



## Planning Commission MEETING AGENDA

Thursday, September 16, 2021 - 1:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

**1. Call to Order**

**2. Approval of Minutes.**

- a. Approval of Minutes of previous meeting: 2021-08-19 Meeting Minutes

**3. Old Business**

- a. **Applicant:** Lane Engineering, LLC c/o Brett Ewing  
**Owner:** Clow Ventures, LLC  
**Location:** 9240 Centerville Road  
**Nature of Request:** Architectural Approval for Clow, Armored Self-Storage, Phase Two.
- b. **Applicant:** Lane Engineering, LLC c/o Tim Glass  
**Owner:** Estate of Norris E. & Joyce W. Taylor, c/o Jeff Goodman.  
**Location:** 8480 Ocean Gateway  
**Nature of Request:** Architectural Approval for Burger King and Parking Waiver request.

**4. New Business**

- a. **Applicant:** Lickel Architecture, P.C. c/o Frank Shahlari  
**Owner:** Robert W. Schaefer Trustee c/o DAVCO Restaurants, Inc.  
**Location:** 8275 Ocean Gateway  
**Nature of Request:** Architectural Approval for renovation of Wendy's restaurant.

**5. Discussion Item**

- a. Workshop discussion concerning Subdivision Regulations.

**6. Adjournment**



|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| <b>Docket/Case/Application Number: 21-</b>                                                                    |
| <b>Applicant/Owner: Frank Shahlari–Lickel Architecture, P.C./DAVCO Restaurants, Inc c/o Robert W. Shaefer</b> |
| <b>Address/Location: 8275 Ocean Gateway</b>                                                                   |
| <b>Tax Map: 0103 Parcel: 2861 Grid: 000 Deed Reference: 0221/00371 Plat Reference: N/A</b>                    |
| <b>Public Hearing Date: September 16, 2021, 1:00 PM</b>                                                       |
| <b>Staff: Joseph A. Mayer</b>                                                                                 |

### BRIEF SUMMARY OF REQUEST

The applicant is requesting Architectural Approval for exterior renovation of the existing Wendy's fast-food restaurant.

The site will have existing landscaping beds cleaned, re-mulched as needed and maintain existing shrubs. In addition, the applicant will add ADA ramps and replace portions of concrete for the drive-thru and dumpster pad under a separate Grading Permit Application for Staff review. The existing monument sign along the route 50 frontage will be refaced and additional signage will be provided where necessary, per the code and submitted under a separate Sign Application for Staff review.



MAP SOURCE: Town of Easton Planning and Zoning

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS                                              | SIZE OF PROPERTY |
|-----------------|-------------------|-------------------------------|----------------------------------------------------------------|------------------|
| CG              | Existing building | Office, Commercial            | Proposed exterior renovation for Wendy's fast-food restaurant. | 37, 670 SF.      |





## COMPATIBILITY with the COMPREHENSIVE PLAN

The applicant proposes to updated the exterior architecture for Wendy's fast-food restaurant.

The integrated use is desirable for the existing commercial site. Natural features do not determine the design of the site. The existing site is heavily dependent on pass-by trips and appropriate vehicular parking and circulation. There are existing aisles and parking spaces. Open spaces are not applicable because the sites' location. The applicant proposes architecture compatible with zoning classification, design and materials of neighboring buildings. The site is compatible with the existing uses in this area and is an acceptable use for zoning classification CG.

## PROPERTY HISTORY

- Annexed in 1951.
- 2012/03/22 Monument Sign Permit.
- Current owner "DAVCO Restaurants Inc" c/o Robert W. Schaefer.

## COMPATIBILITY with the ZONING ORDINANCE

The proposed use qualifies as "**Restaurant, fast food**" is Permitted with a Special Exception in the **CG** Zone.

### 28-114 page 1-40

*"**Restaurant, fast food** – An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping or containers. Fast food restaurants may also include drive-thru windows."*

### 28-201 table 2.1 (B) 66

### CG

|                           |    |    |   |    |    |    |    |    |   |   |   |   |    |  |
|---------------------------|----|----|---|----|----|----|----|----|---|---|---|---|----|--|
| 66. Restaurant, Fast Food | -- | -- | - | -- | SE | SE | SE | SE | - | - | - | - | -- |  |
|---------------------------|----|----|---|----|----|----|----|----|---|---|---|---|----|--|

## SECTION 28 – 406 CG - GENERAL COMMERCIAL DISTRICT

### 28 – 406.1 PURPOSE

*The purpose of this district is to provide appropriate locations for a broad range of intensive commercial activities. Provision is made for the accommodation of a wide range of business pursuits, including retail, wholesale, storage and contracting activities.*

*Uses which may be potentially detrimental to a neighborhood for such reasons as odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of fire or explosion shall not be permitted.*

### 28 – 406.2 DEVELOPMENT STANDARDS

*The following minimum development standards shall be observed in the CG District:*

#### A. Lot Standards:

- *Minimum lot size – All lots hereafter established shall be not less than 20,000 square feet*
- *Lot frontage – Each lot hereafter established shall have a minimum frontage on a public street or way of sixty (60) feet.*



- B. Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.*
- C. Setback requirements for all lots and uses:*
- Front setback – All structures shall be setback at least twenty-five (25) feet.*
  - Rear setback – All structures shall be setback at least fifteen (15) feet from the rear property line (except for fences).*
  - Side setbacks – A minimum of two side yards of ten (10) feet each (except for fences).*
- D. Building Envelope – All lots shall have a minimum building envelope of twenty (20) feet deep by thirty (30) feet wide.*
- E. Height limitations – fifty (50) feet.*
- F. Lot coverage – by all buildings and structures shall not exceed fifty (50%) percent.*
- G. All on-site lighting unless approved otherwise by the Planning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.*
- H. All off-street loading and unloading areas shall be screened from view by permanent, decorative screens or natural plantings, a minimum of eight (8) feet in height.*
- I. All areas not devoted to buildings or parking areas shall be landscaped and maintained in accordance with Section 28 – 1014 of this Ordinance.*

### **28 – 1001.3 PARKING REQUIREMENTS**

- J. Except under the provisions of subsections B and C below, all uses of land and structures shall adhere to the following parking requirements:*

#### **42. Restaurant:**

- a. Carry-out – 1 space per 300 square feet of gross floor area plus 1 space per delivery vehicle.*
- b. Fast Food – 1 space per 50 square feet of gross floor area, plus 5 stacking spaces per drive-thru window. The existing dining room has 1, 043 square feet of gross floor area. The required guest parking is 20.86 parking spaces, plus 5 stacking spaces for the drive through window. There's a minimum of 26 parking spaces required. The existing site has 47 parking spaces. The Staff finds that the existing parking is adequate.*
- c. Sit Down – 1 space per 50 square feet of gross floor area.*

### **Action Required by the Board/Commission:**

*Section 28-301.2 F of the Zoning Ordinance states:*

- F. Where the submission of a site plan for a proposed use or development activity is required under this section, the site plan shall not be approved unless:*



1. *the site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Easton;*
2. *the site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance;*
3. *the proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation;*
4. *the site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and*
5. *the site plan improves the water quality of the Chesapeake Bay or its tributaries.*

“J. Review the proposed construction of any street, square, park, or other public way, ground or open space, or public building or structure, or public utility, whether public or privately owned to determine whether the location, character, and extent of such development is consistent with the Comprehensive Plan, as per Section 3.08 of Article 66B of the Annotated Code of Maryland.”

