



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 3, 2023

Rosenberg Martin Greenberg
25 South Charles Street, 21th Floor
Baltimore, Maryland 21201
Attn: Adam D. Baker

RE: Spirit and Intent
Case No. 2022-0299-A
2222 Dundalk Avenue
12th Election District

Dear Mr. Baker,

Your letter to Peter Gutwald, Director of Permits, Approvals, and Inspections, has been referred to me for reply. Based on the information you provided, and consultation with Jeff Perlow, Zoning Review Supervisor and James Hermann, Landscape Architect for Development Plans Review (DPR), the following has been determined:

DPR acknowledges the discrepancy regarding the landscape buffer. Mr. Hermann views the proposed landscape buffer as having no significant change from the granted relief. Zoning Review has no issue with the two additional parking spaces. For this reason, my office believes the request to be within the spirit and intent of Case 2022-0299-A. Please include a copy of this letter with your building permit application.

I hope you find the information provided above satisfactory. If you need further information, you can reach Zoning at 410-887-3391.

THIS LETTER IS STRICTLY LIMITED TO THE APPLICATION OF THE BCZR AS APPLIED TO THE S&I REQUEST PRESENTED IN YOUR LETTER, AND DOES NOT REPRESENT VERIFICATION OR APPROVAL FOR ANY OTHER LOCAL, STATE, OR OTHER REGULATIONS THAT MAY APPLY TO THIS PROPERTY

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Crawford", is written over a light blue horizontal line.

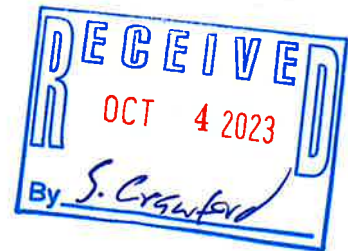
Shaun Crawford
Project Manager, Zoning Review

SC/23-0903



**Rosenberg
Martin
Greenberg^{LLP}**

October 2, 2023



VIA FIRST CLASS MAIL

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

Re: **Request for Spirit and Intent Letter**
2222 Dundalk Avenue
Baltimore County, Maryland
Tax Map 0103, Parcel 0443
12th Election District, 7th Councilmanic District
Case No. 2022-299-A

Dear Mr. Gutwald:

This firm represents McDonald's Corporation ("McDonald's"), the owner of the above-referenced property (the "Property") located at 2222 Dundalk Avenue in the Dundalk area of Baltimore County. As indicated in the Opinion and Order in Case No. 2022-299-A, McDonald's received approval for requested variance relief for parking, signage and landscaping associated with the redevelopment of the existing McDonald's restaurant to add a dual lane drive thru¹. I have attached a copy of Judge Murphy's Opinion and Order for your reference.

The existing McDonald's restaurant has operated on the Property since 1972. In 2010, pursuant to the approvals provided in Case No. 2010-099-A², the then existing 3,826 square foot McDonald's restaurant was demolished and replaced with the existing 4,259 square foot building from which McDonald's currently operates on the Property. The most recent approval was sought in order to upgrade the existing single lane drive thru to a dual lane operation to allow McDonald's to more effectively respond to the increase in drive thru customers.

After obtaining the zoning approvals in Case No. 2022-299-A, McDonald's began to pursue the necessary development approvals through the Baltimore County Development Review Committee ("DRC") to allow for the proposed upgrades to the site.³ The zoning plan for Case No. 2022-299-A (the "Zoning Plan") was prepared by Brandon Rowe, P.E. at Bohler Engineering based upon a field survey conducted onsite. In comparing the Zoning Plan with the existing Development Plan on file with Baltimore County (approved through the DRC following Case No. 2010-099-A; PAI No. 12-155, DRC No. 102009E)(the "Existing Development Plan"), there were several discrepancies noted with the landscape buffers surrounding the site. Specifically, the buffer on the south side of the property fronting on Sunship Road was noted in the field as being 5.1' wide and shown on the Zoning Plan as such. The same buffer is

¹ In Case No. 2022-299-A, McDonald's received variance relief to permit (1) 35 parking spaces in lieu of the required 69 parking spaces; (2) 3 menu board signs (for the dual lane drive thru) in lieu of the permitted 2; and (3) a 4.1' landscape strip in lieu of the required 5.5' landscape strip (as previously approved in Case No. 2010-299-A).

² In Case No. 2010-099-A, McDonald's was granted a variance to provide 42 parking spaces in lieu of the required 69 spaces to accommodate the new McDonald's restaurant on the site.

³ Pursuant to Judge Murphy's Order, because the property is already built out with existing landscaping and lighting, neither a Landscape Plan nor a Lighting Plan is required.

shown on the Existing Development Plan as being 5.5' wide. In addition, the landscape buffer on the western property edge along Willow Spring Road is shown on the Zoning Plan as being 2.1' wide, while the Existing Development Plan shows it as 0.0' wide.

