
Owner Information		
Owner Name:	MCDONALDS CORPORATION	Use: COMMERCIAL
Mailing Address:	200 LENNOX AVENUE SEVERNA PARK MD 21146-	Principal Residence: NO
		Deed Reference: /21497/ 00393
Location & Structure Information		
Premises Address:	7734 WISE AVE DUNDALK 21222-3210	Legal Description: PARCEL 1 WISE AVE MCDONALDS CORP
Map:	Grid:	Parcel:
0103	0012	0304
Neighborhood:	Subdivision:	Section:
10000.04	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref: 0077/ 0112	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1960	4,781 SF	
Property Land Area	County Use	
20,801 SF	24	
Stories	Basement	Type
		FAST FOOD
Exterior	Quality	Full/Half Bath
/	C4	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	312,000	312,000
Improvements	605,900	636,200
Total:	917,900	948,200
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		938,100
		948,200
Transfer Information		
Seller: PEARSON THELMA LEE	Date: 03/02/2005	Price: \$225,000
Type: NON-ARMS LENGTH OTHER	Deed1: /21497/ 00393	Deed2:
Seller: PEARSON THELMA LEE LEASED TO	Date: 03/02/1987	Price: \$37,500
Type: ARMS LENGTH IMPROVED	Deed1: /07429/ 00019	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

3-4-21
10 Am

Debra Wiley

From: Kristen L Lewis
Sent: Friday, February 5, 2021 11:39 AM
To: Debra Wiley; Donna Mignon
Subject: FW: 2020-300-A - Petitioner's Attendees

Good morning,

Please see the list of participants below for 2020-0300-A that was created yesterday, thanks.

Kristen Lewis-Coles
PAL – Zoning Review
410-887-3391

From: Williams, Justin [mailto:JWilliams@rosenbergmartin.com]
Sent: Friday, February 05, 2021 11:37 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: 2020-300-A - Petitioner's Attendees

CAUTION: This message from jwilliams@rosenbergmartin.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Kristen,

Here's the list of attendees for sending out WebEx information. Thanks!

Justin Williams – jwilliams@rosenbergmartin.com
Joseph Curto – joseph.curto@us.mcd.com
Valek Zarski – vzarski@bldginc.com
John Povalac – jpovalac@bldginc.com
John Eidberger – john.eidberger@sevansolutions.com
Caroline Hecker – checker@rosenbergmartin.com

Justin Williams

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Caroline Hecker</u>	checker@rosenbergmartin.com	1-	English	New York Time	U.S.
☐	<u>John Eidberger</u>	john.eidberger@sevansolutions.com	1-	English	New York Time	U.S.
☐	<u>John Povalac</u>	jpovalac@bldginc.com	1-	English	New York Time	U.S.
☐	<u>Joseph Curto</u>	joseph.curto@us.mcd.com	1-	English	New York Time	U.S.
☐	<u>Justin Williams</u>	jwilliams@rosenbergmartin.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Valek Zarski</u>	vzarski@bldginc.com	1-	English	New York Time	U.S.

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

New Panelist

Full name: (required)

Email address: (required)

Phone number:

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Add to Invitation List

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Baker	abaker@rosenbergmartin.com	1-	New York Time	English	U.S.
Caroline Hecker	checker@rosenbergmartin.com	1-	New York Time	English	U.S.
John Eidberger	john.eidberger@sevansolutions.com	1-	New York Time	English	U.S.
John Povalac	jpovalac@bldginc.com	1-	New York Time	English	U.S.
Joseph Curto	joseph.curto@us.mcd.com	1-	New York Time	English	U.S.
Justin Williams	jwilliams@rosenbergmartin.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Valek Zarski	vzarski@bldginc.com	1-	New York Time	English	U.S.

OK

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, February 16, 2021 12:18 PM
To: Debra Wiley; Donna Mignon
Subject: FW: 2020-300-A - Petitioner's Attendees

Good afternoon,

Please see below. Thank you,

Kristen Lewis-Coles
PAI – Zoning Review
410-887-3391

From: Williams, Justin [mailto:JWilliams@rosenbergmartin.com]
Sent: Tuesday, February 16, 2021 12:07 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: FW: 2020-300-A - Petitioner's Attendees

CAUTION: This message from jwilliams@rosenbergmartin.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Kristen,

Adding one more attendee to this list:

Adam Baker – abaker@rosenbergmartin.com

Please let me know if I should reach out to the OAH staff now that you've already scheduled the hearing.

Justin Williams

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



**Rosenberg
Martin
Greenberg** LLP



From: Williams, Justin
Sent: Friday, February 5, 2021 11:37 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: 2020-300-A - Petitioner's Attendees

Hi Kristen,

Here's the list of attendees for sending out WebEx information. Thanks!

Justin Williams – jwilliams@rosenbergmartin.com
Joseph Curto – joseph.curto@us.mcd.com
Valek Zarski – vzarski@bldginc.com
John Povalac – jpovalac@bldginc.com
John Eidberger – john.eidberger@sevansolutions.com
Caroline Hecker – checker@rosenbergmartin.com



**Rosenberg
Martin
Greenberg** LLP

Adam D. Baker
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
T: 410.649.1241
abaker@rosenbergmartin.com

March 2, 2021

VIA HAND DELIVERY

Ms. Donna Mignon
Office of Administrative Hearings
105 W. Chesapeake Ave.
Towson, MD 21204

Re: **Case No. 2020-0300-A**

Dear Ms. Mignon:

Attached please find a hard copy set of exhibits that were submitted electronically for the above referenced Hearing. The exhibits are as follows:

Petitioner's Exhibits:

1. Site Plan (full sized too) (please note this includes the site plan, the signage details and the existing conditions/demolition plan). The existing conditions/demolition plan is attached separately but please include it in Exhibit 1.
2. Elevations (full sized too)
3. Schematic Landscape Plan (full sized too)
4. DRC Approval Letter (6.2.2020)
5. DRC Limited Exemption Development Plan (full sized too)
6. John Povolac resume
7. Aerial photograph (full sized too)
8. Traffic Concepts Parking study (2.24.2021)

4/1/21
DDB

If you have any questions or require any additional information, please feel free to contact me.
Thank you.

Very truly yours,

Adam D. Baker

ADB/tlm
Enclosures

VICINITY MAP
SCALE: 1" = 1,000'

SITE DATA

- [illegible]

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 4,660 SF @ 16 PS / 1000 SF = 75 PS
PARKING SPACES PROVIDED: 42 PS (INCL 3 HOOP)
A VARIANCE TO PERMIT 42 PS IS LEW OF THE REQUIRED 75 PS IS BEING REQUESTED.

ROOF-OR-REST LINE
 PROPERTY LINE
 EX. EASEMENTS
 ZONING LINE
 EX. CO-CHUTE
 CURB AND GUTTER
 EX. EDGE OF PAVING
 EX. CO-CHUTE
 EX. IN REDUCED
 RESERVATION
 EX. BUILDING
 EX. SIGN
 EX. ELOM DRAIN
 WARDROBE & BUILT
 EX. SANITARY SEWER
 WARDROBE & CLOTHES
 EX. WATER MAIN VALVE
 EX. ELECTRICAL
 EX. GAS LINE
 EX. TELEPHONE LINE
 EX. POLE WITH LIGHT
 EX. UTILITY POLE
 EX. POLE
 EX. BOLLARD
 EX. OVERHEAD LINE
 EX. ROAD
 EX. SIDEWALK
 EX. INTERMEDIATE
 CURB CUTS
 "EXISTING" DESIGNATION
 BUILDING RESTRICTION

3. CASE NO. 1980-10050:
REZONIFICATION REQUEST FROM 44' x 116' RESIDENCE ZONE TO
44' x 116' COMMERCIAL. ZONE WAS GRANTED JULY 28, 1980.
2. CASE NO. 1980-10039:
SPECIAL EXCEPTION TO USE LAND AS AN AUTOMOBILE SERVICE STATION.
REQUEST WAS DENIED WITHOUT PREJUDICE ON APRIL 8, 1980.
3. CASE NO. 1980-10038:
SPECIAL EXCEPTION TO USE LAND AS AN AUTOMOBILE SERVICE STATION.
GRANTED JUNE 25, 1980.
4. CASE NO. 1980-10035:
SPECIAL EXCEPTION TO USE LAND FOR AN ERECTION OF AN ADVERTISING
STRUCTURE WAS GRANTED SEPTEMBER 28, 1980.

REQUEST FOR LAMIER EYEWEIGHT UNDER SECTION 32-4-08 (MRS FOR REDEVELOPMENT) OF SITE WAS GRANTED ON JAN. 2, 2025. ORC#060220E.

PETITION FOR ZONING HEARING FOR VARIANCES

THE FOLLOWING PERMITS ARE FOR VARIANCES FROM BALTIMORE COUNTY ZONING REGULATIONS (RCZ):

1. VARIANCE FOR FURNACE REGULATION

1.1. SECTION 40B-2-3 TO ALLOW 43 SPACES IN LEVEL OF THE REQUIRED 75 SPACES

2. VARIANCE FOR SIGN REGULATION

2.1. SECTION 40B-1-2 TO PERMIT 3 WALL-MOUNTED ELEVATED SIGNS ON BALDWIN ROAD

2.2. SECTION 40B-1-2 TO PERMIT 1 SIGN TO BE A DIRECTIONAL SIGN OF 12,000 FEET IN HEIGHT IN LEVEL OF THE PERMITTED 8 FEET

2.3. SECTION 40B-1-2 TO PERMIT 1 SIGN TO BE A DIRECTIONAL SIGN TO PERMIT A FREE-STANDING (BUTTERFLY) ORDER BOARD SIGN

3. VARIANCE FOR SIGN TYPE AND REGULATION

3.1. SECTION 23B-1 TO PERMIT PERMANENT TYPE OF SIGN IN LEVEL OF THE REQUIRED 43.3 FEET (THE AVERAGE SIGN HEIGHT)

Baltimore Land Design Group, Inc.
Consulting Engineers

110 SCHIFF FIVE (DRAFT, SEPT. 2004) • HUNY VALLEY TV, MARCH AND 1999
PHOTO: (L) JAMES HUNY • (R) JAMES HUNY • HUNY VALLEY TV

PROFESSIONAL CERTIFICATION

THEIRY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, JOHN C. FOUKAL, WHO HAVE A DUAL
LICENSED PROFESSIONAL OWNER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 27742, EXPIRATION DATE: JULY 18, 2022

OWNER
MCDONALDS CORPORATION

200 LENOX AVE.
SEVERNA PARK MD 21146

DEVELOPER / APPLICANT
McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
8903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3826

[illegible]

PLAN TO ACCOMPANY PETITION FOR
ZONING HEARING FOR VARIANCES
McDONALD'S RESTAURANT
McDONALD'S CORPORATION

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'

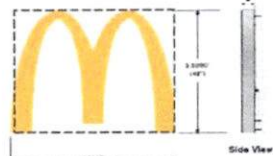
FOR CES URANT	DRAWING NO.
	V-1

DRAWING NO.

V-1



3	HEAT QTY: 42' 4000
	CLASS: 1
	STRUCTURAL TYPE: W/A-INDICATED
	FACE AREA (SQ FT): 1.0000 + 3.0000 + 14.0000 SF
	QUANTITY: 1
	WEIGHT: 50.0
	LIABILITY: YES



4	VERTICAL SPEED
CLASS:	INTERMEDIATE
SIMULATION TYPE:	WALL MOUNTED
FACE AREA:	76 CM ² x 1000P x 22.833E SF
Diameter:	3
MATERIAL:	PA
ALUMINUM:	VES



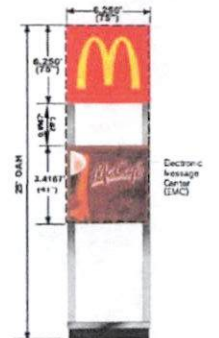
5	OUTDOOR SIGAL DOUBLE WIND SPEER BOARD
	CLASS: DUTYMASTER
	STRUCTURAL TYPE: FRG3120000
	PAGE AREA (SQUAD): 5.5112 x 5.5112 x 18.770 SF
	QUANTITY: 2
	HEIGHT: 3.9667 FT
	ALUMINUM



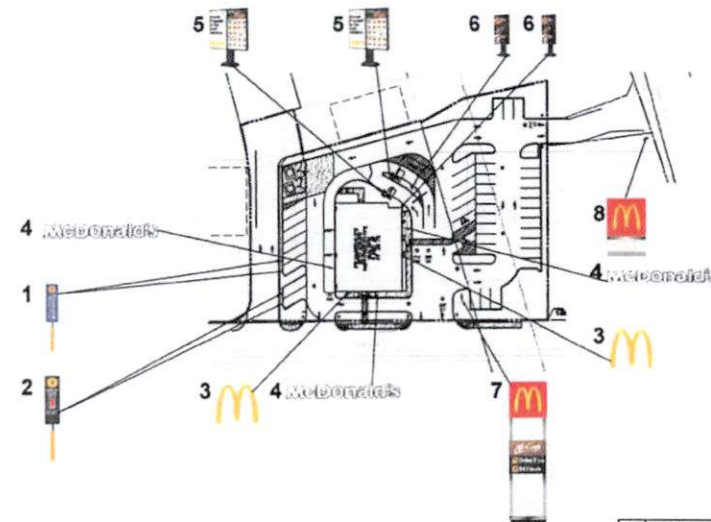
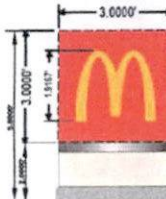
6	OUTDOOR BUILT-IN SEAT-FIRE-BRIDGE ORDER BOARD
	CLASS: DISARMED
	STRUCTURAL TYPE: FIBERGLASS
	FACE AREA (SQ IN): 3.5643 x 2.4330 = 8.668 SF
	CURRENT: 1
	HEIGHT: 2.9683 FT.
	ILLUMINATION: ITS



7	HEAVY DUTY 20' DIA. ROAD SIGN WITH PANELS	
	12.4000	24.8000
	STRUCTURAL TYPE:	(HEAVY) ROAD
	FACE AREA:	8.72000 x 30.5614 = 266.163 SF
	QUANTITY:	1
	REMARKS:	20 FT.
	ILLUMINATION:	YES



8	1. Project Name: 212 West 10th St 2. Location: 212 West 10th St 3. Construction Type: 1.000000 + 1.000000 + 1.000000 SF 4. Project ID: 1 5. Project: 1.000000 FT 6. Construction: 1.000000
---	---



1. ENVIRONMENTAL DATA ON THE BUILDING FACILITY

1. AREA / FACE OF THE DISTURBED BOND ON THE SHAPE FACED
- AREA / FRONT FACED LENGTH = 38.331
TOTAL AREA / FACE ALLOWED = 79.321 + 28.331 + 108.66 SF
AREA / FACE PROPOSED = 208.99 SF
SD = 20.000 SF
TOTAL = 208.99 SF + 108.66 SF
2. DRIVE-THRU FACED LENGTH = 79.321
TOTAL AREA / FACE ALLOWED = 79.321 + 108.66 SF
AREA / FACE PROPOSED = 187.98 SF
SD = 20.000 SF
TOTAL = 187.98 SF + 108.66 SF
3. HOV-DRIVE-THRU FACED LENGTH = 79.321
TOTAL AREA / FACE ALLOWED = 79.321 + 108.66 SF
AREA / FACE PROPOSED = 187.98 SF
SD = 20.000 SF
TOTAL = 187.98 SF + 108.66 SF
4. REAR FACED LENGTH = 38.331
TOTAL AREA / FACE ALLOWED = 38.331 + 28.331 + 108.66 SF
AREA / FACE PROPOSED = 175.32 SF
SD = 20.000 SF + 108.66 SF
5. NUMBER OF ENTERPRISE BOND
- A. NUMBER OF SIGNS PERMITTED
- THREE (3) ON PREMISES MORE THAN 1000 SQ. ON EACH FACED
- B. NUMBER OF ENTERPRISE SIGNS PROPOSED
- SIGNS ON FRONT FACED = 10 BOND (3 + 4)
- SIGNS ON DRIVE-THRU FACED = 10 BOND (3 + 4)
- SIGNS ON HOV-DRIVE-THRU FACED = 10 BOND (3 + 4)
- SIGNS ON REAR FACED = 0
- TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS =

- 5. DIRECTIONAL FRESHWATER SIGN:**
- A. MAX AREA / FACE ALLOWED 8 SF / SIGN
 - B. MAX. AREA / FACE PROPOSED SIGN - 8.0000 FT² / 75 SF
 - C. MAX. HEIGHT ALLOWED 8 FT
 - D. MIN. HEIGHT PROPOSED SIGN - 4.0000 FT / 35 FT
 - E. MAX. HEIGHT ALLOWED 8 FT
 - F. MIN. HEIGHT PROPOSED SIGN - 4.0000 FT / 35 FT
 - G. MAX. NUMBER / PRELIMEDS ALLOWED PER FRONTAGE
 - H. NUMBER OF PROPOSED SIGN (IF PER FRONTAGE)
- 6. ENTERING FRESHWATER SIGNAGE REQUIREMENT SIGN:**
- A. MAX AREA / FACE ALLOWED 75 SF
 - B. MAX AREA / FACE PROPOSED SIGN - 8.0000 FT² / 75 SF
 - C. MAX. HEIGHT ALLOWED 15 FT
 - D. MIN. HEIGHT PROPOSED SIGN - 4.0000 FT / 35 FT
 - E. MAX. HEIGHT ALLOWED 15 FT
 - F. MIN. HEIGHT PROPOSED SIGN - 4.0000 FT / 35 FT
 - G. MAX. NUMBER / PRELIMEDS ALLOWED PER FRONTAGE
 - H. NUMBER OF PROPOSED SIGN (IF PER FRONTAGE)
- 7. ENTER/EXIT FRESHWATER SIGNAGE REQUIREMENT SIGN:**
- A. MAX AREA / FACE ALLOWED 30 SF PER EACH SIDE
 - B. MAX AREA / FACE PROPOSED SIGN - 8.0000 FT² / 75 FT
 - C. MAX. HEIGHT ALLOWED 8 FT
 - D. MIN. HEIGHT PROPOSED SIGN - 4.0000 FT / 35 FT
 - E. MAX. HEIGHT ALLOWED 8 FT
 - F. MIN. HEIGHT PROPOSED SIGN - 4.0000 FT / 35 FT
 - G. MAX. NUMBER / PRELIMEDS ALLOWED 2
 - H. NUMBER OF PROPOSED SIGN 4

BLDG

Baltimore Land Design Group, Inc.
Consulting Engineers

CONSULTING ENGINEERS
EEO MEMBERSHIP OFFICE, SUITE 100 • RENT VALLEY, MASSACHUSETTS 01960
PHONE - 408-734-1100 • FAX - 408-734-1101 • WWW.EEOOFFICE.COM

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, JOHN C. FOURAZ, AND THAT I AM A FULL
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE
OF NEW YORK, LICENSE NO. 22742, (EXPIRATION DATE JULY 15, 2023).

OWNER
MCDONALDS CORPORATION

200 LENOX AVE.
SEVERNA PARK MD 27446

DEVELOPER / APPLICANT
McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
8903 ROCKEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3828

[illegible]

PLAN TO ACCOMPANY PETITION FOR
ZONING HEARING FOR VARIANCES
McDONALD'S RESTAURANT

McDONALD'S CORPORATION

BALTIMORE COUNTY, MARYLAND
SC 67 4014

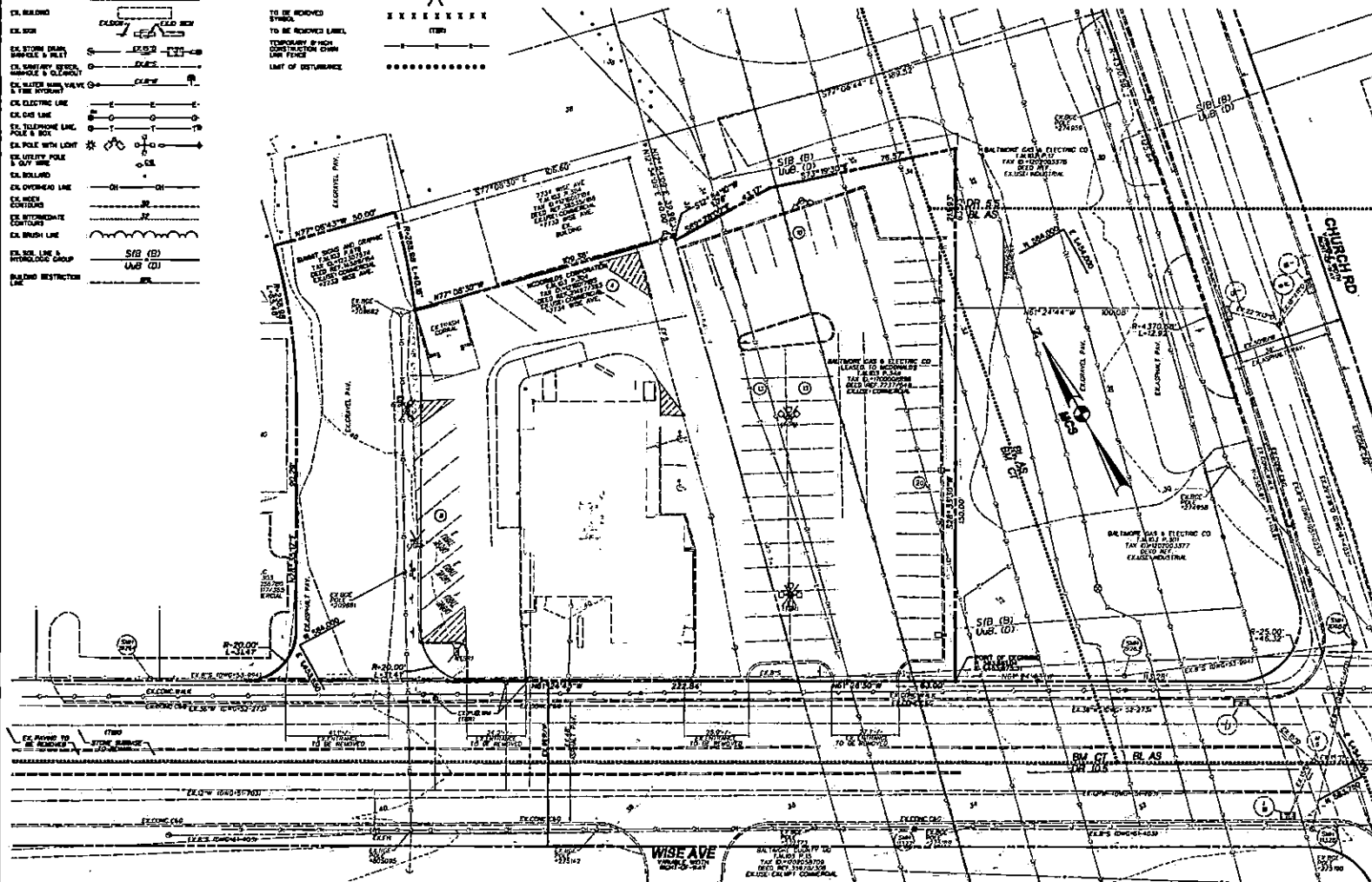
7734 WISE AVENUE
BALTIMORE, MARYLAND 21222
CNC 4060220K
FAX#3, 12-0138
TRACON#3 403, 146-3130-00000

ELECTION DISTRICT: 12, CT
 Date: SEPTEMBER 28, 2022

DRAWING NO.