### **Items for Consideration and Staff Comments:**

- This issue is before the Commission to approve or deny the architectural renderings of the Wendy's – Fast Food Restaurant.
- Upon Planning Commission decision, applicant will need to obtain a Grading Permit Application and Certificate of Occupancy & Signage Application approval and appropriate building permits for the exterior building.
- **APPROVE the architecture Request.** If -
- The Commission finds that the proposed site plan is in accordance with the Zoning Ordinance as outlined above.
- **DENY the architecture Request.** If -
- The Commission finds that the proposed site plan is not in accordance with the Zoning Ordinance as outlined above and is so off the mark that a brand-new application should be submitted.



**APPROVE THE architecture Request subject to conditions. If -**

- The Commission finds that the proposed use is not in accordance, but could be subject to specified conditions.

Based on the information provided in the application, Staff recommends the Commission **APPROVE the architecture for the proposed Wendy's – Fast Food Restaurant subject to the following conditions:**

- The applicant submits a Grading Permit Application and Site Plan, for Staff level review, depicting the location and any associated changes.
- The applicant submits a Certificated of Occupancy Update & Signage Application for Staff review, depicting the location of sign placement and details.



**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

**Planning Commission Concept, Use, and Design Application****Site Information**

|                        |                    |                                                                                    |                                                           |
|------------------------|--------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Structure's Floor Area | 2713               | Structure's Square Feet                                                            | 2713                                                      |
| Area of Disturbance    |                    | Number of Dwelling Units                                                           |                                                           |
| Property Size          | Acres .86          | Square Feet                                                                        | 37,670                                                    |
| Address                | 8275 Ocean Gateway |                                                                                    |                                                           |
| Tax Map                | 0103               | Grid 000EA                                                                         | Parcel 2861 Lot                                           |
| Zoning District        |                    | Historic District Y <input type="checkbox"/> N <input checked="" type="checkbox"/> | PRD Y <input type="checkbox"/> N <input type="checkbox"/> |
| Other Information      |                    |                                                                                    |                                                           |
| Existing Use           | Wendy's Restaurant |                                                                                    |                                                           |

**Owner**

|                 |                                                    |       |  |
|-----------------|----------------------------------------------------|-------|--|
| Name            | Wend American Group                                |       |  |
| Mailing Address | 4200 W 115th Street, Suite 200   Leawood, KS 66211 |       |  |
| Telephone No.   | 913.327.5555                                       | Email |  |

**Applicant / Agent**

|                 |                                         |       |                              |
|-----------------|-----------------------------------------|-------|------------------------------|
| Name            | Frank Shahlari (Lickel Architecture)    |       |                              |
| Mailing Address | 14 W 3rd Street   Kansas City, MO 64105 |       |                              |
| Telephone No.   | 913.708.1665                            | Email | frank@lickelarchitecture.com |

**General Information:**

|                                        |
|----------------------------------------|
| Refresh of existing Wendy's Restaurant |
|                                        |
|                                        |
|                                        |

***Any modifications during review shall warrant an updated application.******I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.***

Signature of Applicant or Agent

Date

8.30.2021

Printed Name of Applicant or Agent

Frank Shahlari

***For Office Use Only***

|                                 |  |
|---------------------------------|--|
| Planned Commission Meeting Date |  |
| Review Fee Amount               |  |
| Review Fee Paid Date            |  |
| ESDR Y / N Date                 |  |

Revised 02-2019







**LICKEL**  
ARCHITECTURE

14 West 3rd Street Suite 100  
Kansas City, MO 64105  
(P) 816.421.0707  
(F) 816.421.9291



PHONE: (913) 327-5555  
FAX: (913) 327-5850

**Wendy's**  
#004122 (NPCQB #6541)  
8275 OCEAN GATEWAY  
EASTON, MD

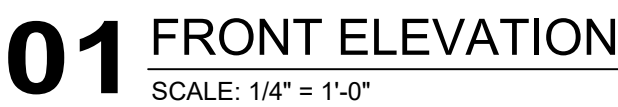
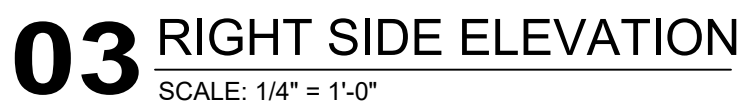
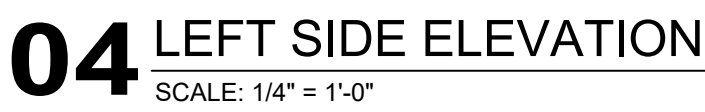
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| <div> <div>ISSUE DATE</div> <div>8.13.2021</div> </div> |      |             |
| PROJECT NUMBER                                          |      | W6541       |
| DRAWN BY XXXX                                           |      | FS          |
| CHECKED BY XXXX                                         |      | DL          |