In addition to the landscape buffer discrepancies, McDonald's has reconfigured some of the existing parking spaces on site which has increased the number of proposed parking spaces from thirty-five (35) parking spaces to thirty-seven (37) parking spaces. A redlined copy of the Variance Plan is attached which demonstrates the noted discrepancies.

At this time, I am writing to seek written confirmation from you that the discrepancies of the landscape buffers, as described herein, and the addition of the two (2) parking spaces are within the spirit and intent of the relief granted in Case No. 2022-299-A.

Please confirm by countersigning this letter below that the proposed redevelopment is indeed, within the spirit and intent of the prior approved zoning relief granted for the Property and that the proposed redevelopment of the Property is permitted without any additional zoning relief being required. I have enclosed with this letter a check in the amount of \$200.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with this review.

If you need any additional information in order to complete your review, please feel free to give me a call.

I appreciate your attention to this matter.

Sincerely,

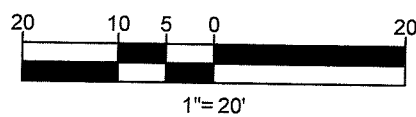
A handwritten signature in black ink, appearing to read 'A. Baker', followed by a horizontal line extending to the right.

Adam D. Baker

AGREED AND ACCEPTED:

C. Pete Gutwald, Director
Baltimore County Department of
Permits, Approvals and Inspections

ADB
Enclosures





JOHN A. OLSZEWSKI, JR.
County Executive

February 24, 2023

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

Adam Baker, Esquire abaker@rosenbergmartin.com
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

RE: Petition for Variance
Case No. 2022-0299-A
Property: 2222 Dundalk Avenue

Dear Mr. Baker:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: McDonald's Corporation - Brian Redder - brian.redder@us.mcd.com
David Sabin - David.sabin@sevansolutions.com
Clay Watkins - clay.watkins@sevansolutions.com
Roger Noggin - roger.noggin@sevansolutions.com
Catherine Gabriel - Catherine.gabriel@us.mcd.com
Brandon Rowe - browe@bohlereng.com
Crissie Baur - cbaur@bohlereng.com

IN RE: PETITION FOR VARIANCE

(2222 Dundalk Avenue)

12th Election District

7th Council District

McDonald's Corporation

Legal Owner

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

Case No: 2022-0299-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, ("Petitioner") for property located at 2222 Dundalk Avenue, Dundalk (the "Property"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR") as follows: (1) from §409.9 to permit 35 parking spaces in lieu of the required 69 parking spaces; (2) §450.5: to permit three (3) menu board signs in lieu of the allowed two signs; and (3) from §409.8(A)(1) to permit a 4.1 ft landscape strip in lieu of the 5.5 ft landscape strip as previously approved in zoning Case No.: 2010-0099-A.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Brian Redder authorized representative for Petitioner appeared at the hearing in support of the Petition along with Brandon Rowe, PE of Bohler Engineering who prepared and sealed a site plan, and Carl Wilson, PE of the Traffic Group (the "Site Plan"). (Pet. Ex. 1). Adam Baker, Esquire of Rosenberg Martin Greenberg, LLP represented the Petitioner. There were no interested citizens or Protestants who appeared at this hearing.

The case proceeded by way of proffer by Mr. Baker. Mr. Rowe was admitted as an expert in civil engineering and in the BCZR and development regulations. (Pet. Ex. 2). Mr. Wilson was accepted as an expert in transportation planning. (Pet. Ex. 5). The Property is 0.08572 acres +/-

(37,341 sf) and is improved with a 1-story brick building measuring 4,259 sf. The Property is a triangular shaped Property surrounded on 3 sides by the following roads: Dundalk Ave., Willow Spring Rd. and Sunship Rd. (Pet. Ex. 3). It has been used as a McDonald's Restaurant since 1972. It is completely built-out and has existing landscaping and lighting. It is zoned Business, local (BL).

Most recently, the Property was the subject of Case No.: 2010-0099-A in which permitted a total of 42 parking spaces in lieu of the required 69 spaces was granted. In 2010, the 3,826 sf McDonald's restaurant was demolished and the 4,259 sf building which now exists was constructed. In this case, Petitioner seeks to provide a dual lane drive-thru as it has done at other McDonald's locations due to the increased use of the drive-thru by customers rather than dining in. However, the dual lane drive-thru needs 3 menu boards to keep the drive-thru line moving. In addition, parking spaces will be removed to create space for the drive-thru lanes. This generates the need for a parking Variance of 35 spaces in lieu of the required 69. The proffered testimony by Mr. Redder was that few customers actually park their vehicles and dine-in, and there is a need for the dual drive-thru lane and 3 order boards to facilitate the customer experience.