V-2

PAGE 2 OF 3

[illegible][illegible]

MARYLAND COORDINATE SYSTEM
USED ON 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 AND SOUTHERN BOUNDARY

[illegible]

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT: 12, CT
DATE: JANUARY 28, 2023

C-2

SHEET 2 OF 20

200 SCHLAMP CIRCLE, SUITE 404 • HEDT VALLEY, MARYLAND 21076
PHONE: 410.229.9673 • FAX: 410.229.9663 • info@hldocnc.com



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, JOHN C. POVALAC, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 87742, EXPIRATION DATE: JULY 18, 2022.

200 LENNOX AVE.
SEVERNA PARK MD 21460

BALTIMORE - WASHINGTON REGION
8903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 487-3828
EMAIL: Joseph.Curtis@usmcid.com

BALTIMORE - WASHINGTON REGION
8903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 487-3828
EMAIL: Joseph.Curtis@usmcid.com

[illegible]

2
A2.0

NON-DRIVE-THRU ELEVATION

- | | | |
|-------------------------------|--|--|
| SHEET NO.
22
ELEVATIONS | TITLE | |
| | 2019 STANDARD BUILDING - BB20
SQUARE - WOOD/WOOD | |
| PROJECT NO.
A2.0 | DESCRIPTION | |
| | WOOD BEARING WALLS w/ CEMENT SIDING & TYP BRICK BASE
WOOD ROOF TRUSS FINISHING
FIBER CEMENT SHIMULATED/SH/SL/THICK CEMENT SIDING | |
| SITE #
13-0031 | MAIL ADDRESS | |
| | 7234 WISLA AVENUE, DALLAS, TX | |

PREPARED FOR © 2019 McDonald's U.S.A., LLC

McDonald's USA, LLC

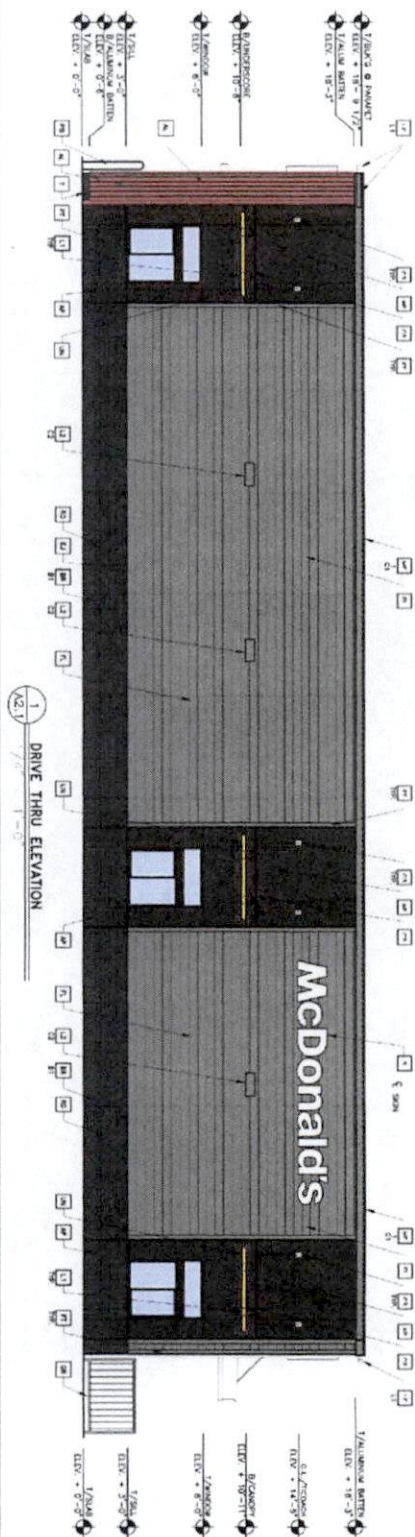
These drawings and specifications are the confidential and proprietary assets of McDonald's U.S.A., LLC and shall not be used or reproduced in any form without the express written consent of a representative of McDonald's U.S.A., LLC. The copyright documents were prepared for use in the specific file as indicated and shall not be used for any other purpose without the express written consent of a representative of McDonald's U.S.A., LLC. The copyright documents were prepared for use in the specific file as indicated and shall not be used for any other purpose without the express written consent of a representative of McDonald's U.S.A., LLC.

DESIGN
reprise
April 1995 \$6.95

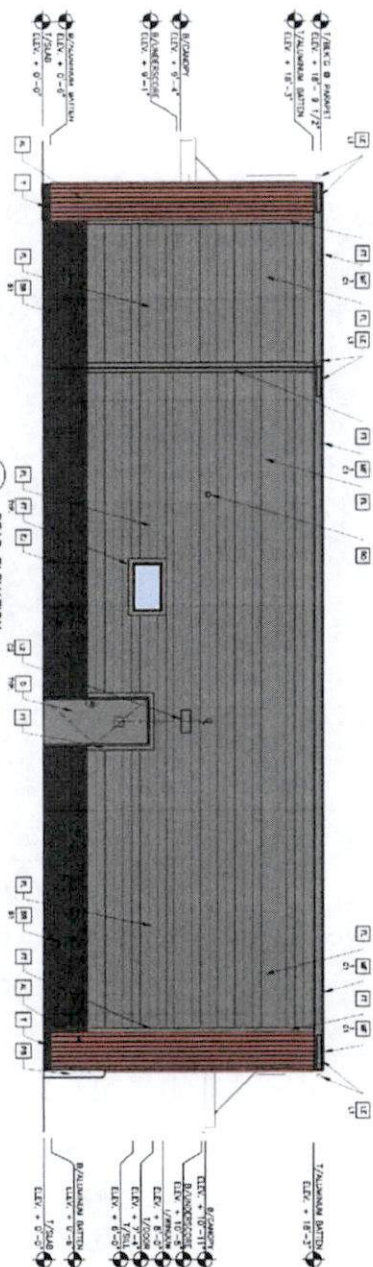
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered **ARCHITECT** under the laws of the State of **MISSISSIPPI**.

Signature **ERNEST J. JOHNSON**
Date **05/22/2015** **14540**
Registration number

[illegible]



DRIVE THRU ELEVATION



2
REAR ELEVATION

KEY NOTES

- | | | | | | | | | | |
|---|---|---|---|---|-----|----|----|----|-----|
| 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | | | | | |

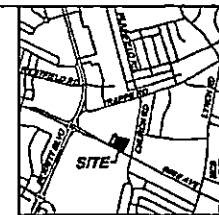
[illegible]

LEGEND

[illegible]

BENCH MARK

ILLUSTRATIONS ARE BASED ON MAPS OF JATUM
FOR SURVEYING COUNTRY CONTROL POINTS
WITH PINS WITH CAPS AND 3/8" DIAMETER
BLANKS FOR A JUNCTION WITH A YELLOW PLASTIC
CAP THAT BEARS THE DESCRIPTION
NOM 710-014-100.



SITE DATA

- [illegible]

PARKING REQUIREMENTS

POLKING BRACES REQUIRED ALSO IF @ 10 FT / END OF + 75 FT
POLKING BRACE PROVIDED @ 75 INCL. & ABOVE

DESCRIPTION	QTY	UNIT PRICE	TOTAL	PERCENTAGE	PERCENTAGE
1. Material	100.00	100.00	100.00	100.00	100.00
2. Labor	100.00	100.00	100.00	100.00	100.00
3. Equipment	100.00	100.00	100.00	100.00	100.00
4. Subcontract	100.00	100.00	100.00	100.00	100.00
5. Other	100.00	100.00	100.00	100.00	100.00
6. Total	500.00	500.00	500.00	500.00	500.00
7. Profit	100.00	100.00	100.00	100.00	100.00
8. Total	600.00	600.00	600.00	600.00	600.00
9. Other	100.00	100.00	100.00	100.00	100.00
10. Total	700.00	700.00	700.00	700.00	700.00
11. Other	100.00	100.00	100.00	100.00	100.00
12. Total	800.00	800.00	800.00	800.00	800.00
13. Other	100.00	100.00	100.00	100.00	100.00
14. Total	900.00	900.00	900.00	900.00	900.00
15. Other	100.00	100.00	100.00	100.00	100.00
16. Total	1000.00	1000.00	1000.00	1000.00	1000.00

[illegible]

Public good (p/g)	price	quantity	total
clean environment	100	10	1000
water supply	100	10	1000
education	100	10	1000
health	100	10	1000
total	100	10	1000

SECRET

HUSTEAD Landscape Architecture, LLC

HUSTEAD Landscape Architecture,
120 Bay Meadows Lane, Stevensville, MD 21156
Phone: 443.988.2794
Email: lhustead@husteadla.com Web: www.husteadla.com

LONG-TERM LANDSCAPE PLAN

CERTIFICATION FORM
This document is a copyright of the author. It is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author.

Approved: _____
 Date: 3/1/2008

11C 541C370518
Mailing Address (if not already on file)

SEP 16 1964



C-10 ON A1 DRAWS ON BASIS
 OF THE NORTH SECTION DATA
 OF THE ELEVATION SYSTEM
 OF A1 DRAWS ON BASIS ON
 THE NORTH SECTION SECTION.
 DATA OF THIS
 DATA AND A1 DRAWS ON BASIS

L	SHEET 1 OF 1
---	--------------

DRAWING NO.

SCH-1

SCN-1

12 CT
A. 2291

SHEET 1 OF 1

BLDG

Baltimore Land Design Group, Inc.
Consulting Engineers

200 MILLBROOK LANE • MILFORD • NEW HAMPSHIRE 03055
TEL: 603/881-1111 • FAX: 603/881-1111 • WWW.MILLBROOK.COM

OWNER
MCDONALDS CORPORATION
200 LEXINGTON AVE.
SEVENA PARK MO 27148

DEVELOPER / APPLICANT
McDONALD'S USA, LLC

BALTIMORE • WASHINGTON REGION
8903 ROCKLEDGE DRIVE, SUITE 100
BETHESDA, MARYLAND 20817
PHONE (202) 497-3825
EMAIL: Joseph.Curtis@mc.com

[illegible]

LANDSCAPE ARCHITECT
SCHEMATIC LANDSCAPE PLAN
McDONALD'S RESTAURANT
McDONALD'S CORPORATION

SALEMAN COUNTY, MARYLAND

18-00000

ELECTION DISTRICT: 12 C
 DATE: 11/05/00 15:30

Page 1 of 1

234



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 2, 2020

Mr. Valek Zarski
Baltimore Land Design Group, Inc.
230 Schilling Circle, Suite 364
Hunt Valley, MD 21030

RE: McDonald's Restaurant
7734 Wise Avenue
Tracking Number: DRC-2020-00076
DRC Number: 060220E; Dist. 12C7

Dear Mr. Zarski:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

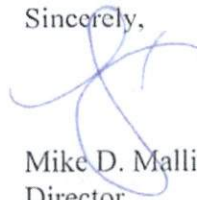
Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions so designated by their directors to represent their respective departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC met in an open meeting via WebEx on June 2, 2020 and has determined that your project meets the requirements of a **limited exemption under Section 32-4-106(b)(8)**. DRC applicants have confirmed to the DRC that their development proposal will require zoning relief from the Baltimore County Administrative Law Judge, DRC applicants must sign and return the accompanying Development Review Committee acknowledgment. I have reviewed the recommendations carefully and it is this 2nd day of June 2020, ordered and decided that the recommendations of the DRC are hereby adopted.

In order to further process your development plan, submit two check prints, of the plan, prepared in accordance with Sections 32-4-221 through 32-4-224 of the Baltimore County Code, one completed, signed and sealed copy of the **Development Plan Checklist**, and a copy of this letter to this office. Be advised that in addition to development plan review fees, Phase 2 review fees will apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement. Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State or Federal regulations.

Sincerely,

FOR



DEV
MGR

Mike D. Mallinoff
Director

MM: LTM:dc

C: Shawn Frankton
File

John C. Povalac, P.E.

4587 Rolling Meadows Way
Ellicott City, Maryland 21043
410-299-3088

Professional Registration

Licensed Professional Engineer in the State of Maryland (2002)
PE 27742, Expiration Date 7/18/2022

Education

Bachelor of Science in Engineering, Civil Engineering Systems with minor in Environmental Studies, University of Pennsylvania, School of Engineering and Applied Sciences, Philadelphia, PA, May 1996.

Summary of Qualifications

- Licensed professional engineer with over 25 years of experience in site development engineering, planning and management for various commercial, industrial, institutional and residential projects.
- Background in design, project coordination with department staff and supervision of design team, preparation of proposal, budget management, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.
- Strengths in site planning and design, grading design and analysis, storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, water and wastewater system design, and roadway design.
- Knowledge and experience with preparation of drawings using CADD.

Work Experience:

December 2010 - present

Project Manager. Baltimore Land Design Group, Inc.,
Hunt Valley, Maryland.

Responsible for overall engineering and administrative tasks including project coordination with department staff and supervision of design team, preparation of proposals and budget management. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.

July 2009 – December 2010

Project Manager. Patton Harris Rust and Associates, pc, Columbia, Maryland.

Responsible for project coordination with department staff and supervision of design team, preparation of proposals and budget management. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.

June 2007 – July 2009

Project Manager. John E. Harms, Jr. & Associates, Inc., Pasadena, Maryland.

Responsible for project coordination with department staff and supervision of design team. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.

March 2001 – June 2007

Project Engineer, Baltimore Land Design Group, Inc., Hunt Valley, Maryland.

Responsible for obtaining regulatory land-use plan approvals and permits, project coordination with clients and design consultant teams, and construction supervision. Performed site planning and design, grading design and analysis, storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, water and wastewater system design, and roadway design.

July 1996 - March 2001

Engineer, George William Stephens, Jr. and Associates, Inc., Towson, Maryland.

Responsible for storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, and grading design and analysis. Duties included obtaining regulatory land-use plan approvals and permits.

June 1996 - July 1998

Engineer / Inspection Supervisor, Ferriero Engineering, Inc. Chester, New Jersey.

Responsible for site planning and design, grading design, and water and wastewater system design. Performed and supervised inspection crew for various municipal and private construction projects.

PETITIONER'S EXHIBIT
No. 7



TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony

February 24, 2021

Mr. John C. Povalac, P.E.
Baltimore Land Design Group, Inc.
230 Schilling Circle, Suite 364
Hunt Valley, Maryland 21031

RE: Peak Hour Parking Demand Study
McDonald's Restaurant - 7734 Wise Avenue
Baltimore County
T/C 3717

Dear Mr. Povalac:

We are pleased to submit the following parking analysis for the McDonald's restaurant located at 7734 Wise Avenue in Baltimore County. The property is situated on the north side of Wise Avenue, approximately 0.16 mile east of MD 157 (Merritt Boulevard). The purpose of this study is to demonstrate that the proposed parking reduction to create forty-two (42) parking spaces is adequate to support the Wise Avenue McDonald's restaurant during the average weekday and Saturday peak parking demand periods.

The Baltimore County code requires that a restaurant must have 16 spaces per 1,000 SF of the gross floor area (GFA). The existing McDonald's Restaurant is 4,650 SF therefore the County requires 75 spaces. The revised McDonald's site plan shows a dual drive-through lane configuration that will serve the increasing number of customers that use the drive-through lanes for service. The purpose of the dual order boards and two approach lanes is to reduce the customer wait time while in the drive-through queue. The construction of this improvement will change the parking condition that creates the 42 parking spaces.

Methodology

The methodology used to predict the total peak hour parking demand includes actual parking lot counts that were conducted at McDonald's restaurants that have a drive-through window. The parking study counts were recorded on a weekday from 11 AM to 2 PM and on a Saturday from 7 AM to 1 PM. The parking lot counts were conducted at six (6) McDonald's restaurants that have a drive-through window and that are located within metropolitan areas in Maryland with similar traffic conditions as the subject McDonald's restaurant. The average rates for a weekday and a Saturday determined with the local data were applied to the gross floor area of the proposed Wise Avenue McDonald's restaurant.

The methodology also includes parking data contained in the *Institute of Transportation Engineers Parking Generation Manual 5th Edition* (ITE). The ITE parking data was generated for a fast-food restaurant with a drive through window (ITE Land Use Code 934). The ITE Parking Manual includes peak period parking demand data that were collected in several US states during the 1980's through 2010's.

McDonald's Peak Hour Parking Demand Study Data

The ITE parking data contained in Table I is derived from MacDonald's restaurant studies (with a drive-through window). The parking lot counts were conducted in Maryland from the years 2010 through 2016. Therefore, the parking data contained in the studies listed below were not impacted by the Covid-19 school and business closures.

Table I
Actual McDonald's Restaurant (w/ Drive-Thru) Parking Data

Location	Count Date	Peak Period Parking Demand	Parked Vehicles/Spaces	Utilization Percentage	Average Rate
McDonald's 7927 Bel Air Road Baltimore, MD 3.746 ksf	Thursday 10/21/10	1:00 PM	25/52	48.1%	6.67
	Saturday 10/23/10	11:30 AM	35/52	67.3%	9.34
McDonald's 520 Baltimore Blvd Westminster, MD 3.842 ksf	Wednesday 9/13/12	1:00 PM	19/45	42.2%	4.95
	Saturday 8/18/12	11:30 AM	30/45	66.7%	7.81
McDonald's 3950 North Point Blvd Baltimore, MD 4.570 ksf	Thursday 10/31/13	12:15 PM	37/58	63.4%	8.10
	Saturday 11/16/13	9:45 AM	33/58	56.9%	7.22
McDonald's 5637 US 40 Catonsville, MD 4.361 ksf	Wednesday 11/30/16	12 Noon	23/50	46.0%	5.27
	Saturday 12/13/16	9:45 AM	31/50	62.0%	7.11
McDonald's 9106 Bel Air Rd Perry Hall, MD 4.699 ksf	Thursday 8/11/16	12 Noon	36/47	76.6%	7.66
	Saturday 8/13/16	10:00 AM	35/47	74.5%	7.45
McDonald's 2116 York RD Timonium, MD 4.384 ksf	Thursday 8/11/16	12:30	34/49	69.4%	7.76
	Saturday 8/13/16	12:15	39/49	79.6%	8.90

Source: Traffic Concepts, Inc

40.41/6 = 6.74 Average weekday Peak Demand Rate / Range of Rates 4.94 – 8.10

47.83/6 = 7.97 Average Saturday Peak Demand Rate / Range of Rates 7.11 - 9.34

The data contained in Table IB represents the average parking rates for a weekday and a Saturday as determined by the local McDonald's restaurant parking studies. The average peak hour parking rates for a weekday and a Saturday when multiplied by the proposed McDonald's restaurant floor area of 4,650 SF generates a weekday peak hour parking demand of 32 vehicles and 37 vehicles during the Saturday peak hour.

Table IB
Actual McDonald's Restaurant Parking Data

ITE Land Use Code/ Land Use	Average Rate	Wise Ave. McDonald's 1,000 sq. GFA	Peak Period Parking Demand
Fast-Food Restaurant w/ Drive-Through Window	6.74 Weekday	4.650 SF	32 spaces
	7.97 Saturday	4.650 SF	37 spaces

ITE: Peak Hour Parking Demand Data

The ITE parking data listed in Table II represents the ITE data for a fast-food restaurant with a drive-through window. The ITE average peak hour parking rates for a weekday and a Saturday when multiplied by the proposed McDonald's restaurant with 4,650 Sf generates a weekday peak hour parking demand of 40 vehicles and 43 vehicles during the Saturday peak hour.

Table II
ITE Data: Fast-Food Restaurant w/Drive-through Window

ITE Land Use Code/ Land Use	Average Rate	Wise Ave. McDonald's 1,000 sq. GFA	Peak Period Parking Demand
Fast-Food Restaurant w/ Drive-Through Window (934)	8.66 Weekday	4.650 SF	40 spaces
	9.18 Saturday	4.650 Sf	43 spaces

Source: ITE Parking Manual, 5th Edition

Conclusions

The ITE average rates are slightly higher than the average rates determined by the McDonald's restaurant parking studies. The ITE average rates for both a weekday and a Saturday have a high degree of variance in the rage of rates that skews the calculated average rate. The ITE data provides a close representation of parking rates for a fast-food restaurant. Therefore, the ITE data is useful in this regard, to validate the local McDonald's restaurant study results.