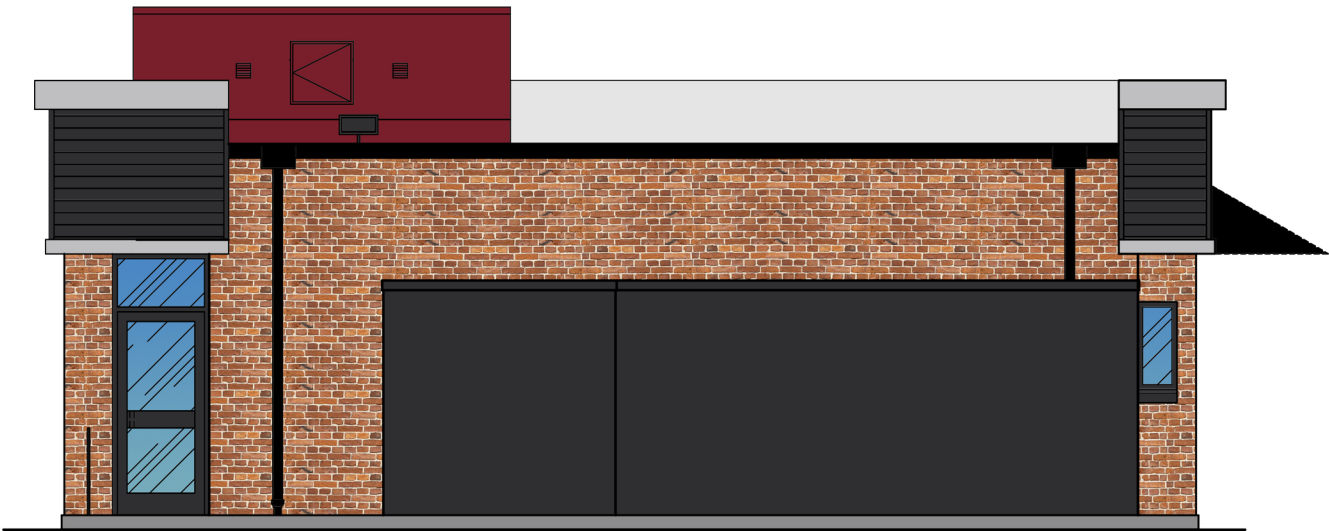
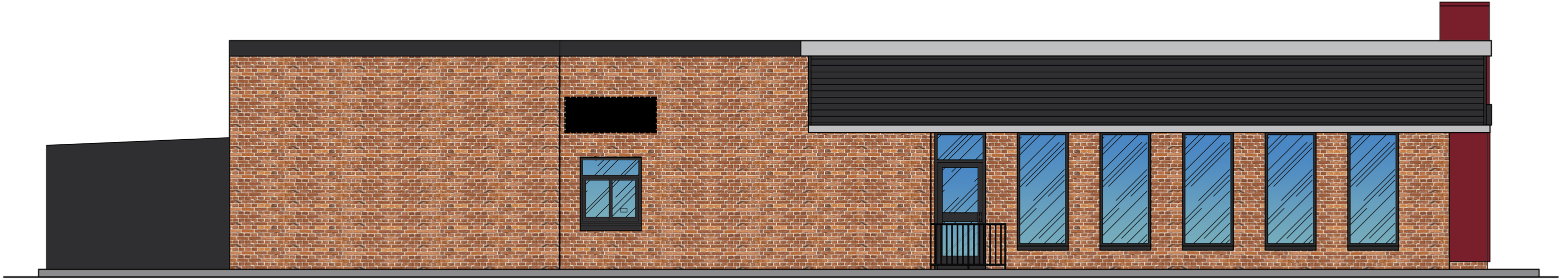
SHEET NAME  
EXTERIOR ELEVATIONS

SHEET NUMBER

## A2.1











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**Location:** 9240 Centerville Road  
**Nature of Request:** Architectural Approval for Clow, Armored Self-Storage, Phase Two.

- b. **Applicant:** Lane Engineering, LLC c/o Tim Glass  
**Owner:** Estate of Norris E. & Joyce W. Taylor, c/o Jeff Goodman.  
**Location:** 8480 Ocean Gateway  
**Nature of Request:** Architectural Approval for Burger King and Parking Waiver request.

**4. New Business**

- a. **Applicant:** Lickel Architecture, P.C. c/o Frank Shahlari  
**Owner:** Robert W. Schaefer Trustee c/o DAVCO Restaurants, Inc.  
**Location:** 8275 Ocean Gateway  
**Nature of Request:** Architectural Approval for renovation of Wendy's restaurant.

**5. Discussion Item**

- a. Workshop discussion concerning Subdivision Regulations.

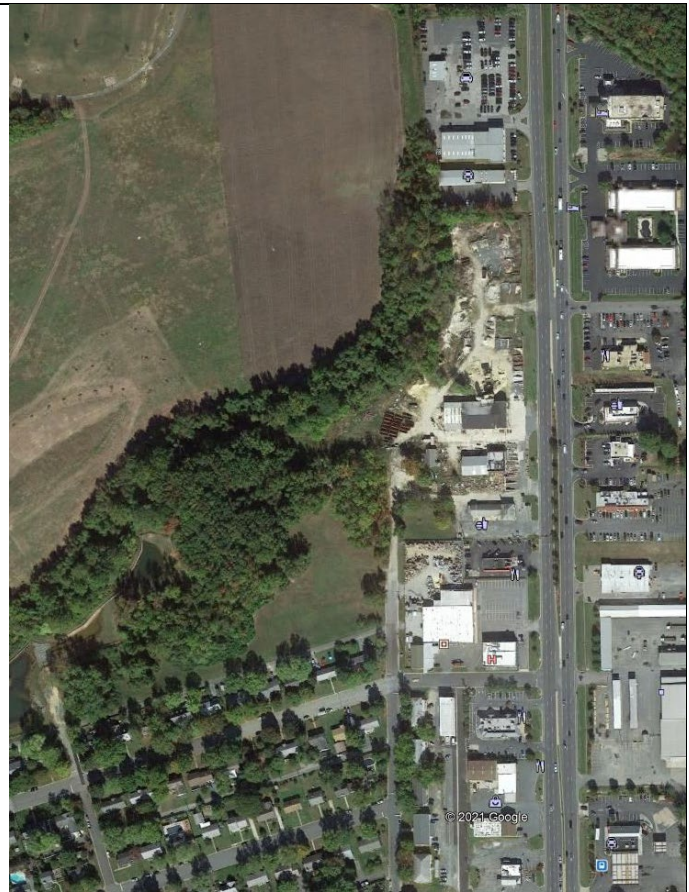
**6. Adjournment**



|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| <b>Docket/Case/Application Number: 21-</b>                                                                                 |
| <b>Applicant/Owner: Timothy Glass-Lane Engineering, LLC/Estate of Norris E. &amp; Joyce W. Taylor<br/>c/o Jeff Goodman</b> |
| <b>Address/Location: 8480 Ocean Gateway, Lot 1</b>                                                                         |
| <b>Tax Map: 0102 Parcel: 2943 Grid: 000 Deed Reference: 402/573 Plat Reference: N/A</b>                                    |
| <b>Public Hearing Date: September 16, 2021, 1:00 PM</b>                                                                    |
| <b>Staff: Joseph A. Mayer</b>                                                                                              |

### BRIEF SUMMARY OF REQUEST

The applicant is requesting Sketch Site Plan and Architectural Approval. The applicant has submitted the supporting data for the waiver request for parking spaces to the Town's Staff for review and approval under the request from the Planning Commission during the August 19, 2021 Meeting. The Staff finds that the additional supporting data provided by the applicant provides adequate parking for the site.



MAP SOURCE: Town of  
Easton Planning and Zoning

| EXISTING ZONING | EXISTING LAND USE                                    | SURROUNDING ZONING & LAND USE           | SITE IMPROVEMENTS                                      | SIZE OF PROPERTY   |
|-----------------|------------------------------------------------------|-----------------------------------------|--------------------------------------------------------|--------------------|
| CG              | Vacant Lot with existing buildings, material storage | R-10A<br>CG<br>CL<br>Office, Commercial | Proposed 3,091 SF<br>Burger King fast food restaurant. | Lot 1<br>1.266 Ac. |





## COMPATIBILITY with the COMPREHENSIVE PLAN

The applicant proposes a 3,091 sf Burger King fast food restaurant. In addition, the site will have associated SWM, site grading, utilities, parking and landscaping. The integrated use is desirable as this development is a commercial redevelopment of a vacant parcel that once was used as a building material supply yard as in the General Commercial zone. Integrated use on a single commercial parcel is not applicable to this application. Natural features determine the design of the site, where as the design respects and avoids existing stream buffers, woodlands and environmental features. The proposed use and design are heavily dependent on pass-by trips and appropriate vehicular parking and circulation. Aisle widths and parking spaces have been minimized to meet functional; requirements with maintaining vehicular and pedestrian safety. Open spaces are not applicable because the sites' location. The applicant proposes architecture compatible with zoning classification, design and materials of neighboring buildings. The signage will be provided where necessary and per the code. Building & canopy signage is proposed. A single monument sign is proposed along the route 50 frontage. The site is compatible with the existing uses in this area and is an acceptable use for zoning classification CG. The site was formerly used by Norris Taylor Contractors including buildings, concrete batch plant, material storage and stockpile area.