The proffered testimony was that the triangular shape of the Property causes a practical difficulty in providing the required number of parking spaces as well as the space required for landscape strips. The evidence was that the requested Variance relief is within the spirit and intent of the parking, sign regulations and the Landscape Manual which is to promote safety of customers coming to the existing restaurant. The proffered testimony of Mr. Wilson was that he prepared a Parking Occupancy Study dated November 22, 2022 wherein cameras were set up and time-lapse photographs were obtained every 30 minutes between November 17, 2022 through November 19, 2022. (Pet. Ex. 4). The result of the Study was that the maximum observed parking spaces was 20

which is 50% of the available spaces. Consequently, Mr. Wilson opined that 35 parking spaces is more than adequate to meet demand. While on-street parking spaces cannot be counted toward the required number of spaces, the aerial photograph attached to the Study confirms that parking spaces also exist along Willow Spring 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 was previously adjudicated to be unique due to its triangular shape and bounded on 3 sides by roadways. As a result, that factual finding is applicable to this case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass'n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)). I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed parking, sign and landscaping strip Variances were not granted because a dual drive-thru lane could not be constructed and the use would not operate efficiently. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

Given that the Property is built-out, it already has existing landscaping and lighting. Therefore, neither a Landscape Plan nor a Lighting Plan will be required.

THEREFORE, IT IS ORDERED, this 24th day of **February 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variances from BCZR §409.9, to permit 35 parking spaces in lieu of the required 69 parking spaces, from BCZR, §450.5 to permit three (3) menu board signs in lieu of the allowed two signs, and from BCZR, §409.8A(1) to permit a 4.1-foot landscape strip in lieu of the 5.5-foot landscape strip previously approved in zoning case No. 2010-0099-A, be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

LOCATION MAP
COPYRIGHT 2002 THE MAP PEOPLE

ZONING RELIEF REQUESTED:

3. ANDERSON, J. L. AND J. L. ANDERSON. 1965. LAMNISCAPES STEEP SLOPES OF THE 55° LAMNISCAPES STEEP SLOPES. J. LAMNISCAPES STEEP SLOPES, NO. 21, 1975-76.

ZONING HISTORY

1. What is the purpose of the document?
The purpose of this document is to provide a detailed description of the system architecture and its components, including the hardware, software, and network configurations. It also outlines the system's capabilities, limitations, and the steps required for installation and maintenance.
2. What are the main components of the system?
The system consists of several main components: a central processing unit (CPU), memory (RAM), storage devices (hard drive and optical drive), input/output devices (keyboard, mouse, and monitor), and a network interface card (NIC). Additionally, the system includes various software applications, including the operating system, database management system, and user applications.
3. What are the system requirements?
The system requires a minimum of 16MB of RAM, a hard drive with at least 100MB of free space, and a network connection. The operating system must be Windows 95 or later. The hardware must be compatible with the system's architecture.
4. What are the installation steps?
The installation process involves several steps: 1. Insert the installation CD-ROM into the optical drive. 2. Run the setup program. 3. Follow the prompts to install the operating system, database management system, and user applications. 4. Configure the network settings. 5. Test the system to ensure all components are functioning correctly.
5. What are the maintenance procedures?
Regular maintenance is required to ensure the system's performance and reliability. This includes updating the operating system and software applications, backing up data, and performing hardware checks. The system should be monitored for any signs of failure or performance degradation.
6. What are the system's capabilities and limitations?
The system is capable of handling a large volume of data and supporting multiple users simultaneously. It can also be configured to support various network protocols and security features. However, the system has limitations in terms of its hardware and software capabilities, and it may not be suitable for all types of applications.
7. What are the system's security features?
The system includes several security features, including user authentication, data encryption, and access control. These features help to protect the system's data and resources from unauthorized access and use.
8. What are the system's performance metrics?
The system's performance is measured in terms of its processing speed, memory usage, and network throughput. These metrics are used to evaluate the system's overall performance and to identify areas for improvement.
9. What are the system's future plans?
The system is designed to be scalable and flexible, allowing for future expansion and upgrades. This includes the addition of new hardware components, software applications, and network features. The system's architecture is designed to support a wide range of future developments.
10. What are the system's contact information and support resources?
For more information about the system, please contact the system administrator or the vendor. The system administrator can be reached at [phone number] or [email address]. The vendor's website provides additional information about the system and its components.

COMMERCIAL PERMIT HISTORY

1. **What is the main purpose of the document?**
 2. **What are the key findings of the study?**
 3. **What are the implications of the findings?**
 4. **What are the limitations of the study?**
 5. **What are the conclusions of the study?**

PARKING TABULATION CHART

1. Name of the person	2. Date of birth	3. Sex	4. Marital status	5. Address	6. Telephone number	7. E-mail address	8. Occupation	9. Signature	10. Date
11. Name of the person	12. Date of birth	13. Sex	14. Marital status	15. Address	16. Telephone number	17. E-mail address	18. Occupation	19. Signature	20. Date
21. Name of the person	22. Date of birth	23. Sex	24. Marital status	25. Address	26. Telephone number	27. E-mail address	28. Occupation	29. Signature	30. Date

BENCHMARK INFORMATION

FUNCTIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
1. THE COMPANY IS A "C" CORPORATION AND IS IN THE UNITED STATES.
2. THE COMPANY IS A "C" CORPORATION AND IS IN THE UNITED STATES.