However, the local data as stated, was determined at only McDonald's restaurants on similar functionally classified roadways and with similar surrounding land use patterns. Therefore, the local McDonald's data should be used to forecast the parking demand at the Wise Avenue McDonald's restaurant.

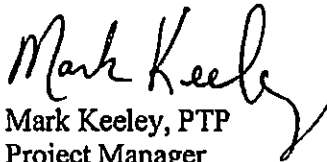
Using the average peak period parking rates calculated by the parking studies, the proposed Wise Avenue McDonald's restaurant with 4,650 SF would generate 37 vehicles during the highest peak parking demand period. Therefore, the 42 parking spaces proposed on-site would create an adequate peak hour parking supply.

Based on the McDonald's restaurant peak period parking demand data, we conclude 42 parking spaces is adequate to support the Wise Avenue McDonald's restaurant.

If you have any questions about this report, please do not hesitate to contact our office.

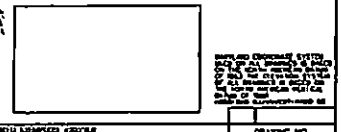
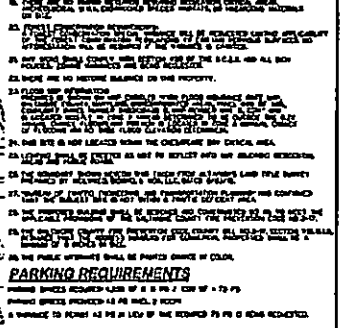
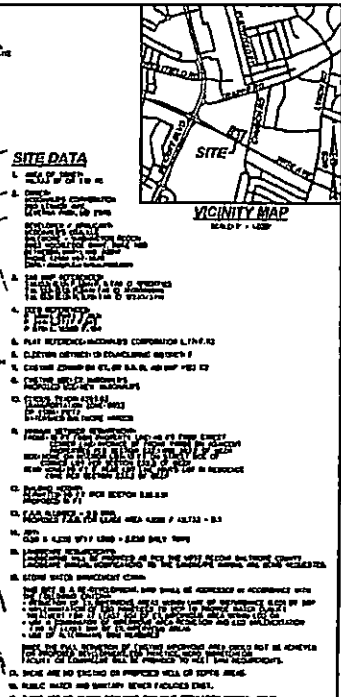
Sincerely,

TRAFFIC CONCEPTS, INC.



Mark Keeley, PTP
Project Manager
MKeeley@traffic-concepts.com

Attachments: Site Plan
McDonald's Parking Study Data
ITE Parking Data



PROJECT DEVELOPMENT PLAN D'S RESTAURANT WALD'S CORPORATION 1715 W. 10TH AVE. MINNAPOLIS, MN 55404-1000 TEL: 612-338-1111 FAX: 612-338-1112 E-MAIL: D@D.COM		DRAWING TITLE DEV-1 SHEET 1 OF 1
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Google Earth

McDonald's Parking Study Data

7927 Bel Air RD

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McDONALD'S

COUNTY: BALTIMORE

COUNT BY: M. ROSEN

DATE: OCTOBER 21, 2010

WEATHER: CLEAR

DAY: THURSDAY

TIME	CARS IN LOT	% OF LOT FILLED *(52 TOTAL SPACES)
11:00-11:15	12	23.1%
11:15-11:30	10	19.2%
11:30-11:45	12	23.1%
11:45-12:00	14	26.9%
12:00-12:15	19	36.5%
12:15-12:30	18	34.6%
12:30-12:45	13	25.0%
12:45-1:00	18	34.6%
1:00-1:15	25 *	48.1%
1:15-1:30	19	36.5%
1:30-1:45	16	30.8%
1:45-2:00	14	26.9%

There are a total of 52 parking spaces available on the existing McDonald's lot.

TRAFFIC CONCEPTS, INC.
325 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MARYLAND 21054
(410) 923-7101 FAX (410) 923-6473
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:2611

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McDONALD'S

COUNTY: BALTIMORE

COUNT BY: M. ROSEN

DATE: OCTOBER 23, 2010

WEATHER: CLEAR

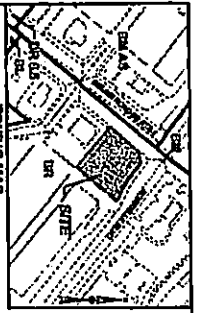
DAY: SATURDAY

TIME	CARS IN LOT	% OF LOT FILLED *(52 TOTAL SPACES)
7:00-7:15	12	23.1%
7:15-7:30	15	28.8%
7:30-7:45	12	23.1%
7:45-8:00	13	25.0%
8:00-8:15	15	28.8%
8:15-8:30	23	44.2%
8:30-8:45	26	50.0%
8:45-9:00	35	67.3%
9:00-9:15	28	53.8%
9:15-9:30	35 *	67.3%
9:30-9:45	24	46.2%
9:45-10:00	24	46.2%
10:00-10:15	24	46.2%
10:15-10:30	26	50.0%
10:30-10:45	21	40.4%
10:45-11:00	29	55.8%
11:00-11:15	27	51.9%
11:15-11:30	20	38.5%
11:30-11:45	22	42.3%
11:45-12:00	24	46.2%
12:00-12:15	28	53.8%
12:15-12:30	33	63.5%
12:30-12:45	29	55.8%
12:45-1:00	34	65.4%

There are a total of 52 parking spaces available on the existing McDonald's lot.

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 (410) 923-7101 FAX (410) 923-6473
 E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:12537



ZONING MAP

Scale: 1" = 100'

- ZONING VARIANCES REQUESTED**
1. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-2
 2. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-3
 3. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-4
 4. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-5
 5. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-6
 6. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-7
 7. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-8
 8. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-9
 9. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-10
 10. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-11
 11. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-12
 12. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-13
 13. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-14
 14. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-15
 15. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-16
 16. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-17
 17. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-18
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 39. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-40
 40. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-41
 41. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-42
 42. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-43
 43. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-44
 44. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-45
 45. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-46
 46. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-47
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 83. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-84
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 85. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-86
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 87. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-88
 88. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-89
 89. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-90
 90. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-91
 91. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-92
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 93. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-94
 94. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-95
 95. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-96
 96. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-97
 97. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-98
 98. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-99
 99. VARIANCE TO EXISTING ZONING MAP FROM R-1 TO R-100

ZONING HISTORY

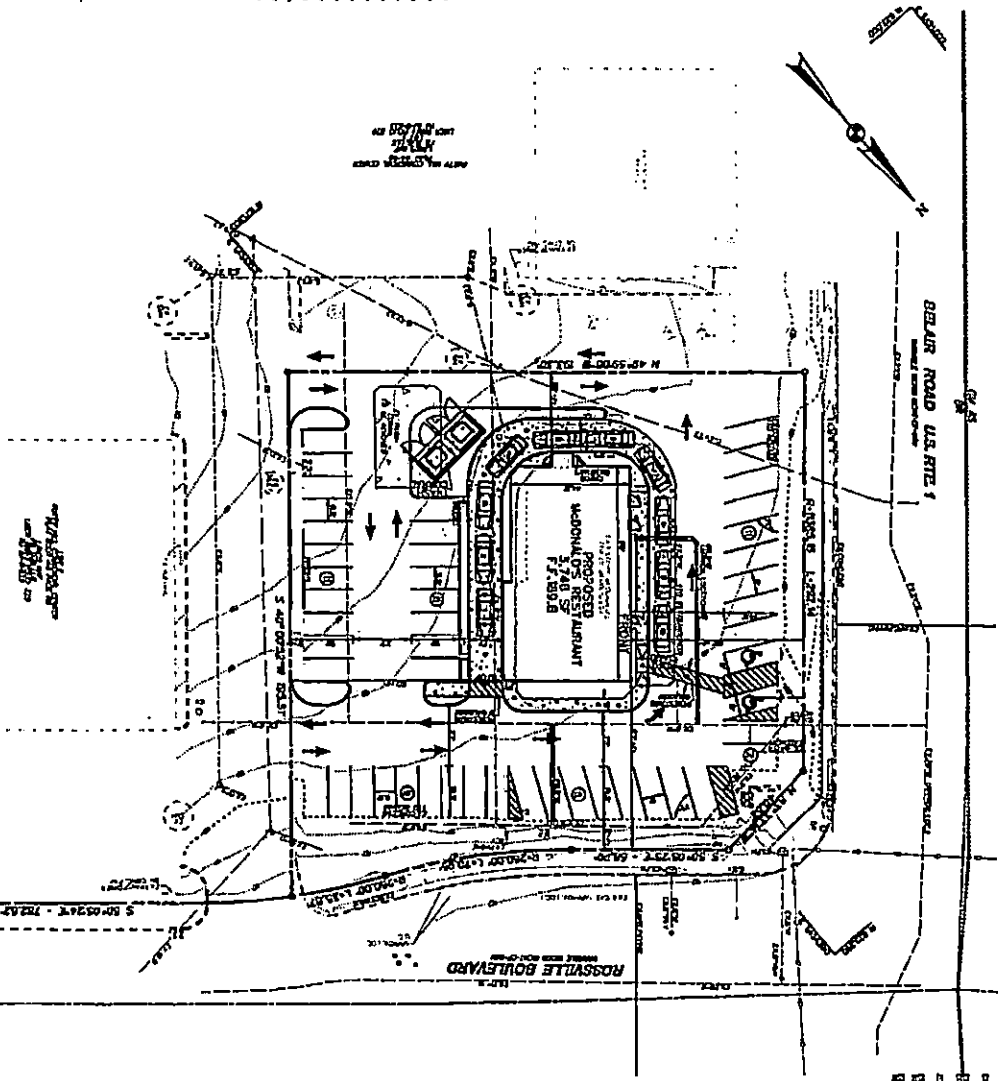
The following table shows the zoning history of the property from 1960 to the present. The zoning has changed several times over the years, but has always been a residential zoning. The current zoning is R-1, which is a single-family residential zoning. The property has been zoned R-1 since 1960.

Year	Zoning
1960	R-1
1965	R-1
1970	R-1
1975	R-1
1980	R-1
1985	R-1
1990	R-1
1995	R-1
2000	R-1
2005	R-1
2010	R-1
2015	R-1
2020	R-1

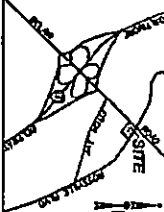
The following table shows the zoning history of the property from 1960 to the present. The zoning has changed several times over the years, but has always been a residential zoning. The current zoning is R-1, which is a single-family residential zoning. The property has been zoned R-1 since 1960.

Year	Zoning
1960	R-1
1965	R-1
1970	R-1
1975	R-1
1980	R-1
1985	R-1
1990	R-1
1995	R-1
2000	R-1
2005	R-1
2010	R-1
2015	R-1
2020	R-1

Handwritten signature and date



- LEGEND**
- Proposed Building
 - Proposed Parking Lot
 - Proposed Driveway
 - Proposed Access Road
 - Proposed Stormwater Management
 - Proposed Landscaping
 - Proposed Fencing
 - Proposed Signage
 - Proposed Lighting
 - Proposed Security
 - Proposed Fire Protection
 - Proposed Hazardous Waste Management
 - Proposed Air Quality Management
 - Proposed Noise Management
 - Proposed Vibration Management
 - Proposed Cultural Resources Management
 - Proposed Biological Resources Management
 - Proposed Historical Resources Management
 - Proposed Archaeological Resources Management
 - Proposed Paleontological Resources Management
 - Proposed Geographical Resources Management
 - Proposed Geological Resources Management
 - Proposed Geomorphological Resources Management
 - Proposed Hydrological Resources Management
 - Proposed Oceanographic Resources Management
 - Proposed Atmospheric Resources Management
 - Proposed Climatic Resources Management
 - Proposed Meteorological Resources Management
 - Proposed Hydrological Resources Management
 - Proposed Oceanographic Resources Management
 - Proposed Atmospheric Resources Management
 - Proposed Climatic Resources Management
 - Proposed Meteorological Resources Management



VICINITY MAP

Scale: 1" = 100'

BRANCH MAP

Scale: 1" = 100'

ROUTE MAP

Scale: 1" = 100'

LOCAL MAP

Scale: 1" = 100'

REGIONAL MAP

Scale: 1" = 100'

NATIONAL MAP

Scale: 1" = 100'

INTERNATIONAL MAP

Scale: 1" = 100'

GLOBAL MAP

Scale: 1" = 100'

UNIVERSAL MAP

Scale: 1" = 100'

WORLD MAP

Scale: 1" = 100'

PLANET MAP

Scale: 1" = 100'

UNIVERSE MAP

Scale: 1" = 100'

COSMOS MAP

Scale: 1" = 100'

BIDG

Baltimore Land Design Group Inc.

Consulting Engineers

1000 North Avenue, Suite 1000

Baltimore, Maryland 21201

Phone: (410) 551-1000

Fax: (410) 551-1001

Website: www.bldg.com

PROFESSIONAL CERTIFICATION

Professional Engineer

State of Maryland

License No. 1000000000000000

Expiration Date: 12/31/2020

OWNER

FP SUB LLC

1000 North Avenue, Suite 1000

Baltimore, Maryland 21201

Phone: (410) 551-1000

DEVELOPER / APPLICANT

MCDONALD'S USA, LLC

1000 North Avenue, Suite 1000

Baltimore, Maryland 21201

Phone: (410) 551-1000

PLAN TO ACCOMMODATE ZONING PERMITS

MCDONALD'S RESTAURANT

1000 North Avenue, Suite 1000

Baltimore, Maryland 21201

Phone: (410) 551-1000

PLAN TO ACCOMMODATE ZONING PERMITS

MCDONALD'S RESTAURANT

1000 North Avenue, Suite 1000

Baltimore, Maryland 21201

Phone: (410) 551-1000

PLAN TO ACCOMMODATE ZONING PERMITS

MCDONALD'S RESTAURANT

1000 North Avenue, Suite 1000

Baltimore, Maryland 21201

Phone: (410) 551-1000

520 Baltimore Blvd

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McD'S - 520 Baltimore Blvd

COUNTY: Westminster, MD

COUNT BY: M Keeley

DATE: 9/13/2012

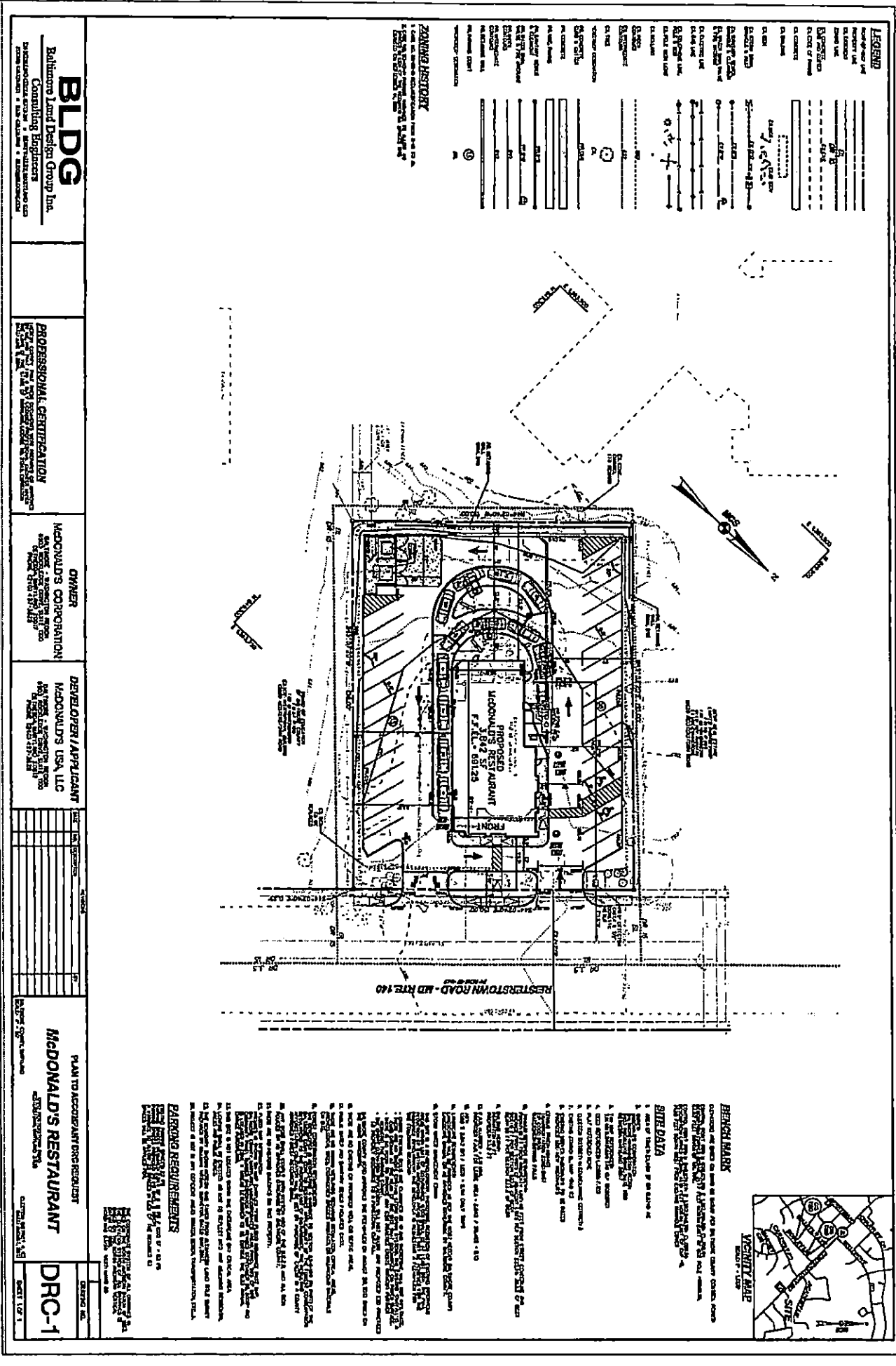
WEATHER: CLEAR

DAY: Thursday

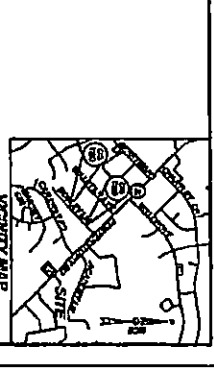
TIME	Number of Parked Vehicles	Percentage of Occupied Parking Spaces (45 Total Spaces)
11:00-11:15	14	31.1%
11:15-11:30	14	31.1%
11:30-11:45	17	37.8%
11:45-12:00	16	35.6%
12:00-12:15	14	31.1%
12:15-12:30	14	31.1%
12:30-12:45	13	28.9%
12:45-1:00	14	31.1%
1:00-1:15	19 *	42.2%
1:15-1:30	19	42.2%
1:30-1:45	14	31.1%
1:45-2:00	16	35.6%

TRAFFIC CONCEPTS, INC.
325 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MARYLAND 21054
(410) 923-7101 FAX (410) 923-6473
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:/2820



BLDG Baltimore Land Design Group Inc. Consulting Engineers 1100 E. JONES RD. #100 Baltimore, MD 21206	
PROFESSIONAL CERTIFICATION I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me by the applicant.	
OWNER MCDONALD'S CORPORATION 400 N. ZEEB RD. Baltimore, MD 21206	DEVELOPER/APPLICANT MCDONALD'S USA, LLC 400 N. ZEEB RD. Baltimore, MD 21206
PLAN TO ACCOMPLISH DRUG REQUEST MCDONALD'S RESTAURANT RESTERTOWN RD. MD Rte 140 CITY OF BALTIMORE, MD	
DRC-1	



GENERAL NOTES

1. THE SITE IS LOCATED IN THE CITY OF BALTIMORE, MARYLAND.
2. THE SITE IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
3. THE SITE IS CURRENTLY OCCUPIED BY A RESIDENTIAL HOME.
4. THE PROPOSED RESTAURANT BUILDING IS TO BE CONSTRUCTED ON THE SITE.
5. THE PROPOSED PARKING LOT IS TO BE CONSTRUCTED ON THE SITE.
6. THE PROPOSED DRIVE-THRU IS TO BE CONSTRUCTED ON THE SITE.
7. THE PROPOSED SIGNAGE IS TO BE CONSTRUCTED ON THE SITE.
8. THE PROPOSED LANDSCAPING IS TO BE CONSTRUCTED ON THE SITE.
9. THE PROPOSED UTILITIES ARE TO BE CONSTRUCTED ON THE SITE.
10. THE PROPOSED ACCESSORY BUILDING IS TO BE CONSTRUCTED ON THE SITE.

PARCING REQUIREMENTS

The proposed restaurant building is to be constructed on the site. The proposed parking lot is to be constructed on the site. The proposed drive-thru is to be constructed on the site. The proposed signage is to be constructed on the site. The proposed landscaping is to be constructed on the site. The proposed utilities are to be constructed on the site. The proposed accessory building is to be constructed on the site.

LEGEND

- 1. PROPOSED RESTAURANT BUILDING
- 2. PROPOSED PARKING LOT
- 3. PROPOSED DRIVE-THRU
- 4. PROPOSED SIGNAGE
- 5. PROPOSED LANDSCAPING
- 6. PROPOSED UTILITIES
- 7. PROPOSED ACCESSORY BUILDING
- 8. EXISTING BUILDING
- 9. EXISTING PARKING LOT
- 10. EXISTING DRIVE-THRU
- 11. EXISTING SIGNAGE
- 12. EXISTING LANDSCAPING
- 13. EXISTING UTILITIES
- 14. EXISTING ACCESSORY BUILDING

ZONING HISTORY

The site has been zoned R-1 (Residential Single-Family) since its original zoning. The site has been rezoned R-1 (Residential Single-Family) by the City of Baltimore. The site has been rezoned R-1 (Residential Single-Family) by the City of Baltimore.