## PROPERTY HISTORY

- Annexed in 1967.
- 2006/05/15 Wall Sign Permit.
- 2010/02/01 Case#08-0256 Property Maintenance.
- 2010/03/18 Sign Permit #10-7936 for free standing sign.
- 2012/02/15 Case#12-0160 Property Maintenance.
- 2014/10/03 Demo Permit #14-10677
- Current owner "The Estate of Norris E. & Joyce W. Taylor" c/o Jeff Goodman.
- 2021/07/28 ESDR Submittal.
- 2021/08/17, BOZA Special Exception SE-817/SE-21-08 Applicant has filed for a special exception for Section 28 201 Table 2.1 (B) 66 of the Zoning Ordinance for fast-food restaurant.

## COMPATIBILITY with the ZONING ORDINANCE

The proposed use qualifies as "**Restaurant, fast food**" is Permitted with a Special Exception in the **CG** Zone.

### 28-114 page 1-40

***"Restaurant, fast food** – An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping or containers. Fast food restaurants may also include drive-thru windows."*

### 28-201 table 2.1 (B) 66

### CG

|                           |    |    |   |    |    |    |    |    |   |   |   |   |    |  |
|---------------------------|----|----|---|----|----|----|----|----|---|---|---|---|----|--|
| 66. Restaurant, Fast Food | -- | -- | - | -- | SE | SE | SE | SE | - | - | - | - | -- |  |
|---------------------------|----|----|---|----|----|----|----|----|---|---|---|---|----|--|

## SECTION 28 – 406 CG - GENERAL COMMERCIAL DISTRICT



## **28 – 406.1 PURPOSE**

*The purpose of this district is to provide appropriate locations for a broad range of intensive commercial activities. Provision is made for the accommodation of a wide range of business pursuits, including retail, wholesale, storage and contracting activities.*

*Uses which may be potentially detrimental to a neighborhood for such reasons as odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of fire or explosion shall not be permitted.*

## **28 – 406.2 DEVELOPMENT STANDARDS**

*The following minimum development standards shall be observed in the CG District:*

### *A. Lot Standards:*

- *Minimum lot size – All lots hereafter established shall be not less than 20,000 square feet*
- *Lot frontage – Each lot hereafter established shall have a minimum frontage on a public street or way of sixty (60) feet.*

### *B. Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.*

### *C. Setback requirements for all lots and uses:*

- *Front setback – All structures shall be setback at least twenty-five (25) feet.*
- *Rear setback – All structures shall be setback at least fifteen (15) feet from the rear property line (except for fences).*
- *Side setbacks – A minimum of two side yards of ten (10) feet each (except for fences).*

### *D. Building Envelope – All lots shall have a minimum building envelope of twenty (20) feet deep by thirty (30) feet wide.*

### *E. Height limitations – fifty (50) feet.*

### *F. Lot coverage – by all buildings and structures shall not exceed fifty (50%) percent.*

### *G. All on-site lighting unless approved otherwise by the Planning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.*

### *H. All off-street loading and unloading areas shall be screened from view by permanent, decorative screens or natural plantings, a minimum of eight (8) feet in height.*

### *I. All areas not devoted to buildings or parking areas shall be landscaped and maintained in accordance with Section 28 – 1014 of this Ordinance.*

## **28 – 1001.3 PARKING REQUIREMENTS**

### *J. Except under the provisions of subsections B and C below, all uses of land and structures shall adhere to the following parking requirements:*

#### **42. Restaurant:**

- a. Carry-out – 1 space per 300 square feet of gross floor area plus 1 space per delivery vehicle.*
- b. Fast Food – 1 space per 50 square feet of gross floor area, plus 5 stacking spaces per drive-thru window.*
- c. Sit Down – 1 space per 50 square feet of gross floor area.*



## **Action Required by the Board/Commission:**

*Section 28-301.2 F of the Zoning Ordinance states:*

*F. Where the submission of a site plan for a proposed use or development activity is required under this section, the site plan shall not be approved unless:*

- 1. the site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Easton;*
- 2. the site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance;*
- 3. the proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation;*
- 4. the site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and*
- 5. the site plan improves the water quality of the Chesapeake Bay or its tributaries.*

*“J. Review the proposed construction of any street, square, park, or other public way, ground or open space, or public building or structure, or public utility, whether public or privately owned to determine whether the location, character, and extent of such development is consistent with the Comprehensive Plan, as per Section 3.08 of Article 66B of the Annotated Code of Maryland.”*

## **Items for Consideration and Staff Comments:**

- This issue is before the Commission to approve or deny the Site Plan, Parking Waiver Request and its architectural renderings of the Burger King – Fast Food Restaurant.





- Upon Planning Commission decision, applicant will need to obtain Final Site Plan approval and appropriate building permits for the installation of the proposed building. A Special Exception from the Easton Board of Zoning Appeals was approved for the use of a Fast-Food Restaurant on August 17, 2021.
- Applicant submitted an ESDR Sketch Site Plan on 6/30/2021 depicting the Burger King – Fast Food Restaurant footprint and location. The plans were reviewed by Staff at the ESDR Meeting on 7/28/2021.

**APPROVE the Site Plan, architecture and Parking Waiver Request. If -**

- The Commission finds that the proposed site plan is in accordance with the Zoning Ordinance as outlined above.

**DENY the Site Plan, architecture and Parking Waiver Request. If -**

- The Commission finds that the proposed site plan is not in accordance with the Zoning Ordinance as outlined above and is so off the mark that a brand-new application should be submitted.

**APPROVE THE Site Plan and Parking Waiver Request subject to conditions. If -**

- The Commission finds that the proposed use is not in accordance, but could be subject to specified conditions.

Based on the information provided in the application, Staff recommends the Commission **APPROVE the sketch site plan, architecture and Parking Waiver for the proposed Burger King – Fast Food Restaurant subject to the following conditions:**

- The applicant submits a Development Site Plan, for Staff level review, depicting the location and any associated changes.