OWNER/DEVELOPER

RECONSTRUCTION
SOLUTIONS
SINCE 1982

FOOTNOTES

PLAN SCALE: 1"=17'
6 STREET ACRES
2222 DUNDALK AVENUE

DUNDALK MARYLAND

BALTIMORE COUNTY
COUNTY

104-10-5031

LEAD TIME: 1 WEEK - 2 WEEKS

GENERAL NOTES

- [illegible]

1. **INTRODUCTION**
2. **THEORY**
3. **EXPERIMENTAL PROCEDURE**
4. **RESULTS**
5. **CONCLUSIONS**
6. **REFERENCES**

- [illegible]

COMMERCIAL PERMIT HISTORY

1. **What is the main purpose of the document?**
 2. **What are the key findings of the study?**
 3. **What are the implications of the findings?**
 4. **What are the limitations of the study?**
 5. **What are the conclusions of the study?**

CONCLUSIONS

- [illegible]

BOHLER//

861 DULANEY VALLEY ROAD, SUITE 801
TONTON, MARYLAND 21204
Phone: (410) 82-7202
Fax: (410) 82-7987

MD&BBoilerEng.com

CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN

TRANSPORTATION SERVICES

[illegible]

February 7, 2023

Adam Baker
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

RE: Case Number: 2022-0299-A 2222 Dundalk Ave.

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 20, 2022. 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,

Jeff Perlow
Supervisor
Department of Zoning

lw
Enclosures: McDonald's Corporation

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/25/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2022-299-A

INFORMATION:

Property Address: 2222 Dundalk Avenue, Dundalk

Petitioner: McDonald's Corporation

Zoning: BL

Requested Action: Variance

The Department of Planning has reviewed the petition for:

Variance:

1. From Section 409.9 of the Baltimore County Zoning Regulations to permit 35 parking spaces in lieu of the required 69 parking spaces;
2. From Section 450.4 of the Baltimore County Zoning Regulations to permit three (3) menu board signs in lieu of the allowed two (2) signs;
3. From 409.8.A(1) of the Baltimore County Zoning Regulations to permit a 4.1' landscape strip in lieu of the 5.5' landscape strip previously approved in Zoning Case 2010-0099-A; and
4. For such other and further relief as may be deemed necessary by the Administrative Law Judge.

The subject site is a 37,339 square foot parcel on Dundalk Avenue. The site is currently a McDonald's restaurant with a drive-thru, and can be accessed from three points: from Willow Spring Road, from Dundalk Avenue, or from Sunship Road. The site plan submitted with the Zoning Petition shows that the property owners would like to reconfigure the drive-thru to add a second ordering kiosk; this was confirmed with the representative for the Petition via phone call on January 10th, 2023.

The site was previously the subject of a Limited Exemption Development Plan – PAI # 12-0155 – which approved razing a 3,826 square foot McDonald's and the construction of a new, 4,259 square foot McDonald's. The Limited was approved and the new McDonald's was constructed in 2010 (Building Permit B741919). In conjunction with the Limited, the developer requested Variance relief (Zoning Case 2010-0099-A) to allow five enterprise signs on the building facades in lieu of the allowed three; to allow canopy-type directional signs in lieu of the allowed wall-mounted or free-standing signs; to allow the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy; to allow 42 parking spaces in lieu of the required 65; to allow parking from public street right-of-way lines of 0' in lieu of the required 10'; and for modifications of the landscape standards. The Variance requests were conditionally granted on December 23rd, 2009.

The site is within the boundaries of the Dundalk Design Review Panel, the Dundalk Commercial Revitalization District, and the Greater Dundalk Sustainable Community Plan. Additionally, the site is within the boundaries of the following community plans: the Eastern Baltimore County Revitalization Strategy, the Eastern Baltimore County Pedestrian and Bicycle Access Plan, and the Greater Dundalk-Edgemere Community Conservation Plan.

Zoning Case 2010-0099-A reduced the required parking to 42 spaces. The petitioner now requests the removal of seven spaces to create a second drive-thru ordering kiosk. The Department of Planning has no objections to the Variance request to permit 35 parking spaces in lieu of the required 69 parking spaces, as adequate parking will still be provided, the drive-thru will have additional capacity, and the needs of the establishment will better be met.

Regarding the request for an additional menu board sign, this will meet the needs of the proposed second drive-thru ordering kiosk. The Department of Planning had no objections to this request.

The Department of Planning has no objection to the request to permit a 4.1' landscape strip in lieu of the 5.5' landscape strip previously approved in Zoning Case 2010-0099-A. The modified landscape strip is minimal in length and still allows for plantings.