3950 North Point Blvd

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McDonald's - North Point Blvd

COUNTY: Baltimore

COUNT BY: Sandee

DATE: 10/31/2013

WEATHER: CLEAR

DAY: Thursday

TIME	Actual Number of Parked Vehicles	Percentage of Occupied Parking Spaces (58 Proposed Spaces)
11:00-11:15	14	24%
11:15-11:30	15	26%
11:30-11:45	18	31%
11:45-12:00	21	36%
12:00-12:15	25	43%
12:15-12:30	37 *	64%
12:30-12:45	25	43%
12:45-1:00	21	36%
1:00-1:15	20	34%
1:15-1:30	18	31%
1:30-1:45	26	45%
1:45-2:00	20	34%

TRAFFIC CONCEPTS, INC.
325 GAMBRILLS ROAD, SUITE B
GAMBRILLS, MARYLAND 21054
(410) 923-7101 FAX (410) 923-6473
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

M:/2981

PARKING LOT OCCUPANCY COUNT

McD' PARKING LOT: McDonald's - North Point BLVD

COUNTY: Baltimore

COUNT BY: J. Robertson

DATE: 5/18/2013

WEATHER: CLEAR

DAY: Saturday

TIME	Actual Number of Parked Vehicles	Percentage of Occupied Parking Spaces (58 Proposed Spaces)
7:00-7:15	5	9%
7:15-7:30	8	14%
7:30-7:45	8	14%
7:45-8:00	13	22%
8:00-8:15	19	33%
8:15-8:30	22	38%
8:30-8:45	23	40%
8:45-9:00	25	43%
9:00-9:15	26	45%
9:15-9:30	27	47%
9:30-9:45	24	41%
9:45-10:00	33 *	57%
10:00-10:15	24	41%
10:15-10:30	19	33%
10:30-10:45	19	33%
10:45-11:00	22	38%
11:00-11:15	19	33%
11:15-11:30	18	31%
11:30-11:45	18	31%
11:45-12:00	19	33%
12:00-12:15	18	31%
12:15-12:30	18	31%
12:30-12:45	17	29%
12:45-1:00	19	33%

TRAFFIC CONCEPTS, INC.
 325 GAMBRILLS ROAD, SUITE B
 GAMBRILLS, MARYLAND 21054
 (410) 923-7101 FAX (410) 923-6473
 E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

2981

Baltimore Land Design Group Inc.
Consulting Engineers
100 WEST 40TH STREET, 10TH FLOOR • NEW YORK, NEW YORK 10018

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW/SJS/STP

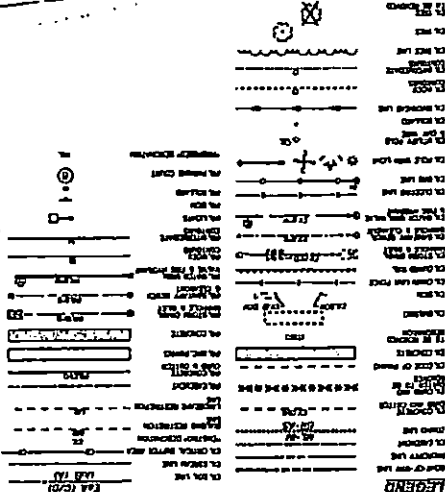
BYE ON 10/14/78
GPOK 10/14/78
MAYN HOLDING CO. INC
AND

STW-180 COPY THREE
JULY TWENTY EIGHT TWO
ONE FIVE ZERO FOUR ONE ONE
RECEIVED - STW-180

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322
AUTHORITY 50 USC 3024

TABLE 1

The following information is provided for the purpose of identifying the person or persons who are the subject of the report. The information is provided in the form of a list of names, addresses, and telephone numbers. The information is provided in the form of a list of names, addresses, and telephone numbers.

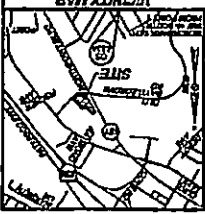


CRITICAL AREA ELEMENT OF

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes of the problem. Once the causes of the problem have been identified, the next step is to develop a plan to address the problem. This involves identifying the actions that need to be taken to address the problem and determining the resources that will be needed to implement the plan. Once a plan has been developed, the next step is to implement the plan. This involves taking the actions that have been identified in the plan and putting them into practice. Finally, the last step in the process is to evaluate the results of the plan. This involves determining whether the plan has been successful in addressing the problem and identifying any areas for improvement.

[illegible][illegible]

DECLASSIFIED BY THE SYSTEMS GROUP



5637 US 40

PARKING LOT OCCUPANCY COUNT

PARKING LOT: 5637 BALTIMORE NATIONAL PIKE

COUNTY: BALTIMORE

COUNT BY: J. ROBERTSON

DATE: 11/30/2016

WEATHER: CLEAR

DAY: WEDNESDAY

TIME	CARS IN LOT	% OF LOT FILLED (50 TOTAL SPACES)
11:00-11:15	16	32.00%
11:15-11:30	15	30.00%
11:30-11:45	16	32.00%
11:45-12:00	16	32.00%
12:00-12:15	23 <i>y</i>	46.00%
12:15-12:30	21	42.00%
12:30-12:45	14	28.00%
12:45-1:00	11	22.00%
1:00-1:15	12	24.00%
1:15-1:30	13	26.00%
1:30-1:45	18	36.00%
1:45-2:00	18	36.00%

TRAFFIC CONCEPTS, INC.
 7525 CONNELLEY DRIVE, SUITE B
 HANOVER, MARYLAND 21076
 (410) 760-2911 FAX (410) 760-2915
 E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

5637 US 40

PARKING LOT OCCUPANCY COUNT

PARKING LOT: 5637 BALTIMORE NATIONAL PIKE

COUNTY: BALTIMORE

COUNT BY: A. NEUSE

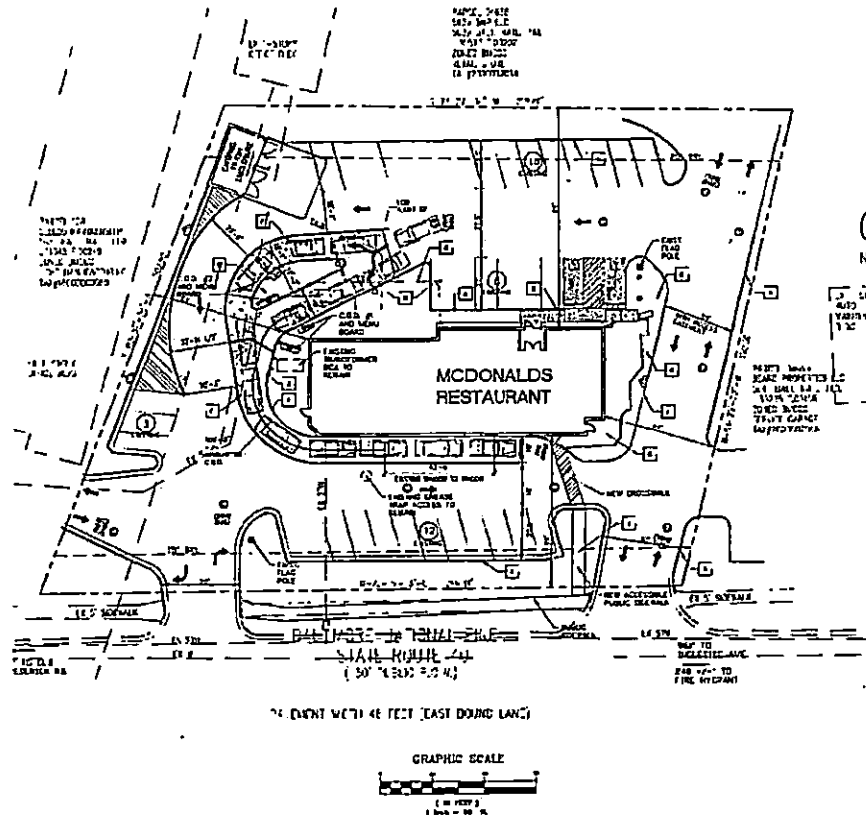
DATE: 12/3/2016

WEATHER: CLEAR

DAY: SATURDAY

TIME	CARS IN LOT	% OF LOT FILLED (50 TOTAL SPACES)
7:00-7:15	10	20.00%
7:15-7:30	11	22.00%
7:30-7:45	13	26.00%
7:45-8:00	16	32.00%
8:00-8:15	11	22.00%
8:15-8:30	12	24.00%
8:30-8:45	17	34.00%
8:45-9:00	16	32.00%
9:00-9:15	23	46.00%
9:15-9:30	26	52.00%
9:30-9:45	26	52.00%
9:45-10:00	31 *	62.00%
10:00-10:15	27	54.00%
10:15-10:30	21	42.00%
10:30-10:45	25	50.00%
10:45-11:00	26	52.00%
11:00-11:15	21	42.00%
11:15-11:30	26	52.00%
11:30-11:45	26	52.00%
11:45-12:00	20	40.00%
12:00-12:15	28	56.00%
12:15-12:30	22	44.00%
12:30-12:45	24	48.00%
12:45-1:00	23	46.00%

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GENERAL NOTES
1. OWNER: SEASIDE PROPERTIES LLC
41327 CLOVERLEAF DR.
EDMOND BEAD, DE. 19771

2. SITE AREA: 41,871 SF / 1,006 AC

3. PARCEL: 0448

4. EXISTING BUILDING AREA: 4,341 SF
PROPOSED BUILDING AREA: 4,341 SF

5. UTILITIES:
PUBLIC WATER
PUBLIC SEWER

6. THIS SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FEMA
4170220020 DATED MARCH 02, 2010

7. PARKING CALCULATION (RESTAURANT W/ DRIVE THRU)
REQUIREMENT: 18/1,000
4,341/1,000 = 4.341
4.341 * 18 = 78.138 TO ROUND UP
WITH EXISTING VARIANCE OF 14 SPACES = 92 SPACES
PROVIDED: 92 SPACES (17 SPACES IN 2 ROWS)

8. SERVICES

	EXISTING	PROPOSED
FRONT	15	57
SIDE	NONE	45
REAR	27	87

9. HEIGHT OF STRUCTURE:
PROVIDED: 17'-11"

10. OLD REFERENCE: 30313/00198

11. TAX ACCOUNT # 200007005

12. ELECTION DISTRICT: 1

13. COUNTY COUNCIL DISTRICT: 1

14. WATERWORK: CROWN FALLS

15. ZONING: RM CDD

16. ZONING MAP: 00543

17. TAX MAP: 0055

18. PREVIOUS ZONING CASES:
1999-0140-A - DECEMBER 14, 1999 PARKING VARIANCE TO PERMIT 51
PARKING SPACES IN LIEU OF THE REQUIRED 70.

19. PREVIOUS DEC. MEETINGS: None

20. FLOOR AREA RATIO FOR RM CDD:
MAXIMUM PERMITTED: 4.0
PROVIDED: 0.1

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

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

23. PERIODS OF FILE:

24. DATE OF DISTURBANCE = 4,341 SF

25. THIS SITE IS NOT WITHIN THE BASIC SERVICES MAP AREAS



SEAL

Professional Certification
I hereby certify that I am a duly licensed professional engineer in the State of Maryland and that I am the author of the design shown on this plan.

DATE: 05/04/16
BY: [Signature]
FOR: [Signature]

REVISIONS

NO.	DESCRIPTION	DATE
0	FIRST ISSUE	05/04/16

DATE: 05/04/16

SCALE: AS NOTED

BUILDING AREA: HA, SQ. FT.

PARKING ROOM SEATING: HA, SQ. FT.

PROJECT # 158479

DRAWN BY: JAM CHECKED BY: RCD

PROJECT TITLE
ALTERATIONS TO
MCDONALD'S
WESTVIEW
5637 BALTIMORE MATT. PKW
BALTIMORE, MD 21228
REGION: CAPITAL
LIC. NO. 019-0080

SHEET TITLE
31 ± - PLAN 1
ACCOMPANYING
118 - PLAN 1
PLAN 1

SHEET NO. 54 1 OF 55

1 SITE PLAN

SCALE: 1/8" = 1'-0"

- 1. EXISTING CONCRETE DRIVE
- 2. PROPOSED CONCRETE DRIVE
- 3. EXISTING CONCRETE DRIVE
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2 SITE PLAN KEYED NOTES

SCALE: 1/8" = 1'-0"

CLIPPING SHEET

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT LOCAL, STATE AND FEDERAL REGULATIONS.
- 2. THE EXISTING UTILITIES AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE CHECKED BY THE CONTRACTOR FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONTRACTOR IN WRITING PRIOR TO CONSTRUCTION AND SHALL BE CORRECTED PRIOR TO CONSTRUCTION.
- 3. IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR IS RESPONSIBLE TO COMPLETE ALL WORK THAT IS REQUIRED WITHIN THE SITE AND IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- 4. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING CONSTRUCTION IS SHOWN ON THIS SITE APPROVED.
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3 SITE PLAN GENERAL NOTES

SCALE: 1/8" = 1'-0"

9106 Bel Air Rd

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McDONALDS - 9106 BELAIR RD

COUNTY: BALTIMORE

COUNT BY: B. PAGE

DATE: 8/11/2018

WEATHER: OVERCAST

DAY: THURSDAY

TIME	# OF PARKED CARS
11:00-11:15	35
11:15-11:30	31
11:30-11:45	29
11:45-12:00	22
12:00-12:15	23
12:15-12:30	31
12:30-12:45	31
12:45-1:00	33
1:00-1:15	36 *
1:15-1:30	28
1:30-1:45	29
1:45-2:00	24

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E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

9106 Bel Air Rd

PARKING LOT OCCUPANCY COUNT

PARKING LOT: McDONALDS - 8108 BELAIR RD

COUNTY: BALTIMORE

COUNT BY: B. HEADLEY

DATE: 8/13/2016

WEATHER: OVERCAST

DAY: SATURDAY

TIME	# OF PARKED CARS IN LOT	
7:00-7:15	9	
7:15-7:30	10	
7:30-7:45	14	
7:45-8:00	15	
8:00-8:15	16	
8:15-8:30	16	
8:30-8:45	19	
8:45-9:00	28	
9:00-9:15	32	
9:15-9:30	24	
9:30-9:45	24	
9:45-10:00	33	
10:00-10:15	41	
10:15-10:30	32	
10:30-10:45	30	
10:45-11:00	35	
11:00-11:15	31	
11:15-11:30	35	
11:30-11:45	31	
11:45-12:00	27	
12:00-12:15	29	
12:15-12:30	24	
12:30-12:45	20	
12:45-1:00	18	

TRAFFIC CONCEPTS, INC.

7525 CONNELLEY DRIVE, SUITE B

HANOVER, MARYLAND 21076

(410) 760-2911

FAX (410) 760-2915

LEGEND

[illegible]

DEVELOPMENT NOTES

• THE HOUSE FOR SENIORS ASSOCIATION, INC.
• FOUNDED IN 1962 BY THE LATE SENATOR JAMES A. HANCOCK

STEEP SLOPE NOTE

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

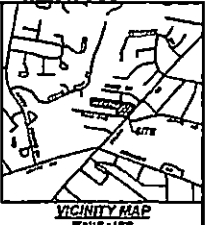
SUITABLE OUTFALL NOTE

[illegible]

FOIA(b)(7)(D)		
SYMBOL	TEXT	GROUP
100	100 - 100 and 100	1
100	100 - 100	1

BENCHMARK

RECEIVED BY THE DIRECTOR, FBI, 10/10/68



SITE DATA

- ALL OF WHICH SHALL BE IN FULL PAYMENT OF THE DEED HEREIN
 1. WARRANTY
 2. DEED
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PARKING REQUIREMENTS

LEADING SPACES: 10 P6
 FOLLOWING SPACES: 10 P6 / 10 P6 / 10 P6 / 10 P6
 FOLLOWING SPACES: 10 P6 / 10 P6 / 10 P6 / 10 P6
 A VARIATION TO POINT 10 P6 IN LCP OF THE REQUIRED P6 P6 WILL BE ACCEPTED.

ZONING HISTORY

THE SC 8-10-70-107
FROM A DESCRIPTION, JUNE TO A CANNON, JUNE WAS
DURING 1941-42, 1941

DEVELOPMENT APPROVALS

1992

1990

BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

702500141 (1983), 447 pp. \$ 25.00 (hardcover), \$ 12.50 (paper)
 ISBN 0-89603-004-1 (hardcover) • ISBN 0-89603-005-8 (paper)

PROFESSIONAL CERTIFICATION

THE UNIVERSITY OF CHICAGO

OWNER
MCDONALD'S CORPORATION
MCDONALD'S USA, LLC
PO BOX 12571
CHICAGO, IL 60612-0571

DEVELOPER / APPLICANT
MCDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
8801 FOODCROSS DRIVE, SUITE 100
BETHESDA, MARYLAND 20817
Phone: (703) 497-2611

[illegible]

PLAN TO ACCOMPANY DRG REQUEST

McDONALD'S RESTAURANT
PERRY HALL
EDS. BELAIR ROAD
BALTIMORE, MARYLAND 21236

SOUTHERN COUNTY, MISSISSIPPI

CLASSIFICATION

DR-1

2116 York Rd

PARKING LOT OCCUPANCY COUNT

PARKING LOT: 2116 YORK RD

COUNTY: BALTIMORE

COUNT BY: P. PIRMAN

DATE: 12/1/2016

WEATHER: CLEAR

DAY: THURSDAY

TIME	CARS IN LOT	% OF LOT FILLED (49 TOTAL SPACES)
11:00-11:15	15	30.61%
11:15-11:30	15	30.61%
11:30-11:45	16	32.65%
11:45-12:00	23	46.94%
12:00-12:15	26	53.06%
12:15-12:30	29	59.18%
12:30-12:45	34 *	69.39%
12:45-1:00	28	57.14%
1:00-1:15	28	57.14%
1:15-1:30	25	51.02%
1:30-1:45	26	53.06%
1:45-2:00	21	42.86%

TRAFFIC CONCEPTS, INC.
7525 CONNELLEY DRIVE, SUITE B
HANOVER, MARYLAND 21076
(410) 760-2911 FAX (410) 760-2915
E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM

2116 York Rd

PARKING LOT OCCUPANCY COUNT

PARKING LOT: 2116 YORK RD

COUNTY: BALTIMORE

COUNT BY: B. PAGE

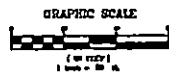
DATE: 12/3/2016

WEATHER: CLEAR

DAY: SATURDAY

TIME	CARS IN LOT	% OF LOT FILLED (49 TOTAL SPACES)
7:00-7:15	12	24.49%
7:15-7:30	17	34.69%
7:30-7:45	22	44.90%
7:45-8:00	22	44.90%
8:00-8:15	18	36.73%
8:15-8:30	17	34.69%
8:30-8:45	23	46.94%
8:45-9:00	24	48.98%
9:00-9:15	25	51.02%
9:15-9:30	28	57.14%
9:30-9:45	32	65.31%
9:45-10:00	29	59.18%
10:00-10:15	17	34.69%
10:15-10:30	27	55.10%
10:30-10:45	19	38.78%
10:45-11:00	16	32.65%
11:00-11:15	21	42.86%
11:15-11:30	21	42.86%
11:30-11:45	23	46.94%
11:45-12:00	28	57.14%
12:00-12:15	35	71.43%
12:15-12:30	39 *	79.59%
12:30-12:45	34	69.39%
12:45-1:00	35	71.43%

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 E-MAIL TRAFFIC@TRAFFIC-CONCEPTS.COM



SHEET TITLE
SITE PLAN TO
ACCOMPANY
ZONING
VARIANCE
HEARING

SHEET NO.SPL-1.00-00

FILE 1-254

1. ALL CONTRACTORS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL, STATE AND FEDERAL REGULATIONS.
2. THE AGENCY FURTHER HAS OBLIGATIONS UNDER THE AMERICAN BATTERY RECYCLING ACT AND SHALL BE OBLIGED BY THE CONTRACTOR TO NOT DISCHARGE BATTERIES OR TO COMBUSTION, ATTEMPTING TO COMBUSTION, OR BURNING OF THE CONTRACTOR TO PREVENT OR MINIMIZE SUCH RELEASES AND SHALL DISPOSE OF SUCH WASTE AS BETWEEN AGREED TO BY HIS OWN COOPER.
3. IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR IS IN ORDER TO COMPLETE ALL WORK AND IS OBLIGED BY THE AGENCY AND IS OBLIGED BY INDUSTRY STANDARDS OF CLEANING, RECYCLING OF SOLID WASTE OR SOLID WASTE.