CLAIRE McLANE  
Land Development Consulting  
Regulatory Process Management

4405 WALSH STREET . CHEVY CHASE, MD 20815  
c 301 404. 2820  
clairemclane@residentialconceptsmd.com

September 1, 2021

Lynn Thomas, Town Planner  
Town of Easton  
14 S Harrison Street  
Easton, MD 21601

Mailing address: PO Box 520  
Easton MD 21601

RE: 8480 Ocean Gateway - proposed Burger King restaurant  
Parking waiver for 26 parking spaces for fast food restaurant in the commercial general (CG) zone

Dear Town of Easton,

This letter is to expand on reasons for the request for the parking waiver request for 26 spaces in the CG zone for a new Burger King restaurant proposed at 8480 Ocean Gateway..

As previously noted, the Easton Zoning Ordinance (Section 28-100.3 Parking Requirements, #42, part B - Restaurants: Fast Food) calls for one parking space per 50 SF of gross floor area plus 5 stacking spaces per drive-through window. This translates to a minimum of 62 spaces on this site.

The sketch site plan for this new restaurant shows the floor area of the proposed building will be 3091 SF with space for 56 indoor seats. The plan provides 36 spaces including stack lanes. This is a request for a 26-space deviation from the required 62 spaces.

There have been many studies regarding the correlation between parking demand, seating, and square foot area of fast food restaurants with drive-through, a category of Quick Service Restaurants (QSR). The Institute of Transportation Engineers has published data that is widely accepted. Data collected from the 1980's to the 2010's has been adopted as the basis for many zoning regulations throughout the country for various land use types.

Per the ITE website: *The Institute of Transportation Engineers (ITE) is an international membership association of transportation professionals who work to improve mobility and safety for all transportation system users and help build smart and livable communities. ... ITE is a community of transportation professionals including, transportation engineers, transportation planners, consultants, educators, technologists, and researchers.*

Historical ITE statistical data is based on the following average parking supply ratios for Land Use 934: Fast-Food Restaurant with Drive-Through. See "Parking Demand – Land Use 934: Fast Food Restaurant with Drive-Through Window", attached.

The average parking supply ratios for the study sites with parking supply information are as follows:

- In general urban/suburban setting, 15 spaces per 100 SF GFA (53 sites) and 0.6 spaces per seat (33 site)
- In dense multi-use urban setting, 8.7 spaces per 1000 sf GFA (8 sites) and 0.4 spaces per seat (4 site)

General urban/ suburban setting is described as “an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle. The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land use areas are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind the parking area or surrounded by parking...”

Based on the ITE parking ratios described for this setting, proposed values of 36 parking spaces and 56 dining seats would not match 15 spaces per 1000 SF (58.5 spaces) but would correlate with 0.6 spaces per seat (33.6 spaces). Thus, our proposal is in line with historical indicators for appropriate parking.

The latest ITE Parking Generation Manual, 5<sup>th</sup> Edition, was published in January, 2019.

This recent research by the Institute of Transportation Engineers about the relationship between parking demand and indoor seating requirements in Fast Food restaurants with Drive-Through revealed that the average peak period parking demand for seating was 34-37% (weekdays and Saturdays between 12 noon – 2 pm). The studies included 19-23 general urban/suburban locations. Each restaurant had an average of 95 seats. This means that an average of 35 seats would be occupied during lunchtime at restaurants included in this study.

Two graphs show the Peak Parking Demand per Seat, based on surveys of similar locations throughout the country. Page 1 is for a typical weekday and page 2 is for a typical Saturday. The average rate is typically utilized when determining whether parking is adequate to meet demand.

- As shown on page 1, the average weekday peak parking demand rate is 0.34 spaces/seat. Since our site has 56 seats, this would equate to a peak weekday parking demand of 19.04 spaces.
- As shown on page 2, the average weekend peak parking demand rate is 0.37 spaces/seat. Since our site has 56 seats, this would equate to a peak weekend parking demand of 20.72 spaces.

Per this recent data, the average peak parking demand rate indicates that the proposed parking spaces should be more than sufficient to meet anticipated demand.

There is a lot of published material related to right-sized parking calculations for proper land development planning. Right-sized calculations are important because they rely on more specific and local information than generalized, nationwide data. Below are some citations that pertain specifically to fast-food restaurants with drive-through service.

A May 2016 white paper by Kimley-Horn, a planning, surveying, engineering, and design consulting firm, called *Parking+* states that the study author has “rarely completed a single downtown parking study where the peak observed parking demands consumed the majority of the total parking spaces”. He further writes that the ITE and Urban Land Institute (ULI) parking standards are generally far too generous and often leave significant numbers of parking spaces empty at peak hours.

Donald C. Shoup, of the Department of Urban Planning at UCLA, wrote a 1999 paper titled “*The Trouble with Minimum Parking Requirements*”. His findings included this statistic from 1987: “On an average weekday, a fast food restaurant generates 316.1 vehicle round trips and a peak parking occupancy of 10 spaces per 1000 square feet of floor area. Therefore, 32 different cars occupy each parking space during an average day.” His argument for right-sized parking determination is that localized and specific land use should govern parking requirements rather than traditional square foot area calculations. The conclusion of many traffic experts is that the over-abundance of parking is costly and hinders efficient and sustainable land development.



The International Parking Institute, in May 2013, referenced Donald Shoup, in a publication titled *"Beyond Supply and Demand"*. The emphasis is on unique and situational parking demand requirements that consider local demands. The authors extrapolated localized data and correlated it with traditional definitions. This table shows that a fast food (sit down) restaurant has an adjusted parking generation rate of 5.9 spaces per 1000 sf. Although this table is specific to local restaurants in a medium sized city in Colorado, one can infer that a fast food drive-through in a smaller town might have a lesser parking generation rate.

Table 2. Restaurant Specific Generation Rates\*

| Restaurant Type      | Adjusted Generation Rate |                |
|----------------------|--------------------------|----------------|
| Four Star Steakhouse | 16.9                     | per 1,000 s.f. |
| Fast Food Sit Down   | 5.9                      |                |
| Coffeehouse          | 12.6                     |                |

If the data on this table could be applied in this case, then the parking requirement for the proposed restaurant might be 23 spaces (the proposed restaurant will be 3901 SF; the multiplier is  $5.9 \times 3.9 = 23$  parking spaces). This would be significantly fewer spaces than the planned 36 parking spots.

Regarding stacking, the design plan is to add signage or delineators (or both ) to direct vehicles up and around the drive through bypass lane and around the building so they approach the drive through lanes from the south and stacking is in the parking isle to avoid stacking into Route 50 at the entrance to the parking area. This traffic pattern allows cars to flow smoothly into the parking lot. Patrons may choose to park or simply pass around the left side of the building where there is ample stacking space for 8-10 cars behind the restaurant leading to the drive-through on the right side. Cars will exit easily after collecting food at the Drive-Through.

The future of the restaurant industry is changing. Technology will continue to improve and efficiencies in food service ordering, preparation, packaging, and delivery will increase. The trend for faster, more efficient drive-through service has been driven by both technology and by the desire for contactless service, particularly in the past 18 months because of Covid-19. But, even without the impact of the pandemic, it is clear from earlier industry trends that the tendency for patrons to minimize contact by utilizing delivery and drive-through options will continue to increase.