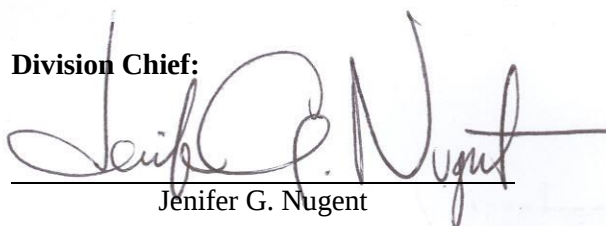
It should be noted that any exterior alterations to the site are subject to review and approval of the Design Review Panel. The applicant should contact the Department of Planning at 410-887-3482 for information on review.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:


Taylor Bensley

Division Chief:


Jenifer G. Nugent

SL/JGN

c: Adam Baker – Rosenberg Martin Greenberg LLP
Te-Sheng Huang
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/24/2023

Case Number: 2022-0299-A

Petitioner / Developer: ADAM BAKER, ESQ. ~ McDONALD'S CORP.

Date of Hearing: FEBRUARY 13, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2222 DUNDALK AVENUE

The sign(s) were posted on: JANUARY 24, 2023

ZONING NOTICE

CASE # 2022-0299-A

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:

DATE AND TIME: MONDAY, FEBRUARY 13, 2023
AT 10:00 A.M.

VARIANCE TO PERMIT 35 PARKING SPACES IN LIEU OF THE REQUIRED 69 PARKING SPACES. TO PERMIT 3 MENU BOARD SIGNS IN LIEU OF THE ALLOWED 2 SIGNS. TO PERMIT A 4.1 FOOT LANDSCAPE STRIP IN LIEU OF THE 5.5 FOOT LANDSCAPE STRIP PREVIOUSLY APPROVED IN ZONING CASE 2010-0099-A AND FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.
2222 DUNDALK AVENUE

For information on how to participate in the hearings Go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext. 0

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 2222 Dundalk Avenue ~ 1/24/2023



Background Photo 2nd Sign @ 2222 Dundalk Avenue ~ 1/24/2023
CASE # 2022-0299-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 12, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0299-A

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

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: January 12, 2023

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0300-SPH

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

Per Baltimore County DPW&T's review, Baltimore County Code 32-8 defines lot line adjustments as development. Highway widening must be dedicated to Baltimore County as part of the development process. All drawings, recordation, etc. associated with the dedication are at the developers expense.

* * * * *

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

DATE: January 12, 2023

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0302-A

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

Per Baltimore County DPW&T's review, the plan submitted shall be revised to show the existing utilities and associated easements on the property. Based on Baltimore County records, the proposed garage will be located over an existing sewer main. The garage shall not be located in the easements and/or must be located so the zone of influence of the garage foundation does not impact any existing Baltimore County maintained utilities.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: ^{EFC for VKD}
Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: January 12, 2023

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0304-X

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

If Special Exemption is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director **DATE:** January 10, 2023
Department of Permits, Approvals
EFL for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item Nos: 2022-0298-A, 0301-A & 0303-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: cen
cc: file

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 2, 2023
FORMAL OR INFORMAL RESPONSE DUE AT January 9, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0298-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert and Denise Schubert
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 3413 FIELDING RD

Location: Property located on the South side of Fielding Rd.; 172 feet East of Dorian Rd.

Existing Zoning: DR 2 (VESTED R-20)

Area: 20,037

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B and 205.3 (R20) of the 1958 BCZR: To permit an existing carport to be converted to an enclosed 2 car garage with a right side setback of 8 feet in lieu of the minimum 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/09/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0299-A **Reviewer:** Jason Seidelman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: VARIANCE

Legal Owner: McDonald's Corporation

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2222 DUNDALK AVE

Location: Property located Northwest corner of intersection of Dundalk Ave. (125 feet) and Sunshine Rd. (40 feet)

Existing Zoning: BL

Area: .08572 ACRE

Proposed Zoning:

VARIANCE:

- 1.) BCZR 409.9: To permit 35 parking spaces in lieu of the required 69 parking spaces;
- 2.) BCZR 450.4: To permit three (3) menu board signs in lieu of the allowed two (2) signs;
- 3.) BCZR 409.8.A(1): To permit a 4.1 foot landscape strip in lieu of the 5.5 foot landscape strip previously approved in Zoning Case No. 2010-0099-A; and
- 4.) For such other and further relief as may be deemed necessary by the Administrative Law Judge.

Attorney: Adam Baker

Prior Zoning Cases: 1985-0275-A; 1988-0531-A; 2010-0099-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0300-SPH **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Timothy and Pamela Van Pelt
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 7210 RIVER DRIVE RD

Location: Property located on the West side of Deer Park Rd. 1,220 feet from the centerline of Dolfield Rd.

Existing Zoning: RC 4 **Area:** 1.2 ACRES

Proposed Zoning:

SPECIAL HEARING:

- 1.) BCZR 500.7: To determine if a property merger has occurred.
- 2.) BCZR 500.7: To confirm if existing undersized lots have building rights.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Note to file.

ZAC AGENDA

Case Number: 2022-0301-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Mark Epstein
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 10535 PARK HEIGHTS AVE

Location: Property located on the East side of Park Heights Ave., North 1,000 feet to centerline of Greenspring Valley Rd.