- [illegible]

2 NAME: RYAN

DATE: 1/18/2018

ITE Parking Data

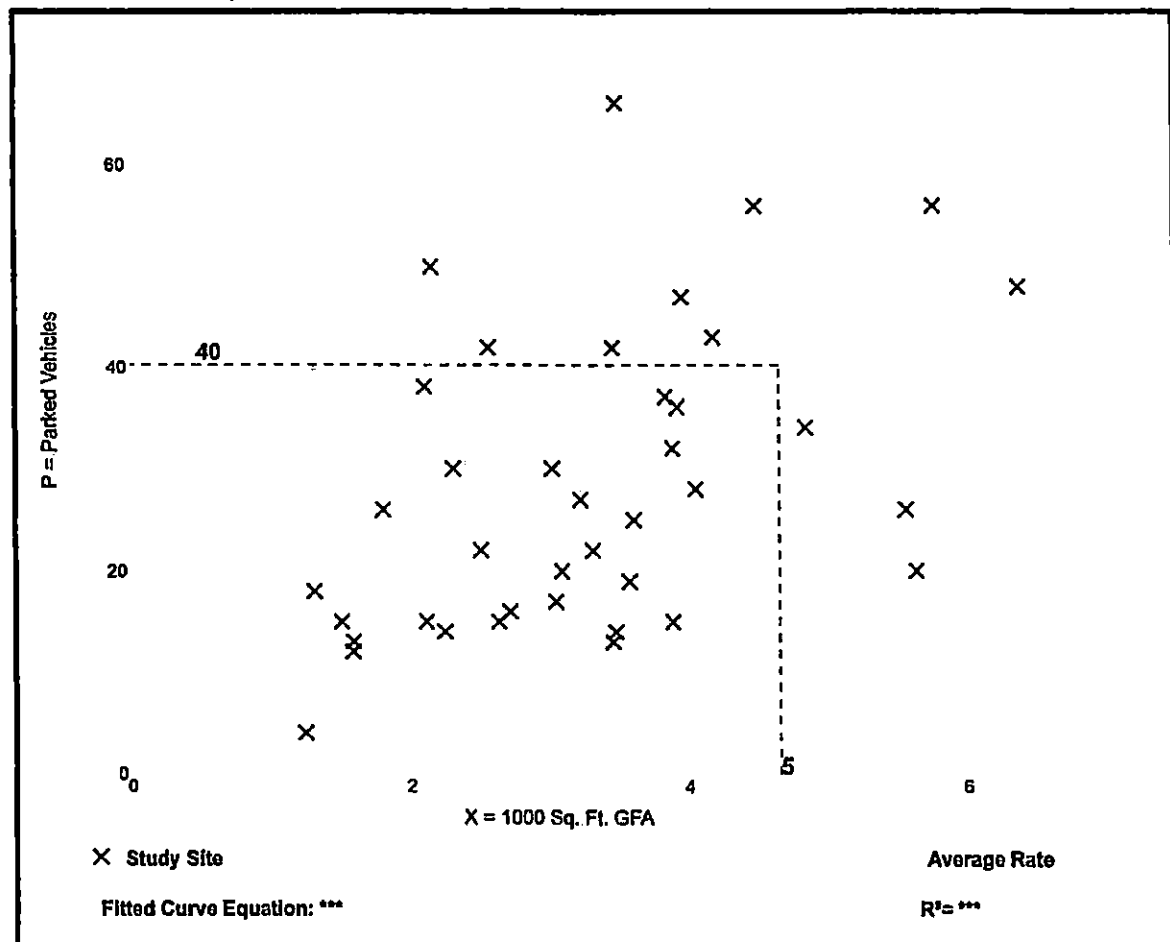
Fast-Food Restaurant with Drive-Through Window (934)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
 On a: Weekday (Monday - Thursday)
 Setting/Location: General Urban/Suburban
 Peak Period of Parking Demand: 12:00 - 1:00 p.m.
 Number of Studies: 39
 Avg. 1000 Sq. Ft. GFA: 3.2

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.66	3.23 - 23.26	6.71 / 13.78	7.34 - 9.98	4.22 (49%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

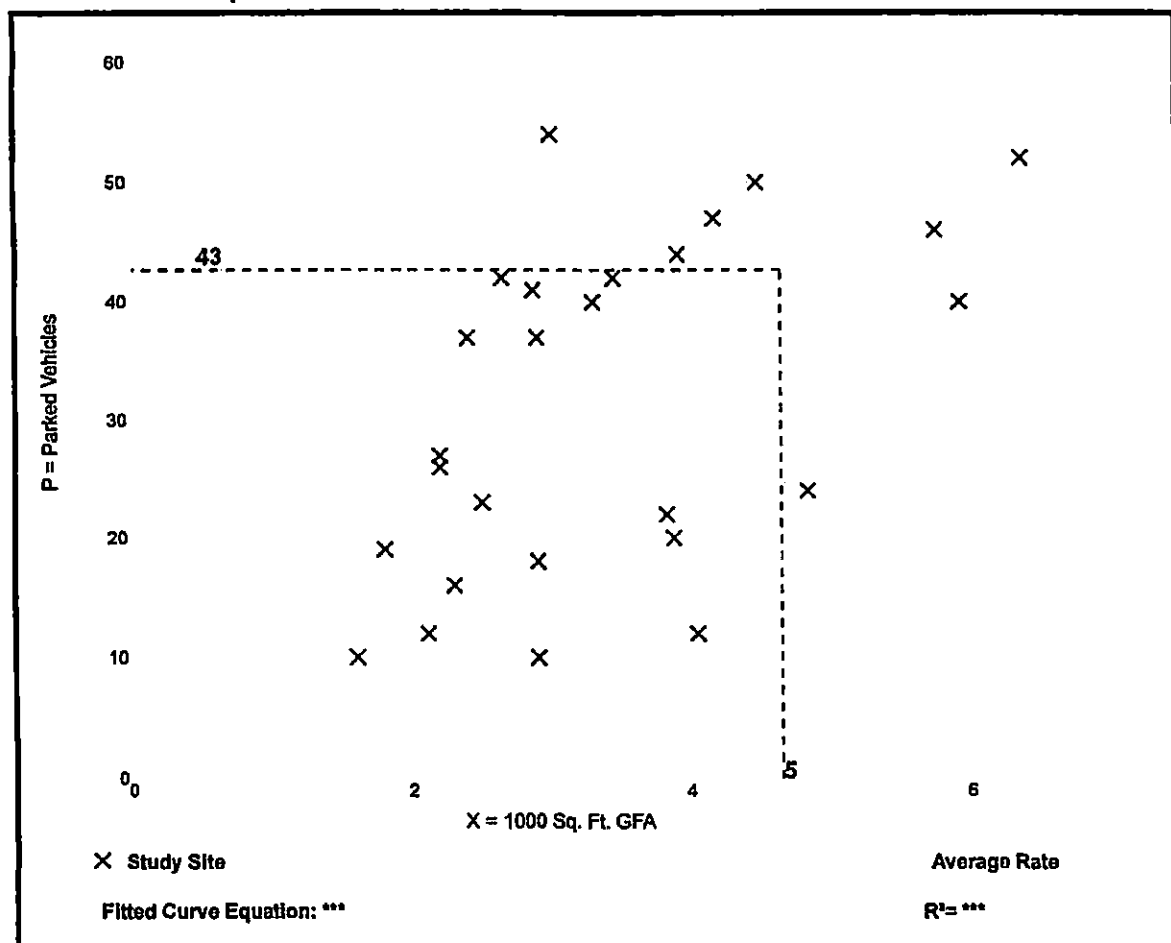
Fast-Food Restaurant with Drive-Through Window (934)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
 On a: Saturday
 Setting/Location: General Urban/Suburban
 Peak Period of Parking Demand: 12:00 - 2:00 p.m.
 Number of Studies: 26
 Avg. 1000 Sq. Ft. GFA: 3.4

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.18	2.96 - 18.00	6.70 / 14.20	7.69 - 10.67	3.88 (42%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Real Property Data Search (w3)

①

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 12 Account Number - 1700008896			
Owner Information					
Owner Name:	BALTIMORE GAS & ELECTRIC CO LEASED TO MCDONALDS			Use:	COMMERCIAL
Mailing Address:	200 LENNOX AVE SEVERNA PARK MD 21146-			Principal Residence:	NO
				Deed Reference:	/07737/ 00549
Location & Structure Information					
Premises Address:	WISE AVE DUNDALK 21222-			Legal Description:	.419 AC NES WISE AV 148 W CHURCH RD
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0103	0012	0344	10000.04	0000	
					Block:
					Lot:
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				18,251 SF	
				County Use	
				06	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
					Garage
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2019	
				Phase-in Assessments	
				As of	
				07/01/2020	
				As of	
				07/01/2021	
Land:		273,700		273,700	
Improvements		12,600		18,200	
Total:		286,300		291,900	290,033
Preferential Land:		0		0	291,900
Transfer Information					
Seller: BALTIMORE GAS & ELECTRIC COMPANY		Date: 06/15/1976		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07737/ 00549		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2020	07/01/2021
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0300-A



Real Property Data Search (w3)

③

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 12 Account Number - 1216017185			
Owner Information					
Owner Name:	MCDONALDS CORPORATION		Use:	COMMERCIAL	
Mailing Address:	200 LENNOX AVENUE SEVERNA PARK MD 21146-		Principal Residence:	NO	
			Deed Reference:	/21497/ 00393	
Location & Structure Information					
Premises Address:	7734 WISE AVE DUNDALK 21222-3210		Legal Description:	PARCEL 1 WISE AVE MCDONALDS CORP	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0103	0012	0304	10000.04	0000	
					Block:
					Lot:
					Assessment Year:
					2019
					Plat No:
					Plat Ref: 0077/ 0112
Town: None					
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1960	4,781 SF				20,801 SF
County Use	24				
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		FAST FOOD	/	C4	
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value	Value		Phase-in Assessments
			As of		As of
			01/01/2019		07/01/2020
					As of
					07/01/2021
Land:		312,000	312,000		
Improvements		605,900	636,200		
Total:		917,900	948,200		938,100
Preferential Land:		0	0		948,200
Transfer Information					
Seller: PEARSON THELMA LEE		Date: 03/02/2005		Price: \$225,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /21497/ 00393		Deed2:	
Seller: PEARSON THELMA LEE LEASED TO		Date: 03/02/1987		Price: \$37,500	
Type: ARMS LENGTH IMPROVED		Deed1: /07429/ 00019		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
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4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0300-A

LEGEND

RIGHT-OF-WAY LINE	PR. EASEMENT
PROPERTY LINE	PR. CONCRETE CURB & GUTTER
EX. EASEMENT	PR. CONCRETE
ZONING LINE	PR. STORM DRAIN, MANHOLE & INLET
EX. CONCRETE CURB AND GUTTER	PR. SANITARY SEWER & CLEANOUT
EX. EDGE OF PAVING	PR. WATER MAIN, VALVE & FIRE HYDRANT
EX. CONCRETE	PR. INDEX CONTOURS
TO BE REMOVED DESIGNATION	PR. INTERMEDIATE CONTOURS
EX. BUILDING	PR. LIGHTS
EX. SIGN	PR. SIGN
EX. STORM DRAIN, MANHOLE & INLET	PR. BOLLARD
EX. SANITARY SEWER, MANHOLE & CLEANOUT	PR. PARKING COUNT
EX. WATER MAIN, VALVE & FIRE HYDRANT	"PROPOSED" DESIGNATION
EX. ELECTRIC LINE	"PUBLIC" DESIGNATION
EX. GAS LINE	"PRIVATE" DESIGNATION
EX. TELEPHONE LINE, POLE & BOX	
EX. POLE WITH LIGHT	
EX. UTILITY POLE & GUY WIRE	
EX. BOLLARD	
EX. OVERHEAD LINE	
EX. INDEX CONTOURS	
EX. INTERMEDIATE CONTOURS	
"EXISTING" DESIGNATION	
BUILDING RESTRICTION LINE	

ZONING HISTORY:

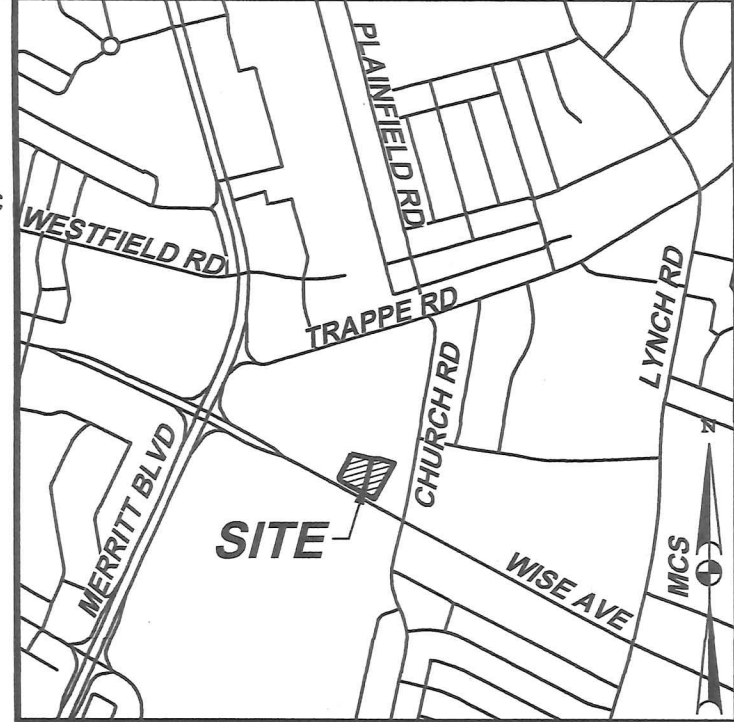
- CASE NO. 1951-2055: RECLASSIFICATION REQUEST FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE WAS GRANTED JULY 16, 1951.
- CASE NO. 1959-4628: SPECIAL EXCEPTION TO USE LAND AS AN AUTOMOBILE SERVICE STATION. REQUEST WAS WITHDRAWN WITHOUT PREJUDICE ON APRIL 8, 1959.
- CASE NO. 1960-4917: SPECIAL EXCEPTION TO USE LAND AS AN AUTOMOBILE SERVICE STATION GRANTED MARCH 31, 1960.
- CASE NO. 1960-5088: SPECIAL EXCEPTION TO USE LAND FOR AN ERECTION OF AN ADVERTISING STRUCTURE WAS GRANTED SEPTEMBER 28, 1960.

DEVELOPMENT APPROVAL

REQUEST FOR LIMITED EXEMPTION UNDER SECTION 32-4-106 (b)(8) FOR REDEVELOPMENT OF SITE WAS GRANTED ON JUNE 2, 2020. DRC-060220E.

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:
IRON PINS WITH CAP SET ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC ID CAP THAT BEARS THE INSCRIPTION MDN 724-934-2810.



VICINITY MAP

SCALE: 1" = 1,000'

SITE DATA

- AREA OF TRACT: 48,733 SF OR 1.12 AC
- OWNER: MCDONALD'S CORPORATION
200 LENNOX AVE.
SEVERNA PARK, MD 21146
- TAX MAP REFERENCES:
T.M. 103: G.12: P.304: P.1: TAX ID 1218017185
T.M. 103: G.12: P.344: TAX ID 170008898
T.M. 103: G.12: P.678: TAX ID 1223075714
- DEED REFERENCES:
P. 304: L.21497 F.393;
P. 344: L.7737 F.549;
P. 678: L.14589 F.154
- PLAT REFERENCE: MCDONALD'S CORPORATION L.77: F.112
- ELECTION DISTRICT: 12; COUNCILMANIC DISTRICT: 7
- EXISTING ZONING: BM CT, DR 5.5, BL AS; MAP *103 C2
- EXISTING USE: EX. MCDONALD'S
PROPOSED USE: NEW MCDONALD'S
- CENSUS TRACT: 4203.03
TRANSPORTATION ZONE: 0952
ZIP CODE: 21222
WATERSHED: BALTIMORE HARBOR
- MINIMUM SETBACK REQUIREMENT:
FRONT: 15 FT FROM PROPERTY LINE; 40 FT FROM STREET
CENTER LINE AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES PER SECTION 232.1 AND 303.2 OF BCZR
SIDE: NONE ON INTERIOR LOT; 10 FT ON STREET SIDE OF CORNER LOT PER SECTION 232.2 OF BCZR
REAR: NONE; 20 FT IF REAR LOT LINE ABUTS LOT IN RESIDENCE ZONE PER SECTION 232.3 OF BCZR
- BUILDING HEIGHT:
PERMITTED: 60 FT
PROPOSED: 19 FT
- F.A.R. ALLOWED = 5.5 MAX.
PROPOSED F.A.R. FOR LEASE AREA 4,650 / 48,733 = 0.1
- ADT: (550 X 4,650 SF) / 1,000 = 2,558 DAILY TRIPS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL. MODIFICATIONS TO THE LANDSCAPE MANUAL ARE BEING REQUESTED.
- STORM WATER MANAGEMENT (SWM):
THIS SITE IS A RE-DEVELOPMENT. SWM SHALL BE ADDRESSED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- REDUCTION OF EX. IMPERVIOUS AREAS WITHIN LIMIT OF DISTURBANCE (LOD) BY 50%
- IMPLEMENTATION OF ESD PRACTICES TO MEET TO PROVIDE WATER QUALITY TREATMENT FOR AT LEAST 50% OF EX. IMPERVIOUS AREA WITHIN LOD OR
- USE COMBINATION OF IMPERVIOUS AREA REDUCTION AND ESD IMPLEMENTATION FOR AT LEAST 50% OF EX. IMPERVIOUS AREAS
- USE OF ALTERNATIVE SWM MEASURES
SINCE THE FULL REDUCTION OF EXISTING IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, ESD PRACTICE MICRO BIOTRETION FACILITY OR EQUIVALENT WILL BE PROVIDED TO MEET SWM REQUIREMENTS.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- FOREST CONSERVATION REQUIREMENTS:
A FOREST CONSERVATION SPECIAL VARIANCE WILL BE REQUESTED LIMITING APPLICABILITY OF THE FOREST CONSERVATION REGULATIONS TO EXISTING PERVIOUS SURFACES. NO AFFORESTATION WILL BE REQUIRED IF THE VARIANCE IS GRANTED.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES. ZONING VARIANCES ARE BEING REQUESTED.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 440 OF 580, COMMUNITY PANEL NUMBER 2400100420 G, MAP REVISED MAY 5, 2014" AND IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). PORTION IS LOCATED IN ZONE A (ANNUAL CHANCE OF FLOODING 1% NO BASE FLOOD ELEVATION DETERMINED).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERCTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY MCILVRIED, DIDIANO, & MOX, LLC, DATED 6/03/19.
- "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 4,650 SF @ 16 PS / 1000 SF = 75 PS
PARKING SPACES PROVIDED: 42 PS (INCL. 2 HDOP)
A VARIANCE TO PERMIT 42 PS IN LIEU OF THE REQUIRED 75 PS IS BEING REQUESTED.

PETITION FOR ZONING HEARING FOR VARIANCES

- THE FOLLOWING REQUESTS ARE FOR VARIANCES FROM BALTIMORE COUNTY ZONING REGULATIONS (BCZR)
- VARIANCE FOR PARKING REGULATIONS:
1.1 SECTION 409.6.A.2 TO ALLOW 42 SPACES IN LIEU OF THE REQUIRED 75 SPACES
 - VARIANCE FOR SIGN REQUIREMENT:
2.1 SECTION 450.4 ATTACHMENT 1.5(c) (VD) TO PERMIT 5 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE PERMITTED 3 SIGNS.
2.2 SECTION 450.4 ATTACHMENT 1.3(b)(VD) TO PERMIT A DIRECTIONAL SIGN OF 7.0000 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FT.
2.3 SECTION 450.4 ATTACHMENT 1.5(c)(VD) TO PERMIT 4 FREESTANDING ENTERPRISE ORDER BOARD SIGNS IN LIEU OF THE PERMITTED 2 SIGNS
 - VARIANCE FOR B.M. ZONE AREA REGULATIONS:
3.1 SECTION 235.1 TO PERMIT FRONT YARD OF 26.0 FT IN LIEU OF THE REQUIRED 45.3 FT (THE AVERAGE FRONT YARD DEPTHS OF ADJACENT PROPERTIES, PER SECTION 303.2

NOTE:
THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

John C. Povalac
9/28/2020

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, JOHN C. POVALAC, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27742, EXPIRATION DATE: JULY 18, 2022.