Industry indicators show that prior to 2020, more delivery and fast convenient food choices were on the rise, as are restaurant visits overall. Reduction in wait time and production improvements, as well as consumer tastes help the fast food industry grow by 4.6-5+% per year with revenue projections of over \$931 billion by 2027, according to Allied Market Research (April 2020) . Quick service restaurants including fast food drive-through, represent over 43% of this market.

As discussed in early August and expanded upon here:

1. The current parking requirement would be difficult to meet on the proposed lot due to the size, shape, and natural features of the portion of the subject property proposed for redevelopment while also meeting the requirements for SECTION 28 – 1014 LANDSCAPING AND BUFFERING and storm water management.
2. There is an existing Burger King restaurant approximately one mile away at 8192 Ocean Gateway. The building is 2905 SF with about 69 parking spaces. Data from 2018 and 2019 for the existing Burger King restaurant demonstrates that walk-in traffic has generally been a lighter compared to drive-through traffic, which is in turn increasing. Overall, Easton Burger King customer traffic, particularly drive-through, is projected to grow, perhaps at the store's historic rate of 5% or the industry projected rate of 5.1 % (Allied Market Research, April 2020). By the owner's observation over twenty years, the parking spaces for this restaurant have never been completely occupied, even during peak hours.

| existing Easton BK - 8192 Ocean Gateway         |             |                    |                 |                 |                    |                 |
|-------------------------------------------------|-------------|--------------------|-----------------|-----------------|--------------------|-----------------|
| 2905 SF fast food restaurant with drive-through |             |                    |                 |                 |                    |                 |
|                                                 | all traffic | walk-in traffic    | walk-in traffic | walk-in traffic | drive-thru traffic |                 |
|                                                 | increase    | % of total traffic | % change        | % of drive-thru | % change           | % total traffic |
| 2018                                            |             |                    | 44%             | 79%             |                    | 55.70%          |
| 2019                                            | 5.80%       | 44.40%             | 6.50%           | 80%             | 5%                 | 55.50%          |
| 2020                                            | -54.10%     | 24.40%             | -30.70%         | 32%             | -23.90%            | 75.60%          |
| *2021                                           | 44.00%      | 28.40%             | 67.40%          | 39%             | 36.50%             | 71.60%          |
| **2022                                          | 24.20%      |                    |                 |                 |                    |                 |
| ***2023                                         | 5.10%       |                    |                 |                 |                    |                 |

\*2021 data amortized from YTD 9/6

\*\*2022 projection based on return to pre-pandemic 2019 traffic volume

\*\*\*2023 projection based on industry anticipated fast food increase 5.1%

3. Recent customer traffic figures reveal that walk-in customers declined over 54% during 2020 compared with 2019, most likely due to the pandemic. It is notable that the ratio of walk-in traffic to drive-through traffic fell dramatically in 2020, from 80% to only 32%. Sales numbers reinforce that drive-through business is up and walk-in business is down. Drive-through traffic increased 24%, and this trend is forecasted to continue in the future as many dining patrons prefer not to enter restaurants any longer.
4. The negative influence of Covid-19 on restaurant dining, as a whole, is widely recognized. Although the industry anticipates (and hopes for) a general resurgence of restaurant visits, the drive-through surge is highly likely to continue as more patrons want quicker, low-contact service. There have been many statistics and numerous published expert opinions stating that carry-out and delivery food service will dominate the industry for some time. The National Restaurant Association and other groups say that the fast food segment of the industry is growing very fast and will continue to grow, particularly with efficient drive-through service.
5. The number of parking spaces of nearby take-out restaurants seems to be significantly less than the current zoning requirement. Other fast food/take out restaurant in the immediate area do not generally offer as many parking spaces on their properties as might be expected for the relative size of those buildings. It is understood that some of these restaurants may have been built in previous years and thus not subject to the current Zoning Ordinance.
6. There is a MacDonald's restaurant at 8394 Ocean Gateway 1.1 mile and a five minute drive down the road, as well as several other take-out restaurants along the street between and on either side. Scaling the photo and comparing the number of parking spaces adjacent to each building, it is estimated that the new proposed Burger King will be approximately the same size or smaller than all or most of the existing take-out restaurants.
7. An aerial view on Google maps show that with the exception of Denny's, none of the restaurants have as many spaces as would seem to be required by the current code if the number of parking spaces for each of the other restaurants is based on square foot area of the buildings. Since trees and other features may obstruct parts of the aerial photograph, this table showing the number of parking spaces for each restaurant should be considered approximate. Although it is difficult to ascertain when aerial photos were taken, the picture attached shows many empty spaces in every restaurant parking lot. This might be an indicator that either the photo was taken before or after store hours, during off-peak times, or that there is a general over-abundance of parking at these sites. The photograph is attached, for your reference.
  - Denny's 62 spaces
  - Sakurai Sushi 20 spaces
  - Dunkin Donuts 19 spaces
  - Dairy Queen 20 spaces
  - MacDonald's 39 spaces
  - Arby's 27 spaces
  - Hardee's and Red Burrito 49 spaces
  - Hot off the Coals 14 spaces



Modern land planning is focused on preserving green space, as well as efficient population density. Goals of the Easton Zoning Ordinance include SECTION 28 – 1014 LANDSCAPING AND BUFFERING and Section 28-100.3 Parking Requirements, #42, part B - Restaurants: Fast Food.

We believe that the plan for 36 spaces is more than adequate to meet the demand for parking at this site and respectfully request a deviation from the current Town of Easton Zoning Ordinance parking space requirement of 62 spaces for this project. We would appreciate an allowance of 36 spaces instead of 62 spaces which is a reduction of 26 parking spaces so we can simultaneously meet the anticipated parking demand and the Town requirements for landscaping and buffering.