Existing Zoning: RC 2 **Area:** 3.9 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and BCZR 400.3: To permit a proposed Accessory building (garage) to be located in the front yard in lieu of the required rear yard only, and to permit a height of 19 feet in lieu of the maximum permitted height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/16/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0302-A **Reviewer:** Shaun Crawford

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Brandon Williams and Sara Pippen

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 401 VOGTS LN

Location: Property located beginning at the Northwest side of Vogts Lane at a distance of 1,244 feet Northwest of Cape May.

Existing Zoning: DR 3.5

Area: 21,322 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3: To approve an accessory building (garage) with a front yard placement and total height of 24 feet in lieu of the rear yard only placement and maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/16/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0303-SPH **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Ana Guerrero and Blanca Guerrero Decontreras
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7601 CYPRESS AVE

Location: Property located at the corner of Cypress Ave. and Southern Ave. on the Southeast corner of Lot # 335 and 336.

Existing Zoning: DR 5.5 **Area:** 12,720 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To determine whether or not the Zoning Commissioner should approve an accessory in-law apartment in a separate accessory building (garage) on the property.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2022-0304-X **Reviewer:** Mitchell Kellman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: Baltimore Harford, LLC.
Contract Purchaser: WashX, LLC.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9305 9309 HARFORD RD

Location: Property located on the corner of Southeast side of Hartford Rd., Southwest side of 2nd Ave.

Existing Zoning: BL-AS, BM-AS **Area:** .89 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

To use the herein described property for a car wash in the BM AS and BL AS zones.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

receipt Sent to Attorney



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 2222 Dundalk Avenue which is presently zoned BL

Deed References: 5248/101 10 Digit Tax Account # 1 6 0 0 0 0 5 3 9 2

Property Owner(s) Printed Name(s) McDonald's Corporation

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

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

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

please see attached

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

3. ☒ a Variance from Section(s)

Please see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam Baker - Rosenberg Martin Greenberg LLP

Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-6600 / abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

McDonald's Corporation

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

200 Lennox Avenue Severna Park MD
Mailing Address City State

21146 / 202.657.9951 / brian.reddereus.mcd.com
Zip Code Telephone # Email Address

Representative to be contacted:

Adam Baker - Rosenberg Martin Greenberg LLP

Name - Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-6600 / abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2022-0299-A Filing Date 12/20/22 Do Not Schedule Dates: Reviewer JS

Attachment to Zoning Petition for 2222 Dundalk Avenue

Variance Relief from Sections:

1. 409.9 of the Baltimore County Zoning Regulations to permit 35 parking spaces in lieu of the required 69 parking spaces;
2. 450.4 of the Baltimore County Zoning Regulations to permit three (3) menu board signs in lieu of the allowed two (2) signs;
3. 409.8.A(1) of the Baltimore County Zoning Regulations to permit a 4.1' landscape strip in lieu of the 5.5' landscape strip previously approved in Zoning Case No. 2010-0099-A; and
4. For such other and further relief as may be deemed necessary by the Administrative Law Judge.

4855-8539-8850, v. 1

2022 - 0099 - A

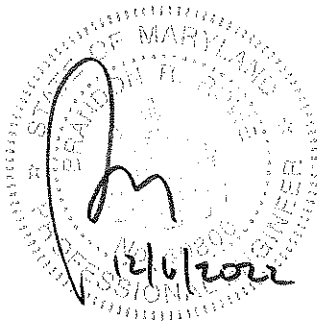
**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES
MCDONALD'S
2222 DUNDALK AVENUE
DUNDALK, MARYLAND
BALTIMORE COUNTY**

BEGINNING AT A POINT (POB), A REBAR WITH CAP, LOCATED ON THE WEST SIDE OF DUNDALK AVENUE WITH A 120' RIGHT-OF-WAY WIDTH, SAID POINT OF BEGINNING BEING LOCATED 20 FEET NORTH, MORE OR LESS, FROM THE CENTERLINE OF SUNSHIP ROAD WITH A 40' RIGHT-OF-WAY WIDTH, THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 83 DEGREES 08 MINUTES 02 SECONDS WEST, 165.74 FEET, THENCE
2. NORTH 04 DEGREES 33 MINUTES 03 SECONDS WEST, 167.26 FEET, THENCE:
3. NORTH 00 DEGREES 38 MINUTES 03 SECONDS WEST, 150.18 FEET, THENCE
4. NORTH 83 DEGREES 59 MINUTES 07 SECONDS EAST, 65.30 FEET, THENCE
5. SOUTH 20 DEGREES 39 MINUTES 03 SECONDS EAST, 324.80 FEET TO THE POINT OF BEGINNING