OWNER
MCDONALDS CORPORATION
200 LENNOX AVE.
SEVERNA PARK MD 21146

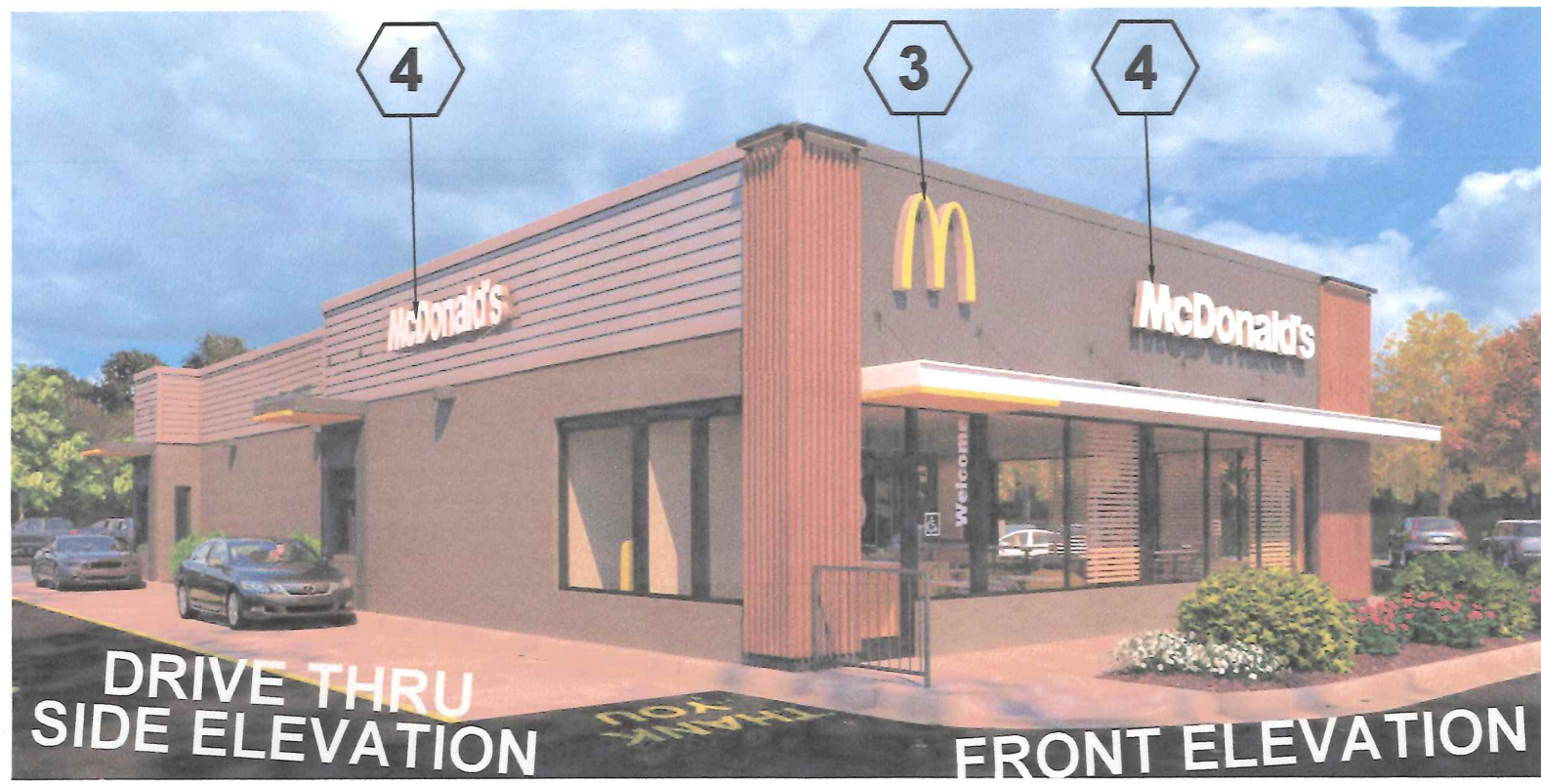
DEVELOPER / APPLICANT
McDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

REVISIONS			
DATE	NO.	DESCRIPTION	BY

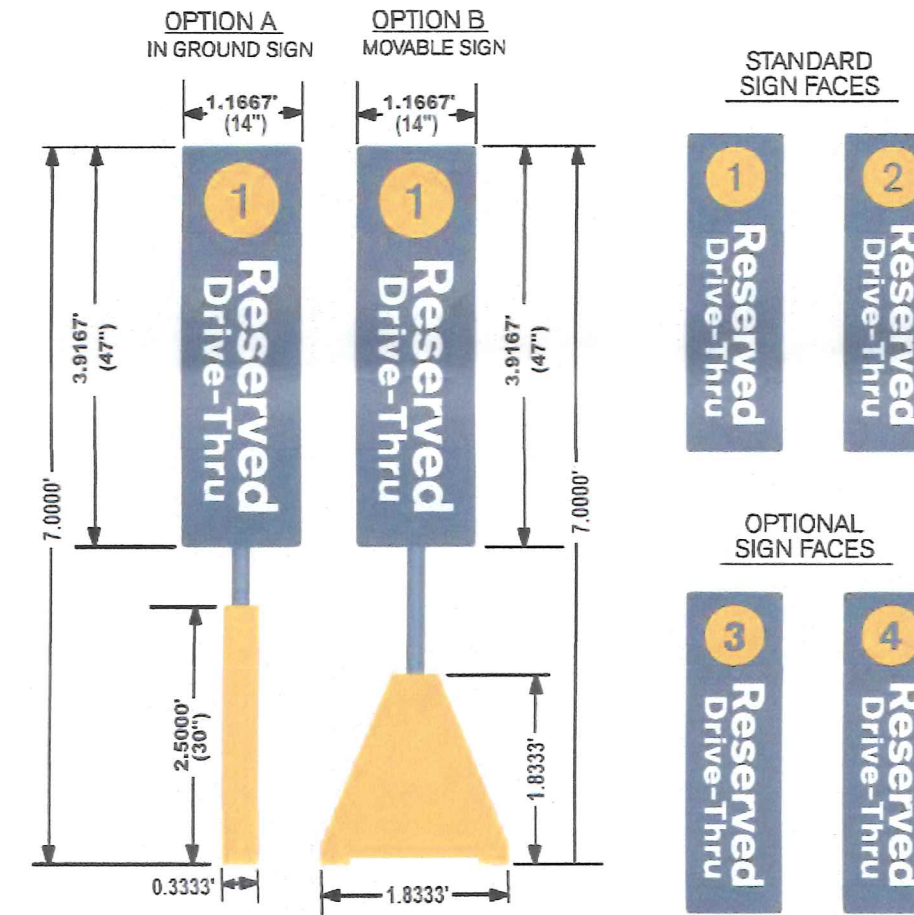
LIMITED EXEMPTION #20022LN
PLAN TO ACCOMPANY PETITION FOR ZONING HEARING FOR VARIANCES
McDONALD'S RESTAURANT
McDONALD'S CORPORATION
7734 WISE AVENUE
BALTIMORE, MARYLAND 21222
DRC #060220E
PAI NO. 12-0138
TRACKING NO. LIM-2020-00009
ELECTION DISTRICT: 12, C7
DATE: SEPTEMBER 28, 2020

DRAWING NO.
V-1
SHEET 1 OF 2

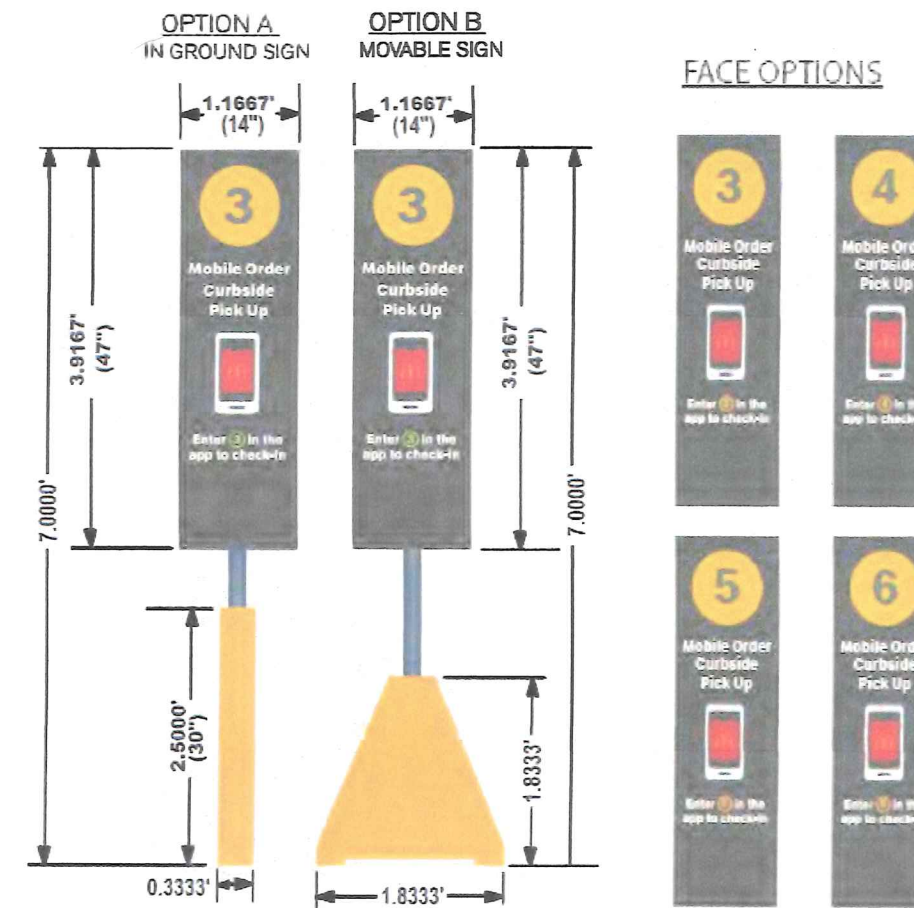
MARYLAND COORDINATE SYSTEM
USED ON ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88



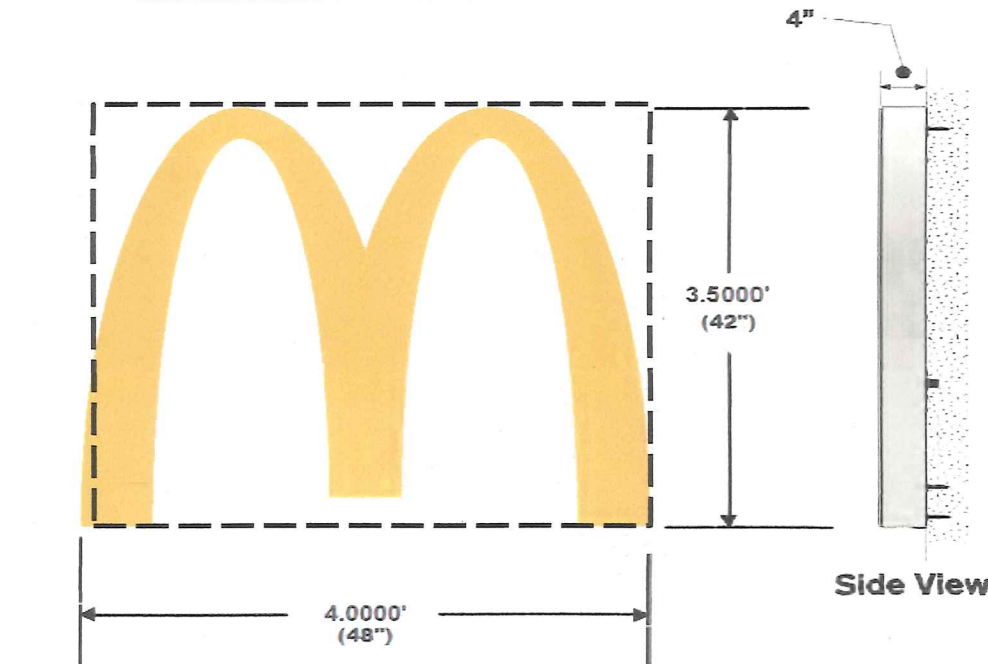
1	PULL FORWARD SIGN	
	CLASS:	DIRECTIONAL
	STRUCTURAL TYPE:	FREESTANDING
	FACE AREA:	1,166.7' x 3,916.7' = 4,569.6 SF
	QUANTITY:	2
	HEIGHT:	7,000'
	ILLUMINATION:	NO



2	PULL FORWARD SIGN	
	CLASS:	DIRECTIONAL
	STRUCTURAL TYPE:	FREESTANDING
	FACE AREA:	1,166.7' x 3,916.7' = 4,569.6 SF
	QUANTITY:	2
	HEIGHT:	7,000'
	ILLUMINATION:	NO



3	NEXT GEN 42" ARCH	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	WALL-MOUNTED
	FACE AREA: (BOXED)	4,000' x 3,500' = 14,000 SF
	QUANTITY:	2
	HEIGHT:	N/A
	ILLUMINATION:	YES



4	NEXT GEN 24" WORDMARK	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	WALL-MOUNTED
	FACE AREA:	16,416.7' x 2,000' = 32,833.4 SF
	QUANTITY:	3
	HEIGHT:	N/A
	ILLUMINATION:	YES



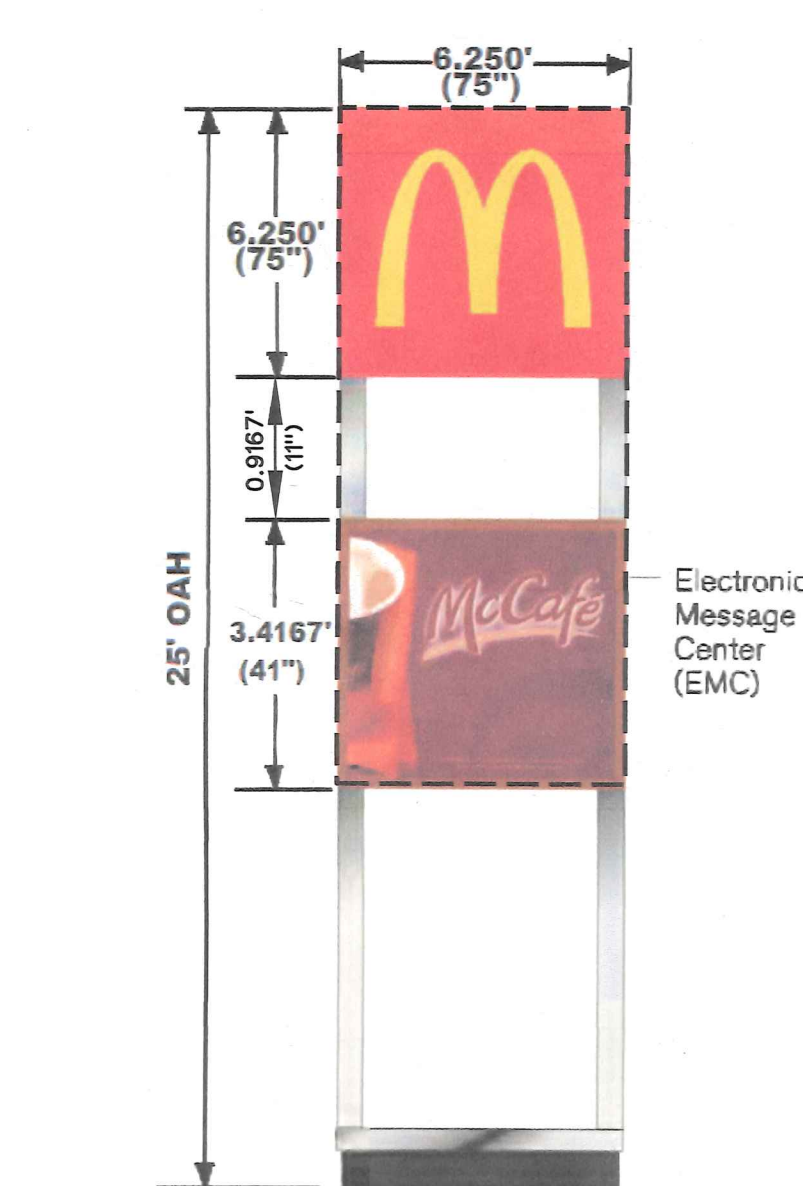
5	OUTDOOR DIGITAL DOUBLE MENU ORDER BOARD	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	FREESTANDING
	FACE AREA: (BOXED)	4,833.3' x 4,133.3' = 19,977.5 SF
	QUANTITY:	2
	HEIGHT:	5,966.7 FT.
	ILLUMINATION:	YES



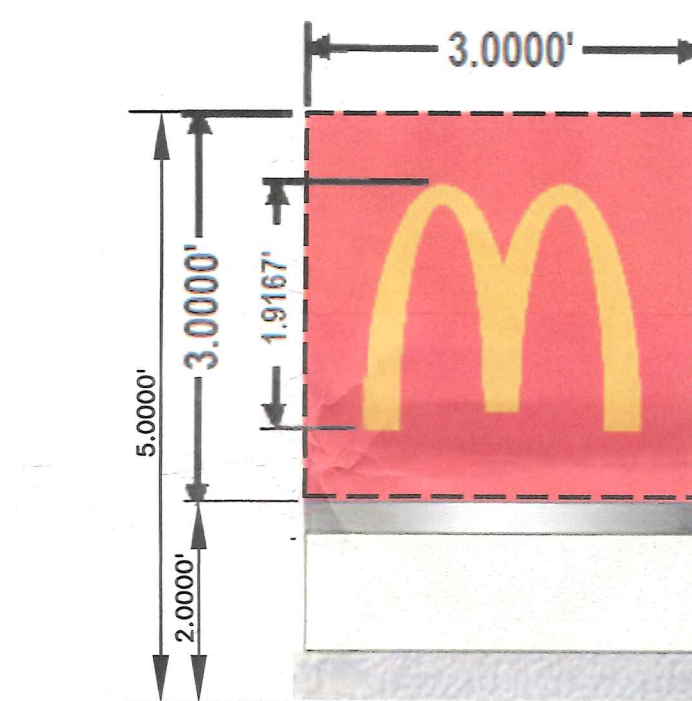
6	OUTDOOR DIGITAL SINGLE PRE-BROWSE ORDER BOARD	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	FREESTANDING
	FACE AREA: (BOXED)	4,583.3' x 2,425.0' = 11,114.5 SF
	QUANTITY:	1
	HEIGHT:	5,958.3 FT.
	ILLUMINATION:	YES



7	NEXT GEN 20' OHA ROAD SIGN WITH PANELS	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	FREESTANDING
	FACE AREA:	6,250' x 10,583.4' = 66,146.3 SF
	QUANTITY:	1
	HEIGHT:	25 FT.
	ILLUMINATION:	YES



8	NEXT GEN 3'x3' MONUMENT SIGN	
	CLASS:	ENTERPRISE
	STRUCTURAL TYPE:	FREESTANDING
	FACE AREA:	3,000' x 3,000' = 9,000.0 SF
	QUANTITY:	1
	HEIGHT:	5,000 FT.
	ILLUMINATION:	YES



I. ENTERPRISE SIGN ON THE BUILDING FACADES

- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT FACADE (LENGTH = 59.33')
MAXIMUM AREA / FACE ALLOWED: 2 x 59.33' = 118.66 SF
AREA / FACE PROPOSED:
SIGN #4 = 32,833.4 SF
SIGN #3 = 14,000.0 SF
TOTAL = 46,833.4 SF < 118.66 SF
 - DRIVE-THRU FACADE (LENGTH = 79.33')
MAXIMUM AREA / FACE ALLOWED: 2 x 79.33' = 158.66 SF
AREA / FACE PROPOSED:
SIGN #4 = 32,833.4 SF
SIGN #3 = 14,000.0 SF
TOTAL = 46,833.4 SF < 158.66 SF
 - NON-DRIVE-THRU FACADE (LENGTH = 79.33')
MAXIMUM AREA / FACE ALLOWED: 2 x 79.33' = 158.66 SF
AREA / FACE PROPOSED:
SIGN #4 = 32,833.4 SF
SIGN #3 = 14,000.0 SF
TOTAL = 46,833.4 SF < 158.66 SF
 - REAR FACADE (LENGTH = 59.33')
MAXIMUM AREA / FACE ALLOWED: 2 x 59.33' = 118.66 SF
AREA / FACE PROPOSED:
TOTAL = 0.0000 SF < 118.66 SF
- NUMBER OF ENTERPRISE SIGNS:
 - NUMBER OF SIGNS PERMITTED:
THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - NUMBER OF ENTERPRISE SIGNS PROPOSED:
SIGNS ON FRONT FACADE: 2 (SIGNS #3 & #4)
SIGN ON DRIVE-THRU FACADE: 1 (SIGN #4)
SIGNS ON NON-DRIVE-THRU FACADE: 2 (SIGNS #3 & #4)
SIGN ON REAR FACADE: 0
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 5

II. DIRECTIONAL FREESTANDING SIGNS

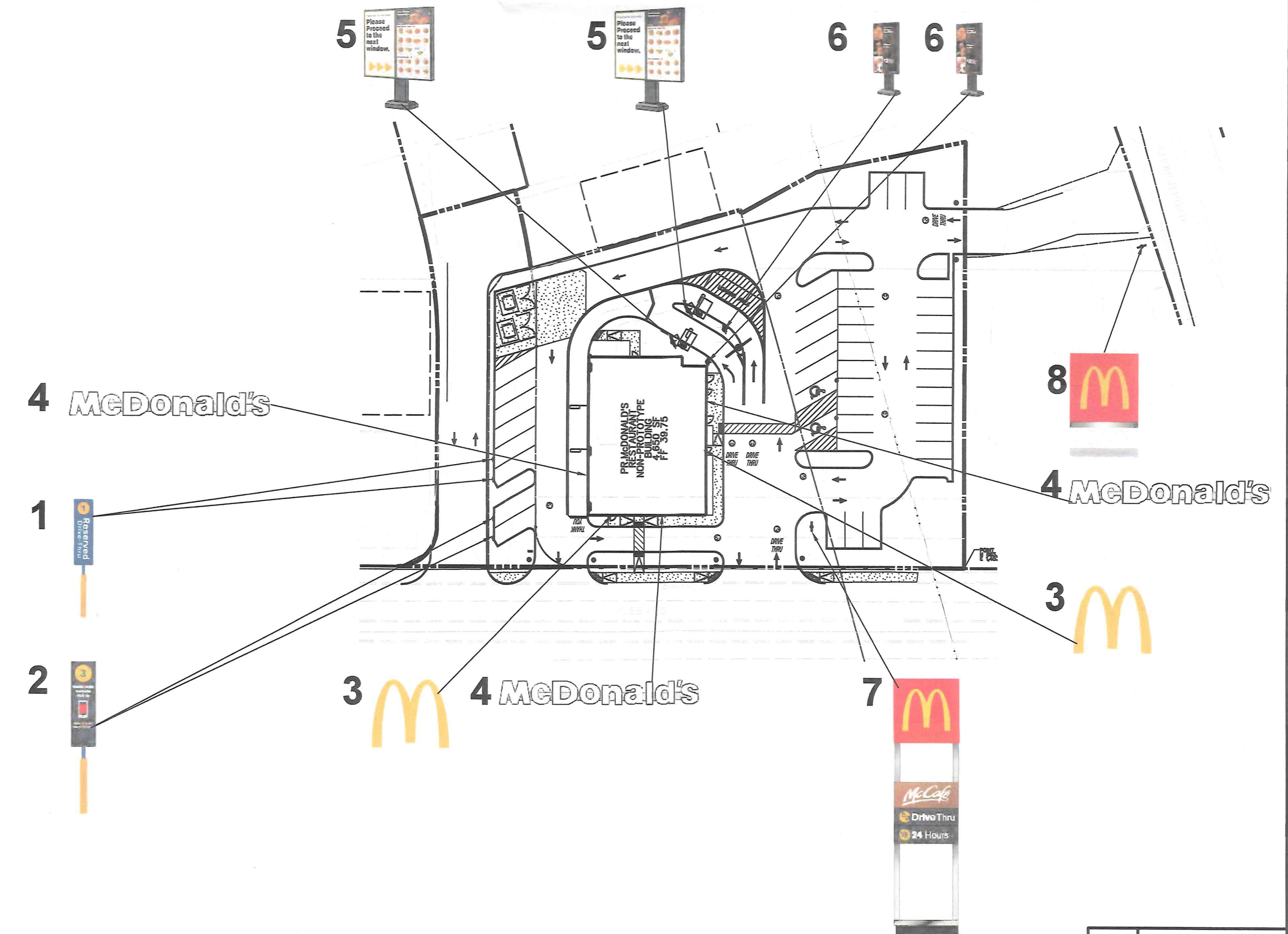
- MAX. AREA / FACE ALLOWED: 8 SF / SIGN
- AREA / FACE PROPOSED:
SIGN #1 = 4,569.6 SF < 8 SF ALLOWED
SIGN #2 = 4,569.6 SF < 8 SF ALLOWED
- STRUCTURAL TYPE ALLOWED: FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING (SIGNS #1 & #2)
- MAX. HEIGHT ALLOWED: 6 FT
MAX. HEIGHT PROPOSED:
SIGN #1 = 7,000 FT > 6 FT
SIGN #2 = 7,000 FT > 6 FT

III. ENTERPRISE FREESTANDING ROAD/MONUMENT SIGNS

- MAX. AREA / FACE ALLOWED: 75 SF
- MAX. AREA / FACE PROPOSED:
SIGN #7 = 66,146.3 SF < 75 SF
SIGN #8 = 9,000.0 SF < 75 SF
- MAX. HEIGHT ALLOWED: 25 FT
- MAX. HEIGHT PROPOSED:
SIGN #7 = 25,000 FT = 25 FT
SIGN #8 = 5,000 FT < 25 FT
- MAX. NUMBER / PREMISES ALLOWED: 1 PER FRONTAGE
- NUMBER OF PROPOSED SIGNS: 2 (1 PER FRONTAGE)

IV. ENTERPRISE FREESTANDING ORDER BOARD

- MAX. AREA / FACE ALLOWED: 50 SF PER ORDER BOARD
- MAX. AREA / FACE PROPOSED:
SIGN #5 = 19,977.5 SF
SIGN #6 = 11,114.5 SF
- MAX. HEIGHT ALLOWED: 6 FT
- MAX. HEIGHT PROPOSED:
SIGN #5 = 5,958.3 FT < 6 FT
SIGN #6 = 5,958.3 FT < 6 FT
- MAX. NUMBER / PREMISES ALLOWED: 2
- NUMBER OF PROPOSED SIGNS: 4

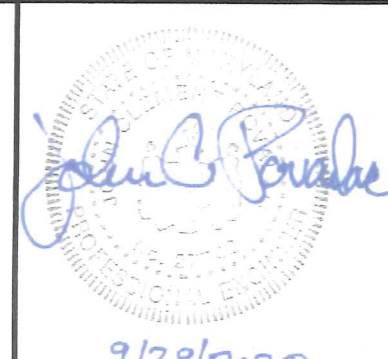


BLDG

Baltimore Land Design Group, Inc.

Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, JOHN C. POVALAC, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27742, EXPIRATION DATE: JULY 18, 2022.

OWNER
MCDONALDS CORPORATION

200 LENNOX AVE.
SEVERNA PARK MD 21146

DEVELOPER / APPLICANT
McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626

REVISIONS			
DATE	NO.	DESCRIPTION	BY

LIMITED EXEMPTION #20022LN
**PLAN TO ACCOMPANY PETITION FOR
ZONING HEARING FOR VARIANCES**
McDONALD'S RESTAURANT
McDONALD'S CORPORATION
7734 WISE AVENUE
BALTIMORE, MARYLAND 21222
DRC #060220E
PAID NO. 12-0138
TRACKING NO. LIM-2020-00009
ELECTION DISTRICT: 12, C7
DATE: SEPTEMBER 28, 2020

DRAWING NO.

V-2

SHEET 2 OF 2

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	---
EX. CONCRETE CURB AND GUTTER	---
EX. CURE AND GUTTER TO BE REMOVED	---
EX. EDGE OF PAVING	---
EX. CONCRETE TO BE REMOVED DESIGNATION	---
EX. BUILDING	---
EX. SIGN	---
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. UTILITY POLE & GUY WIRE	---
EX. BOLLARD	---
EX. OVERHEAD LINE	---
EX. INDEX CONTOURS	---
EX. INTERMEDIATE CONTOURS	---
EX. BRUSH LINE	---
EX. SOIL LINE	---
"EXISTING" DESIGNATION	---
BUILDING RESTRICTION LINE	---
LANDSCAPE RESTRICTION LINE	---
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	---
PR. MAC. PAVING	---
PR. CONCRETE	---
PR. RIP-RAP	---
PR. STORM DRAIN, MANHOLE & INLET	---
PR. UNDERDRAIN	---
PR. SANITARY SEWER & CLEANOUT	---
PR. WATER MAIN, VALVE & FIRE HYDRANT	---
PR. CONDUIT	---
PR. INDEX CONTOURS	---
PR. INTERMEDIATE CONTOURS	---
PR. LIGHTS	---
PR. SIGN	---
PR. BOLLARD	---
PR. PARKING COUNT	---
"PROPOSED" DESIGNATION	---
LIMIT OF DISTURBANCE	---

PLANTING LEGEND

STREET TREE SHADE	---
STREET SHRUB	---
INTERIOR PARKING TREE ORNAMENTAL	---
BUFFER SHRUB	---
INTERIOR ROADWAY TREE ORNAMENTAL	---
INTERIOR ROADWAY SHRUB	---
INTERIOR ROADWAY PERENNIALS	---

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:
IRON PINS WITH CAP SET ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC ID CAP THAT BEARS THE INSCRIPTION
MDM 724-934-2810.

SITE DATA

- AREA OF TRACT: 48,733 SF OR 1.12 AC
- OWNER: MCDONALD'S CORPORATION
200 LENNOX AVE.
SEVERNA PARK, MD 21146
DEVELOPER / APPLICANT: MCDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626
EMAIL: Joseph.Curtis@us.mcd.com
- TAX MAP REFERENCES:
T.M.103; G.12; P.304; P.1; TAX ID 1216017185
T.M.103; G.12; P.344; TAX ID 1700008896
T.M.103; G.12; P.678; TAX ID 1223075714
- DEED REFERENCES:
P.304; L.21457 F.393;
P.344; L.7737 F.549
P.678; L.14589 F.154
- PLAT REFERENCE: MCDONALD'S CORPORATION L.77; F.112
- ELECTION DISTRICT: 12; COUNCILMANIC DISTRICT: 7
- EXISTING ZONING: BM CT, DR 5.5, BL AS; MAP *103 C2
- EXISTING USE: EX. MCDONALD'S PROPOSED USE: NEW MCDONALD'S

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 4,650 SF @ 16 PS / 1000 SF = 75 PS

PARKING SPACES PROVIDED: 42 PS (INCL. 2 HDCP)

A VARIANCE TO PERMIT 42 PS IN LIEU OF THE REQUIRED 75 PS IS BEING REQUESTED.

PLANTING CALCULATIONS

CONDITION	RATE	LINEAR FEET (L.F.)	REQUIRED PLANTING UNITS (PU)	PROVIDED PLANTING UNITS (PU) PER CONDITION
A ADJACENT ROADWAY WISE AVENUE - 10' STRIP	1 PU/40 L.F.	283 L.F.	7.1	7.2
A INTERIOR ROADWAY	1 PU/20 L.F.	491 L.F.	24.6	26
B PARKING LOT PERIMETER SCREENING A ADJ. TO COMMERCIAL - 6' STRIP	1 PU/20 L.F.	94 L.F.	4.7	5.2
B PARKING LOT PERIMETER SCREENING B ADJ. TO PUBLIC UTILITY ESMF - 6' STRIP	1 PU/20 L.F.	28 L.F.	1.4	1.6
B PARKING LOT PERIMETER SCREENING C ADJ. TO PUBLIC UTILITY ESMF - 8' STRIP	1 PU/20 L.F.	100 L.F.	5	5
B PARKING LOT PERIMETER SCREENING D ADJ. TO PUBLIC RW (WISE AVE.) - 10' STRIP	1 PU/15 L.F. CLASS B	50 L.F.	3.3	3.4
B INTERIOR LANDSCAPING	1 PU/12 SPACES	42 SPACES	3.5	3
F SERVICE LANES - 8' STRIP	1 PU/15 L.F. CLASS A	100 L.F.	6.6	7.6
H DUMPSTER	1 PU/15 L.F. CLASS A	72 L.F.	4.8	4
N/A SIGN PLANTING	N/A	N/A	N/A	4.8
			61.0 PU TOTAL	67.8 PU TOTAL

PARKING LOT INTERIOR ISLAND LANDSCAPING:

RESERVE 7% OF PARKING LOT AREA FOR INTERIOR LANDSCAPING:
REQUIRED: 31,038 S.F. X 0.07 = 2,103 S.F.
PROVIDED: 2,286 S.F.

PLANTING UNIT (PU) TYPE	CREDIT	PROVIDED PLANTS	PROVIDED PLANTING UNITS
1 MAJOR DECIDUOUS TREE	1 PU	4	4
2 MINOR DECIDUOUS TREES	1 PU	31	15.5
2 EVERGREEN TREES	1 PU	0	0
5 SHRUBS	1 PU	240	48
500 S.F. GROUND COVER	1 PU	189 SF	0.3
			67.8 PU TOTAL

MODIFICATION NOTE

MODIFICATIONS ARE REQUESTED TO:

SECTION A.3 - ADJACENT ROADWAY SCREENING WIDTH
SECTION B.1.b - PERIMETER SCREENING WIDTH OF BUFFERS A AND B
MITIGATION FOR MODIFICATIONS >2.0 PUS

HUSTEAD Landscape Architecture, LLC

120 Bay Meadows Lane Stevensville, MD. 21666
Phone : 443.988.2294
E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM			
This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural requirements.			
Applicant Signature	Date	Vernon Hustead	Print Name
<i>[Signature]</i>	2/8/24		
			

MARYLAND COORDINATE SYSTEM USED ON 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 83/91VERT: NAVD 88

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PHONE (240) 497-3626
EMAIL: Joseph.Curtis@us.mcd.com

REVISIONS			
DATE	NO.	DESCRIPTION	BY

LIMITED EXEMPTION #2002ZLN
SCHEMATIC LANDSCAPE PLAN
McDONALD'S RESTAURANT
MCDONALD'S CORPORATION

7734 WISE AVENUE
BALTIMORE, MARYLAND 21222

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

DRG: #060200E
PAINO, 12-0158
TRACKING NO. LIM-2020-00009

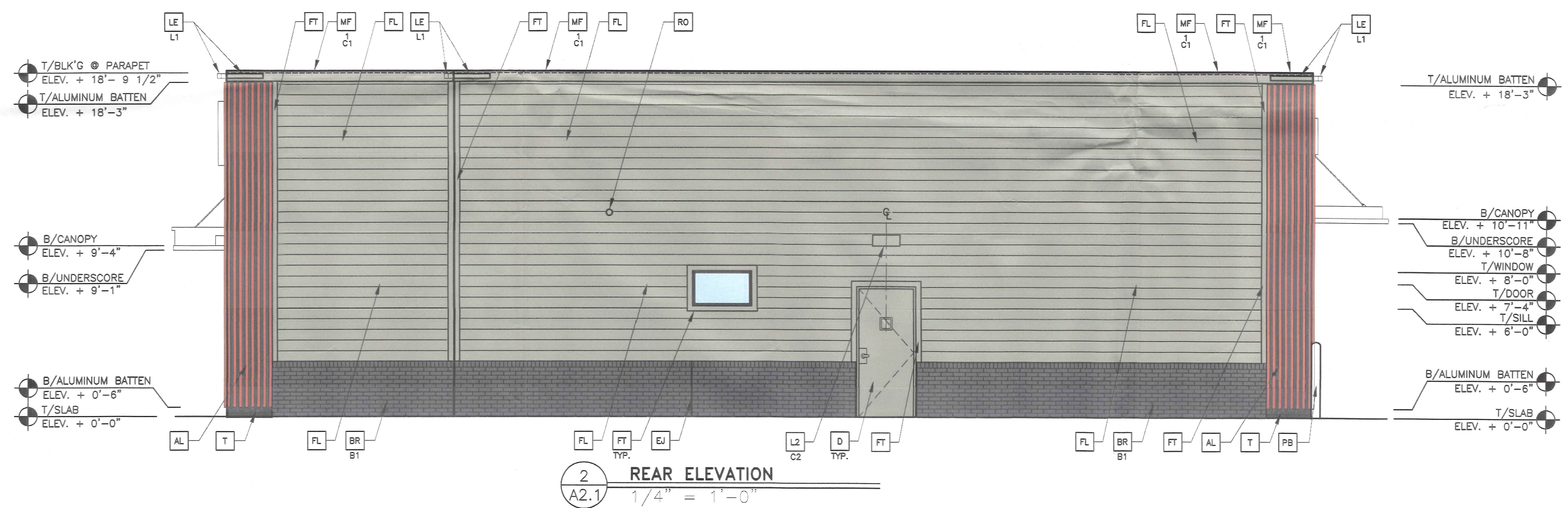
ELECTION DISTRICT: 12, C7
DATE: FEBRUARY 8, 2021

L SHEET 1 OF 1

DRAWING NO.

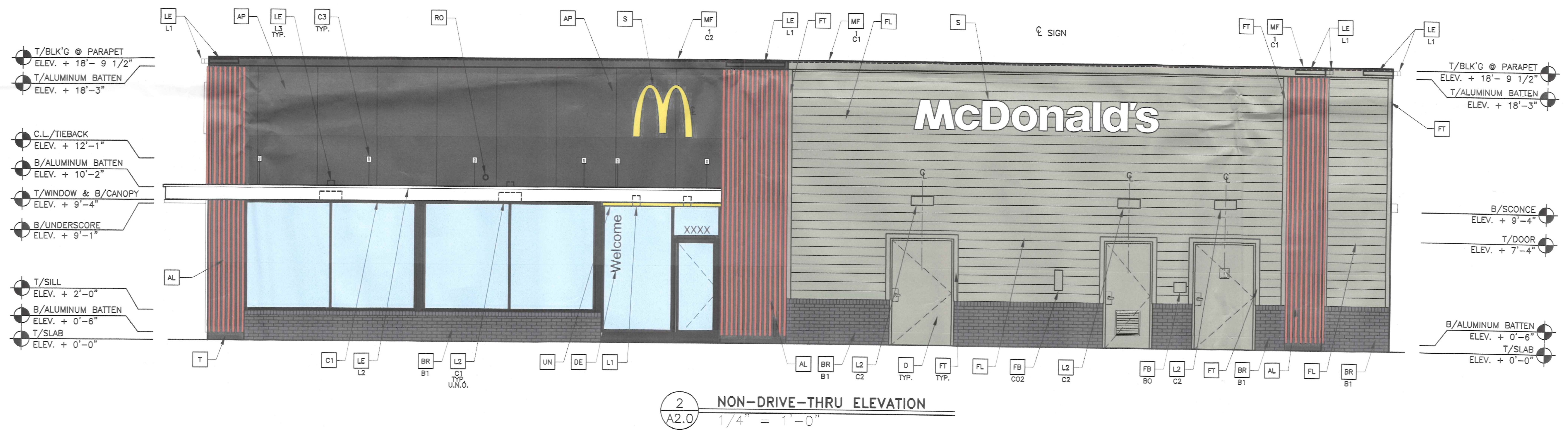
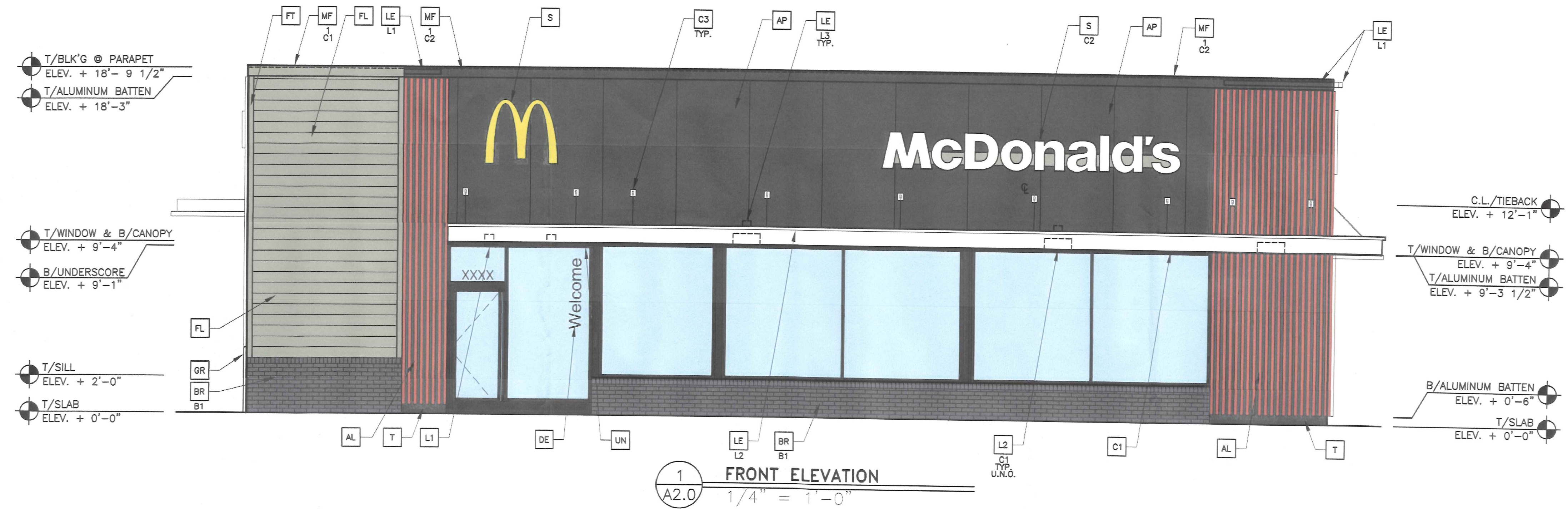
SCH-1

SHEET 1 OF 1



- KEY NOTES:**
- AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COARSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
 - AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
 - BR THIN BRICK
B1 = "MEDIUM IRON SPOT 46" BY ENDICOT
COLOR: WHITE
 - C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: RAL 7022
 - C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
 - C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
 - D HOLLOW METAL DOOR
PAINT: "EAGLE ROCK" BM1469 BY BENJAMIN MOORE
 - DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600.
 - FB C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
 - FL FIBER CEMENT LAP SIDING: HARDIEPLANK LAP SIDING, BEADED SMOOTH, 8 1/4" WIDTH, 7" EXPOSURE, H25, COLOR: AGED PEWTER
 - FP FIBER CEMENT PANELS: BY HARDIEPANEL VERTICAL SIDING, SMOOTH, 48" WIDTH, H25, PRE-PRIMED, COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - FT FIBER CEMENT TRIM: HARDIETRIM BOARDS, 4/4 SMOOTH, 1 5/8" & 3 1/2" WIDTH, 3/4" THICK, H25, COLOR: AGED PEWTER (CHECK 1 5/8" PRE-PAINT AVAILABILITY)
 - GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTHSEE 4/A2.1 FOR DETAILS
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
 - L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 = WHITE
C2 = PLATINUM SILVER
 - LE ACCENT LIGHTING - SEE ELECTRICAL
L1 = LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
 - MF METAL FASCIA
C1 = TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL
CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT UNIT: APERTURE WPT, #0TA2013
CALL 1-877-766-7642 TO ORDER
 - RO ROOF DRAIN OVERFLOW PIPE, PAINT TO MATCH SURROUNDING MATERIAL
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
 - T TILE: EUROWEST ABSOLUTE BLACK 12"x24".
GROUT: MAPEI 10 BLACK
 - UN METAL UNDERSCORE
COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE - SEE ASSEMBLY NOTES ON 4/A5.0 & FRAME TYPES ON SHEET A8.0
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

DRAWN BY DIA		DATE 2019_05		REVIEWED BY KD		DATE ISSUED 08/XX/2019		RO#18112	
TITLE 2019 STANDARD BUILDING - BB20		SQUARE - WOOD/WOOD		DESCRIPTION WOOD BEARING WALLS W/F: CEMENT SIDING & THIN BRICK BASE		WOOD ROOF TRUSS FRAMING		FIBER CEMENT PANELS/BATTEN/TILE/FIBER CEMENT SIDING	
SHEET NO.		A2.1		ELEVATIONS		5/12/20		14949	
PREPARED FOR: McDonald's USA, LLC		ARCHITECTURE & PLANNING 12400 PORTLAND AVENUE SOUTH, SUITE 100 BURNSVILLE, MN 55337 EMAIL: DATA@REPRISIDESIGN.COM PHONE: (952) 252-4042 FAX: (952) 252-4043		DESIGN ARCHITECTURE, PLLC		SIGNATURE BRIAN R. JOHNSON		DATE 08/XX/2019	
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the State of MARYLAND									