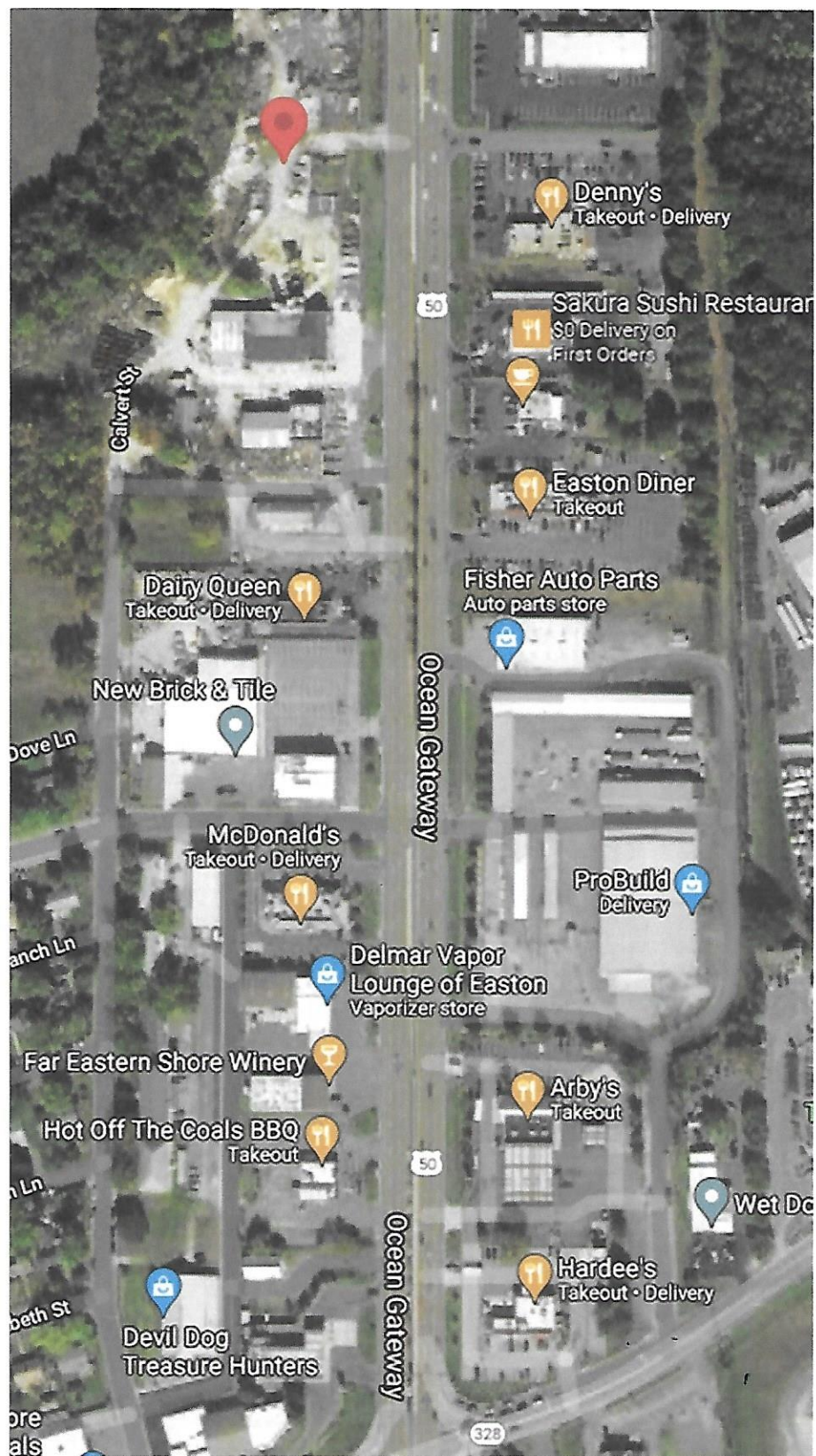
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John S. [unclear]", with a long horizontal line extending to the right.

agent - Potomac Foods Group





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

## Peak Period Parking Demand vs: Seats

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 1:00 p.m.

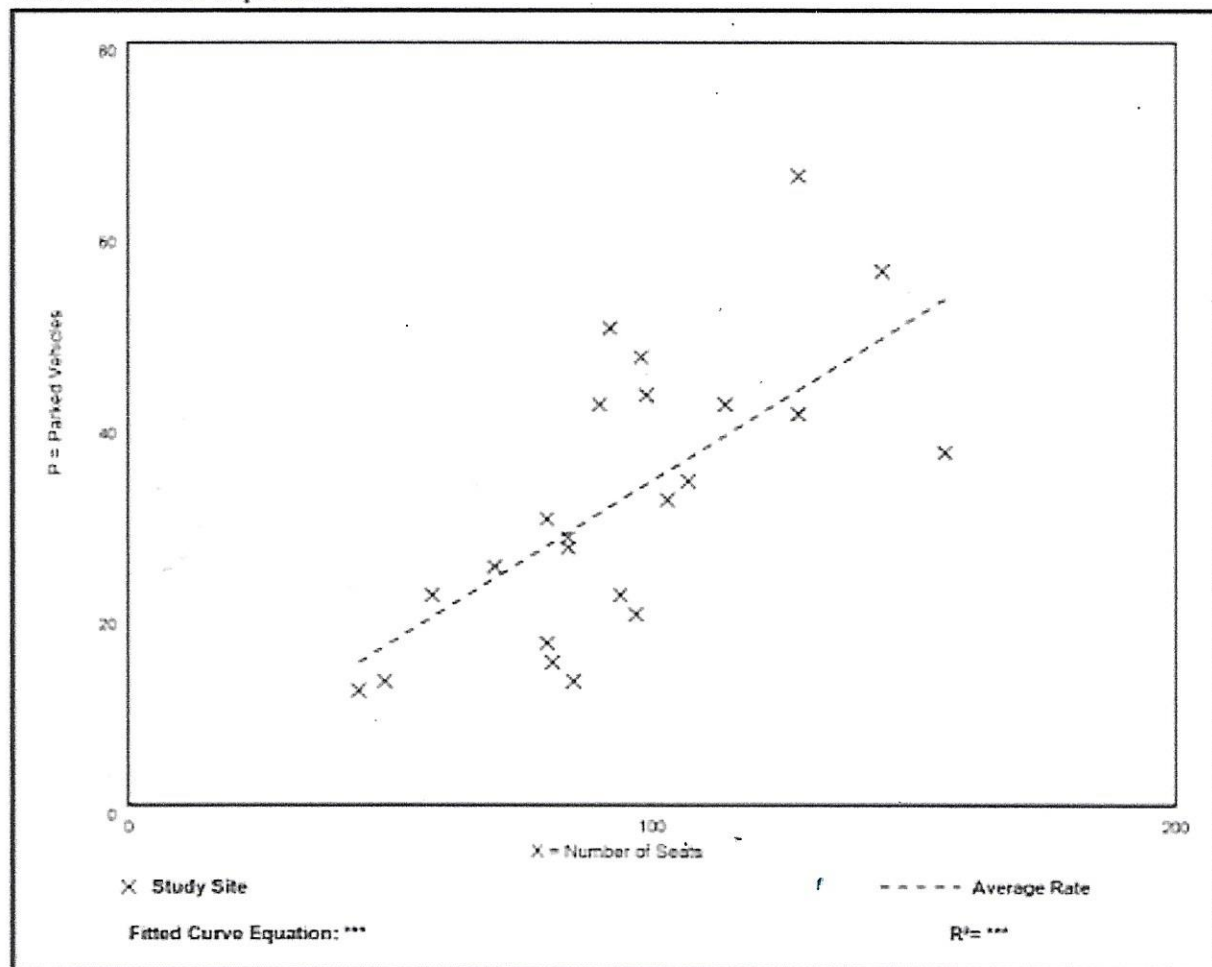
Number of Studies: 23

Avg. Num. of Seats: 94

## Peak Period Parking Demand per Seat

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|------------------------------------------|
| 0.34         | 0.15 - 0.54    | 0.27 / 0.47            | 0.30 - 0.38             | 0.11 (32%)                               |

## Data Plot and Equation



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

Peak Period Parking Demand vs: Seats

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand 12:00 - 2:00 p.m.