CONTAINING 37,340 SQUARE FEET OR 0.8572 ACRES

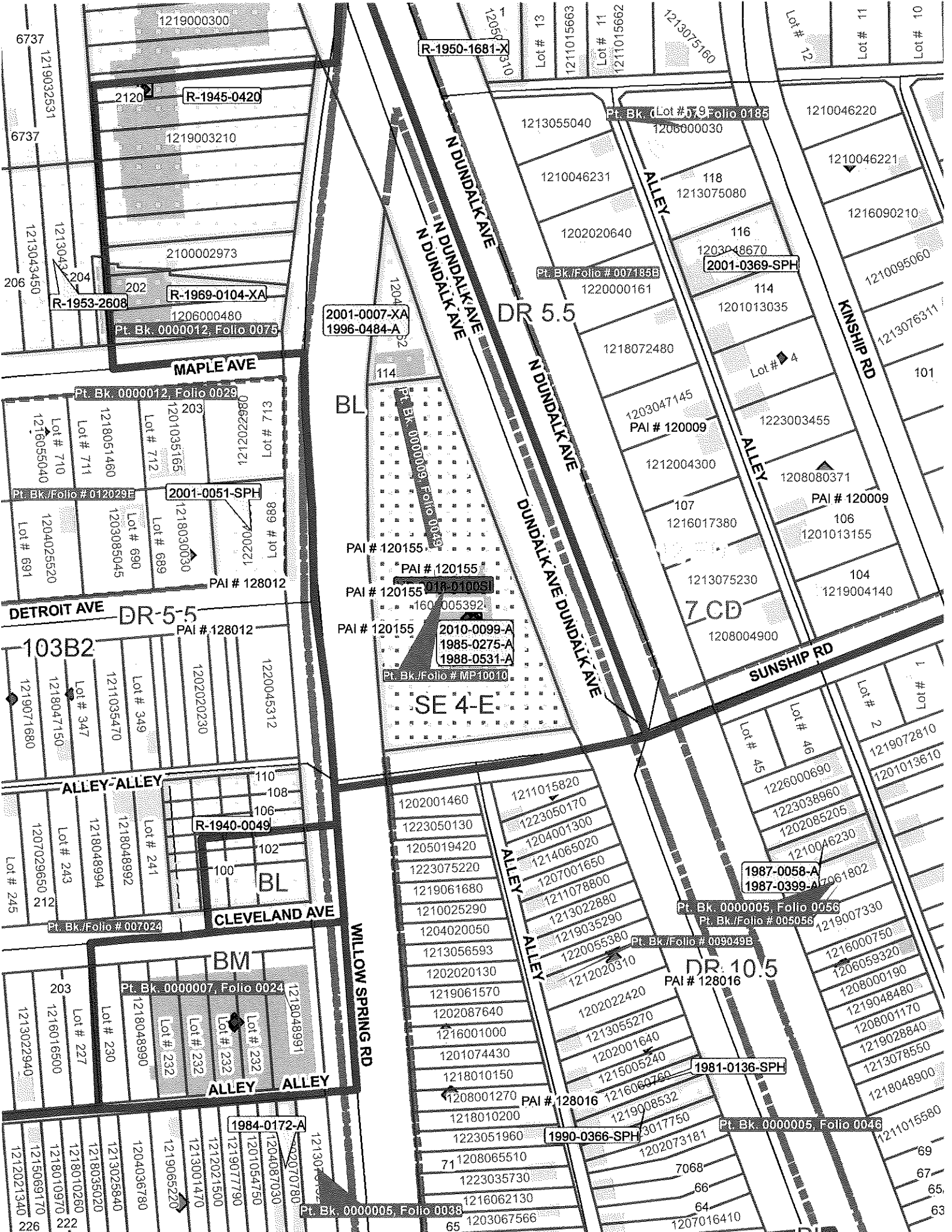
THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY.



2022-0299-A

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 - 1600005392	
Owner Information		
Owner Name:	MCDONALDS CORPORATION	Use: COMMERCIAL
Mailing Address:	200 LENNOX AVENUE SEVERNA PARK MD 21146-	Principal Residence: NO Deed Reference: /05248/ 00101
Location & Structure Information		
Premises Address:	2222 DUNDALK AVE DUNDALK 21222-4279	Legal Description: PT LT1 NW COR SUNSHIP RD DUNDALK MANOR
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:		
0103 0015 0443 10000.04 0000 2 2022 Plat Ref: 0009/ 0049		
Town: None		
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use		
2010 4,269 SF 37,339 SF 24.		
Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements		
FAST FOOD / C4		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of As of As of
		01/01/2022 07/01/2022 07/01/2023
Land:	560,000	560,000
Improvements	885,300	849,000
Total:	1,445,300	1,409,000
Preferential Land:	0	0
Transfer Information		
Seller: DUNDALK HOLDING CO	Date: 02/07/1972	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /05248/ 00101	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments: Class		07/01/2022 07/01/2023
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:		