- KEY NOTES:**
- AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
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SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
 - AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
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 - FL FIBER CEMENT LAP SIDING: HARDIEPLANK LAP SIDING, BEADED SMOOTH, 8 1/4" WIDTH, 7" EXPOSURE, HZS, COLOR: AGED PEWTER
 - FP FIBER CEMENT PANELS: BY HARDIEPANEL VERTICAL SIDING, SMOOTH, 48" WIDTH, HZS, PRE-PRIMED, COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - FT FIBER CEMENT TRIM: HARDIETRIM BOARDS, 4/4 SMOOTH, 1 5/8" & 3 1/2" WIDTH, 3/4" THICK, HZS, COLOR: AGED PEWTER (CHECK 1 5/8" PRE-PAINT AVAILABILITY)
 - GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTHSEE 4/A2.1 FOR DETAILS
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
 - L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 = WHITE
C2 = PLATINUM SILVER
 - LE ACCENT LIGHTING - SEE ELECTRICAL
L1 = LED LIGHT:
L1 = SUM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
 - MF METAL FASCIA
C1 = TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT (RMHC) COIN COLLECTOR
UNIT: APERTURE WPT, #DTA2013
CALL 1-877-766-7642 TO ORDER
 - RO ROOF DRAIN OVERFLOW PIPE, PAINT TO MATCH SURROUNDING MATERIAL
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
 - T TILE: EUROWEST ABSOLUTE BLACK 12"x24".
GROUT: MAPEI 10 BLACK
 - UN METAL UNDERSCORE
COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE - SEE ASSEMBLY NOTES ON 4/A5.0 & FRAME TYPES ON SHEET A6.0
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

DRAWN BY DIA		DATE 2019_05		REVIEWED BY KO		DATE ISSUED 08/XX/2019		R01/1812	
2019 STANDARD BUILDING - BB20		SQUARE - WOOD/WOOD		WOOD BEARING WALLS W/F: CEMENT SIDING & THIN BRICK BASE		WOOD ROOF TRUSS FRAMING		FIBER CEMENT PANELS/TILE/FIBER CEMENT SIDING	
DESCRIPTION		SITE ADDRESS		SITE ID		019-0003.00.0		A2.0	
SHEET NO.		ELEVATIONS		5/12/20		14549		BRIAN R. JOHNSON	
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT State of MARYLAND		Signature		Date		Registration Number		P.E.	
ARCHITECTURE & PLANNING 12400 PORTLAND AVENUE SOUTH, BURNSVILLE, MD 21039 E-MAIL: DATA@REPRISEDESIGN.COM PHONE: (302) 252-4042 FAX: (302) 252-4043		DESIGN		ARCHITECTURE, PLLC		5/12/20		14549	

LEGEND

RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	---
EX. CONCRETE CURB AND GUTTER	---
EX. CURB AND GUTTER TO BE REMOVED	---
EX. EDGE OF PAVING	---
EX. CONCRETE	---
EX. BUILDING	---
EX. SIGN	---
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. UTILITY POLE & GUY WIRE	---
EX. BOLLARD	---
EX. OVERHEAD LINE	---
EX. INDEX CONTOURS	---
EX. INTERMEDIATE CONTOURS	---
EX. BRUSH LINE	---
EX. SOIL LINE & HYDROLOGIC GROUP	---
BUILDING RESTRICTION LINE	---
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	---
PR. MAC. PAVING	---
PR. CONCRETE	---
PR. RIP-RAP	---
PR. STORM DRAIN, MANHOLE & INLET	---
PR. SANITARY SEWER & CLEANOUT	---
PR. WATER MAIN, VALVE & FIRE HYDRANT	---
PR. CONDUIT	---
PR. INDEX CONTOURS	---
PR. INTERMEDIATE CONTOURS	---
PR. LIGHTS	---
PR. TRAFFIC & DIRECTIONAL SIGNS	---
PR. BOLLARD	---
PR. PARKING COUNTRY	---
LIMIT OF DISTURBANCE	---

ABBREVIATIONS

"EXISTING" DESIGNATION	EX.
"PROPOSED" DESIGNATION	PR.
"TO BE REMOVED" DESIGNATION	TBR
"PUBLIC" DESIGNATION	PUB.
"PRIVATE" DESIGNATION	PRV.
DRAINAGE AND UTILITY EASEMENT	D&U ESMT.
STORM WATER MANAGEMENT EASEMENT	SWM ESMT.

STEEP SLOPE NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SUITABLE OUTFALL NOTE

RUNOFF FROM THE SITE WILL DISCHARGE TO A SUITABLE OUTFALL, EXISTING STORM DRAIN SYSTEM LOCATED NEXT TO AND WITHIN WISE AVE RIGHT-OF-WAY, WHICH HAS ENOUGH CAPACITY TO CARRY SUCH RUNOFF.

SOIL DATA TABLE		
SYMBOL	NAME	HYDROLOGIC GROUP
SfB	Sassafras-Urban land complex, 0-5%	B
UuB	Urban land-Udorthents complex 0-8%	D

SOURCE: WEB SOIL SURVEY

DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA
PUBLIC DRAINAGE AND UTILITY EASEMENT (PUB. D&U ESMT.)	1	3,267 SF
PRIVATE DRAINAGE AND UTILITY EASEMENT (PRV. D&U ESMT.)	1	1,761 SF
PRIVATE STORMWATER MANAGEMENT EASEMENT (PRV. SWM ESMT.)	1	933 SF

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINTS:
IRON PINS WITH CAP SET ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC ID CAP THAT BEARS THE INSCRIPTION
MDM 724-934-2810.

SITE DATA

- AREA OF TRACT: 48,733 SF OR 1.12 AC
- OWNER: MCDONALD'S CORPORATION
200 LENNOX AVE.
SEVERNA PARK, MD 21146
PHONE: (240) 497-3626
EMAIL: Joseph.Curto@us.mcd.com
- DEVELOPER / APPLICANT: MCDONALD'S USA, LLC
BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE: (240) 497-3626
EMAIL: Joseph.Curto@us.mcd.com
- TAX MAP REFERENCES:
T.M. 103: G.12: P.344: TAX ID 121601785
T.M. 103: G.12: P.344: TAX ID 170008898
T.M. 103: G.12: P.678: TAX ID 122307574
- DEED REFERENCES:
P. 304: L.21497 F.393;
P. 344: L.7737 F.549
P. 678: L. 14589 F. 154
- PLAT REFERENCE: MCDONALD'S CORPORATION L.77: F.112
- ELECTION DISTRICT: 12: COUNCILMANIC DISTRICT: 7
- EXISTING ZONING: BM CT, DR 5.5, BL AS: MAP *103 C2
- EXISTING USE: EX. MCDONALD'S
PROPOSED USE: NEW MCDONALD'S
- CENSUS TRACK: 4203.03
TRANSPORTATION ZONE: 0952
ZIP CODE: 21222
WATERSHED: BALTIMORE HARBOR
- MINIMUM SETBACK REQUIREMENT:
FRONT: 15 FT FROM PROPERTY LINE; 40 FT FROM STREET
CENTER LINE AVERAGE OF FRONT YARDS ON ADJACENT PROPERTIES PER SECTION 232.1 AND 303.2 OF BCZR
SIDE: NONE ON INTERIOR LOT; 10 FT ON STREET SIDE OF CORNER LOT PER SECTION 232.2 OF BCZR
REAR: NONE; 20 FT IF REAR LOT LINE ADJUTS LOT IN RESIDENCE ZONE PER SECTION 232.3 OF BCZR
- BUILDING HEIGHT:
PERMITTED: 60 FT (PER SECTION 238.5)
PROPOSED: 19 FT
- F.A.R. ALLOWED: 5.5 MAX.
PROPOSED F.A.R. FOR LEASE AREA 4,650 / 48,733 = 0.1
- ADT:
(550 X 4,650 SF) / 1,000 = 2,558 DAILY TRIPS
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL. MODIFICATIONS TO THE LANDSCAPE MANUAL ARE BEING REQUESTED.
- STORM WATER MANAGEMENT (SWM):
THIS SITE IS A RE-DEVELOPMENT. SWM SHALL BE ADDRESSED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- REDUCTION OF EXISTING IMPERVIOUS AREAS WITHIN LIMIT OF DISTURBANCE (LOD) BY 50%
- IMPLEMENTATION OF ESD PRACTICES TO MEET TO PROVIDE WATER QUALITY TREATMENT FOR AT LEAST 50% OF EX. IMPERVIOUS AREA WITHIN LOD OR
- USE A COMBINATION OF IMPERVIOUS AREA REDUCTION AND ESD IMPLEMENTATION FOR AT LEAST 50% OF EX. IMPERVIOUS AREAS
- USE OF ALTERNATIVE SWM MEASURES
SINCE THE FULL REDUCTION OF EXISTING IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, ESD PRACTICE, MICRO BIORETENTION FACILITY OR EQUIVALENT WILL BE PROVIDED TO MEET SWM REQUIREMENTS.
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- FOREST CONSERVATION REQUIREMENTS:
A FOREST CONSERVATION SPECIAL VARIANCE WILL BE REQUESTED LIMITING APPLICABILITY OF THE FOREST CONSERVATION REGULATIONS TO EXISTING PERVIOUS SURFACES. NO AFFORESTATION WILL BE REQUIRED IF THE VARIANCE IS GRANTED.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES. ZONING VARIANCES ARE BEING REQUESTED.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 440 OF 580, COMMUNITY PANEL NUMBER 2400100420 G, MAP REVISED MAY 5, 2014" 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 1% NO BASE FLOOD ELEVATION DETERMINED).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERCTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM ALTA/NPS LAND TITLE SURVEY PREPARED BY MCLVRIED, DIDIANO, & MOX, LLC, DATED 6/03/19.
- "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE NO.3-17.
- THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO.3-17, SECTION 110.11.15, REQUIRES THAT THE ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM OF 6 INCHES IN SIZE.
- THE PUBLIC HYDRANTS SHALL BE PAINTED ORANGE IN COLOR.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED: 4,650 SF @ 16 PS / 1000 SF = 75 PS
PARKING SPACES PROVIDED: 42 PS (INCL. 2 HDCP)

A VARIANCE TO PERMIT 42 PS IN LIEU OF THE REQUIRED 75 PS IS BEING REQUESTED.

ZONING HISTORY

CASE NO. 1951-2058:
RE-CLASSIFICATION REQUEST FROM 'A' RESIDENCE ZONE TO 'E' COMMERCIAL ZONE WAS GRANTED ON AUGUST 17, 1951.

CASE NO. 1960-4917:
SPECIAL EXCEPTION REQUEST TO ALLOW AN AUTOMOBILE SERVICE STATION WAS GRANTED ON MARCH 31, 1960.

CASE NO. 1960-5088:
SPECIAL EXCEPTION REQUEST TO ALLOW THE ERECTION OF AN ADVERTISING STRUCTURE WAS GRANTED ON SEPTEMBER 28, 1960.

DEVELOPMENT APPROVALS

DRC DETERMINED THAT THIS PROJECT MEETS THE REQUIREMENTS OF A LIMITED EXEMPTION UNDER SECTION 32-4-106 (b)(8) ON 6/2/2020 (DRC-060220E).

DRC DETERMINED THAT THIS PROJECT MEETS THE REQUIREMENTS OF A LIMITED EXEMPTION UNDER SECTION 32-4-106 (a)(17) ON 5/6/1995.

WISE AVE

VARIABLE WIDTH RIGHT-OF-WAY

DELINQUENT ACCOUNT CERTIFICATION

I CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON THAT WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

JOSEPH CURTO, AREA CONSTRUCTION MANAGER, MCDONALD'S USA LLC

LIMIT OF DISTURBANCE = 48,000 SF OR 1.10 AC

REVISIONS			
DATE	NO.	DESCRIPTION	BY

LIMITED EXEMPTION #200222N LIMITED EXEMPTION DEVELOPMENT PLAN McDONALD'S RESTAURANT MCDONALD'S CORPORATION 734 WISE AVENUE BALTIMORE, MARYLAND 21222 DRC #060220E PAINO, 12-0138 TRACKING NO. LIM-2020-00009		ELECTION DISTRICT: 12, C7 DATE: FEBRUARY 25, 2021	
BALTIMORE COUNTY, MARYLAND SCALE: 1" = 20'		DRAWING NO. DEV-1 SHEET 1 OF 1	

BLDG

Baltimore Land Design Group, Inc.

Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGC.COM

John P. Budge
2/25/2021

PROFESSIONAL CERTIFICATION

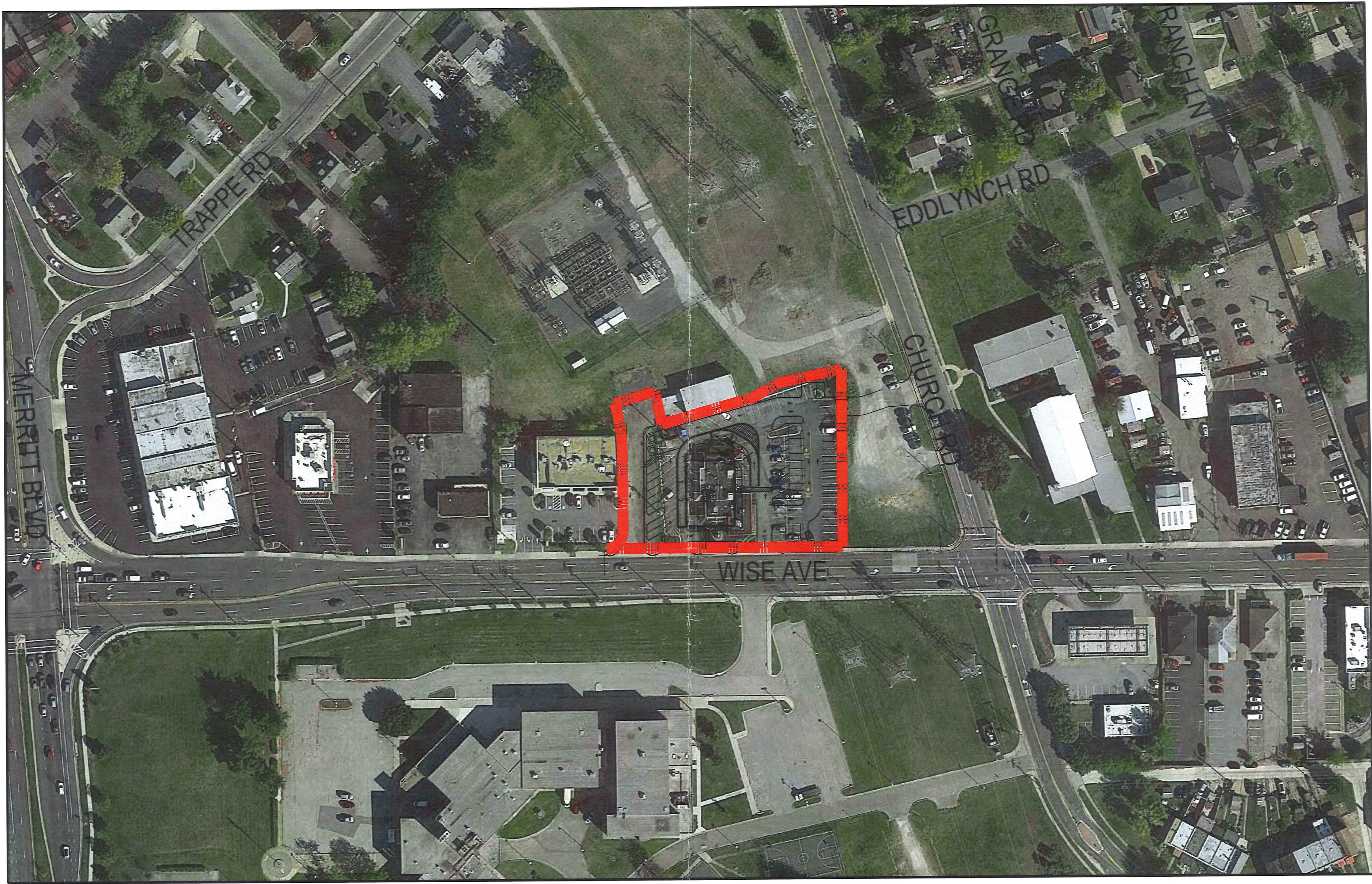
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, JOHN C. POVALAC, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27742, EXPIRATION DATE: JULY 18, 2022.

OWNER
MCDONALD'S CORPORATION

200 LENNOX AVE.
SEVERNA PARK MD 21146
PHONE (240) 497-3626
EMAIL: Joseph.Curto@us.mcd.com

DEVELOPER / APPLICANT
McDONALD'S USA, LLC

BALTIMORE - WASHINGTON REGION
6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MARYLAND 20817
PHONE (240) 497-3626
EMAIL: Joseph.Curto@us.mcd.com



TRAPPE RD

EMERITT BLVD

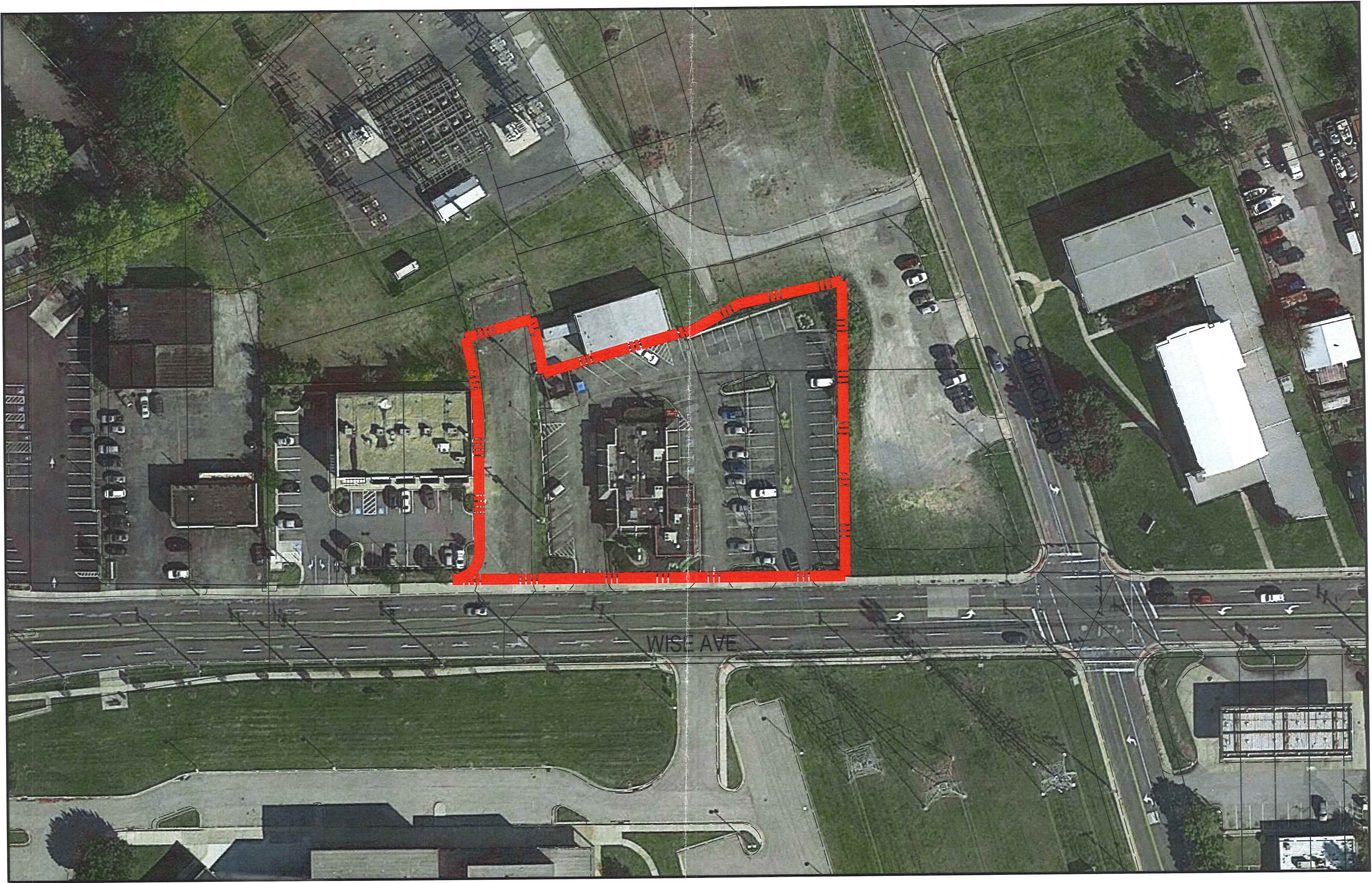
WISE AVE

CHURCH RD

EDDLYNCH RD

GRANG RD

RANCH LN





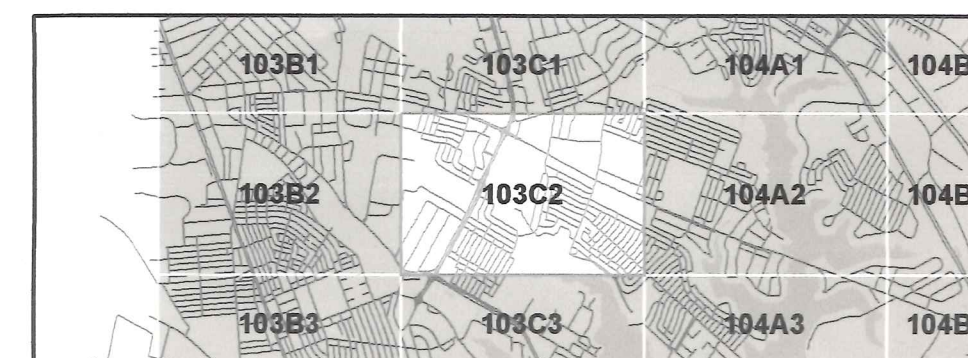
Plan Sheet: 103C2

Note:
The zoning depicted in this map incorporates the actions associated with 2016 Comprehensive Zoning Map Process and Baltimore County Board of Appeals actions through November 18, 2016.

Legend

- | | | |
|-----------|---------|------------|
| Zoning | Streams | Rail Lines |
| Buildings | Roads | Vegetation |

Baltimore County Department of Planning Official Zoning Map



Scale

1" = 200'

0 100 200 400 Feet



Data Sources:
Buildings/Streams/Roads - Baltimore County
OIT/GIS Services Unit
1:2400, from 2014 photography
Vegetation - Baltimore County
OIT/GIS Services Unit
1:2400, from 2008 photography
Zoning - Baltimore County Dept of Planning
1:2400, 2016