1219000300

R-1950-1681-X

R-1945-0420

12190003210

12100002973

R-1953-2608

R-1969-0104-XA

1206000480

Pt. Bk. 0000012, Folio 0075

2001-0007-XA
1996-0484-A

MAPLE AVE

Pt. Bk. 0000012, Folio 0029

2001-0051-SPH

Pt. Bk./Folio # 012029E

DETROIT AVE

DR 5.5

103B2

PAI # 128012

PAI # 120155

PAI # 120155

PAI # 120155

PAI # 120155

2010-0099-A
1985-0275-A
1988-0531-A

Pt. Bk./Folio # MP10010

SE 4-E

ALLEY ALLEY

R-1940-0049

CLEVELAND AVE

BM

Pt. Bk. 0000007, Folio 0024

ALLEY ALLEY

1984-0172-A

WILLOW SPRING RD

1202001460

1223050130

1205019420

1223075220

1219061680

1210025290

1204020050

1213056593

1202020130

1219061570

1202087640

1216001000

1201074430

1218010150

1208001270

1218010200

1223051960

1208065510

1223035730

1216062130

1203067566

1211015820

1223050170

1204001300

1214065020

1207001650

1211078800

1213022880

1219035290

1220055380

1212020310

1202022420

1213055270

1202001640

1215005240

1216060760

1219008532

12017750

1202073181

1207016410

Pt. Bk. Lot # 9 Folio 0185

1205000030

1213055040

1210046231

1202020640

Pt. Bk./Folio # 007185B

1220000161

1218072480

1203047145

PAI # 120009

1212004300

107

1216017380

1213075230

1208004900

SUNSHIP RD

1987-0058-A

1987-0399-A

Pt. Bk. 0000005, Folio 0056

Pt. Bk./Folio # 005056

Pt. Bk./Folio # 009049B

DR 10.5

PAI # 128016

1981-0136-SPH

Pt. Bk. 0000005, Folio 0046

Pt. Bk. 0000005, Folio 0038

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: 2022-0299-A

Property Address: 2822 DUNDALK AVENUE

Legal Owners (Petitioners): MCDONALD'S CORPORATION

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): ADAM BAKER @ ROSENBERG MARTIN GREENBERG, LLP

Address: 25 S. CHARLES STREET, 2ND FLOOR
BALTIMORE, MD 21201

Telephone Number: 410-727-6600

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.



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 2222 Dundalk Avenue which is presently zoned BL
Deed References: 6248/101 10 Digit Tax Account # 1 6 0 0 0 0 5 3 9 2
Property Owner(s) Printed Name(s) McDonald's Corporation

(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

please see attached

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)

Please see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam Baker - Rosenberg Martin Greenberg LLP

Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-6600 / abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

McDonald's Corporation

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

200 Lennox Avenue Severna Park MD
Mailing Address City State

21146 / 202.657.9951 / brian.redder@us.mcd.com
Zip Code Telephone # Email Address

Representative to be contacted:

Adam Baker - Rosenberg Martin Greenberg LLP

Name - Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-6600 / abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2022-0299-A Filing Date 12/20/22 Do Not Schedule Dates: Reviewer JS

Attachment to Zoning Petition for 2222 Dundalk Avenue

Variance Relief from Sections:

1. 409.9 of the Baltimore County Zoning Regulations to permit 35 parking spaces in lieu of the required 69 parking spaces;
2. 450.4 of the Baltimore County Zoning Regulations to permit three (3) menu board signs in lieu of the allowed two (2) signs;
3. 409.8.A(1) of the Baltimore County Zoning Regulations to permit a 4.1' landscape strip in lieu of the 5.5' landscape strip previously approved in Zoning Case No. 2010-0099-A; and
4. For such other and further relief as may be deemed necessary by the Administrative Law Judge.

4855-8539-8850, v. 1

2022 - 0099 - A

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES
MCDONALD'S
2222 DUNDALK AVENUE
DUNDALK, MARYLAND
BALTIMORE COUNTY**

BEGINNING AT A POINT (POB), A REBAR WITH CAP, LOCATED ON THE WEST SIDE OF DUNDALK AVENUE WITH A 120' RIGHT-OF-WAY WIDTH, SAID POINT OF BEGINNING BEING LOCATED 20 FEET NORTH, MORE OR LESS, FROM THE CENTERLINE OF SUNSHIP ROAD WITH A 40' RIGHT-OF-WAY WIDTH, THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

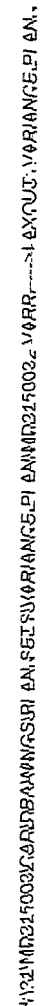
1. SOUTH 83 DEGREES 08 MINUTES 02 SECONDS WEST, 165.74 FEET, THENCE
2. NORTH 04 DEGREES 33 MINUTES 03 SECONDS WEST, 167.26 FEET, THENCE:
3. NORTH 00 DEGREES 38 MINUTES 03 SECONDS WEST, 150.18 FEET, THENCE
4. NORTH 83 DEGREES 59 MINUTES 07 SECONDS EAST, 65.30 FEET, THENCE
5. SOUTH 20 DEGREES 39 MINUTES 03 SECONDS EAST, 324.80 FEET TO THE POINT OF BEGINNING

CONTAINING 37,340 SQUARE FEET OR 0.8572 ACRES

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY.



2022-0299-A



1
OF 2