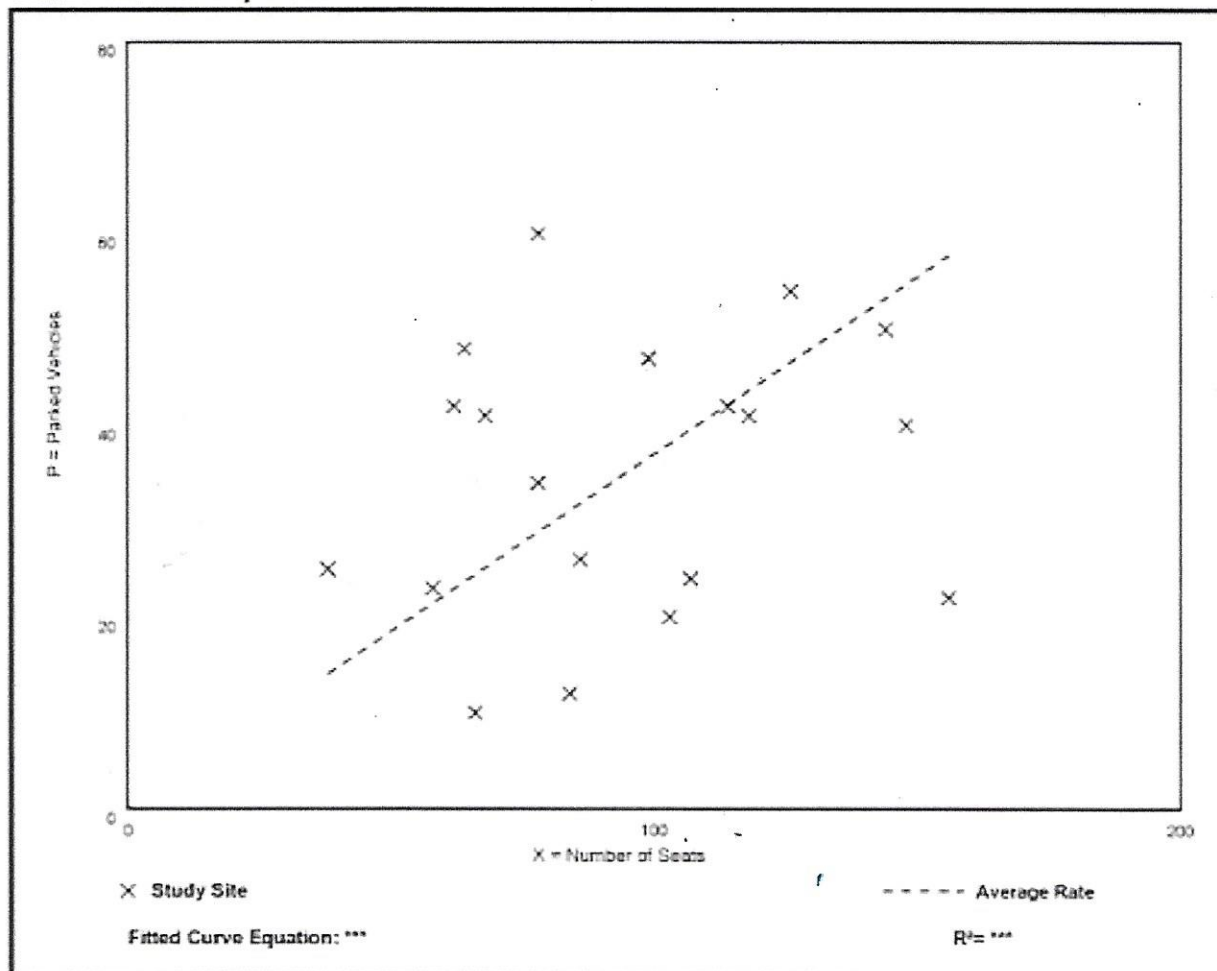
Number of Studies 19

Avg. Num. of Seats: 95

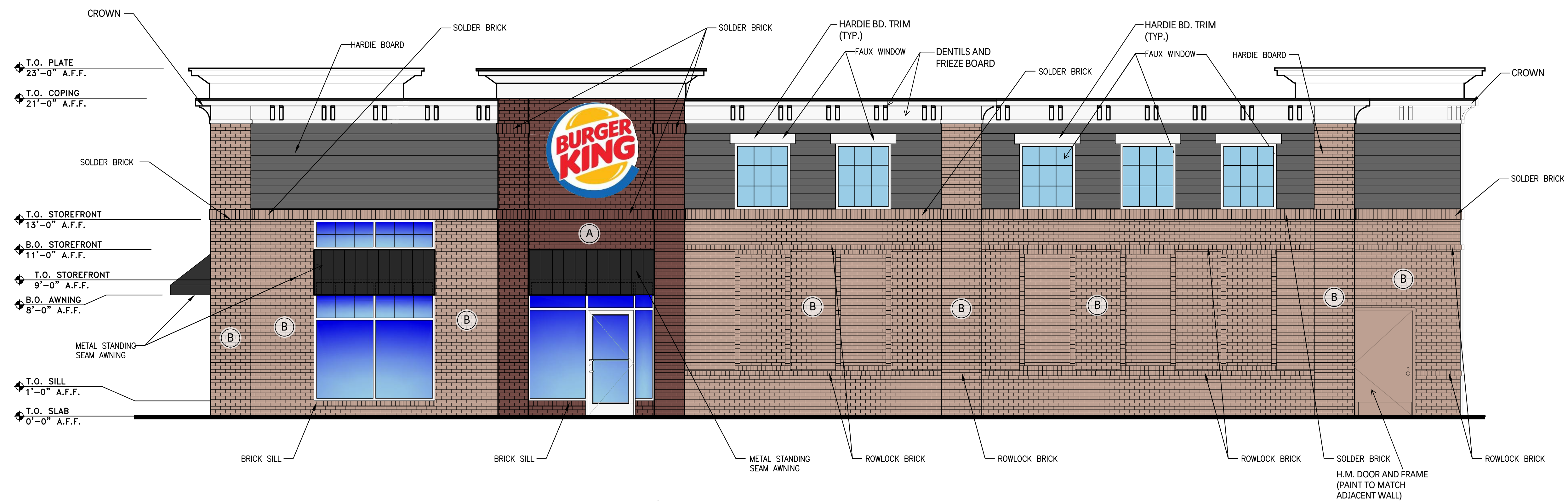
## Peak Period Parking Demand per Seat

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|------------------------------------------|
| 0.37         | 0.14 - 0.77    | 0.29 / 0.68            | ***                     | 0.19 (51%)                               |

## Data Plot and Equation



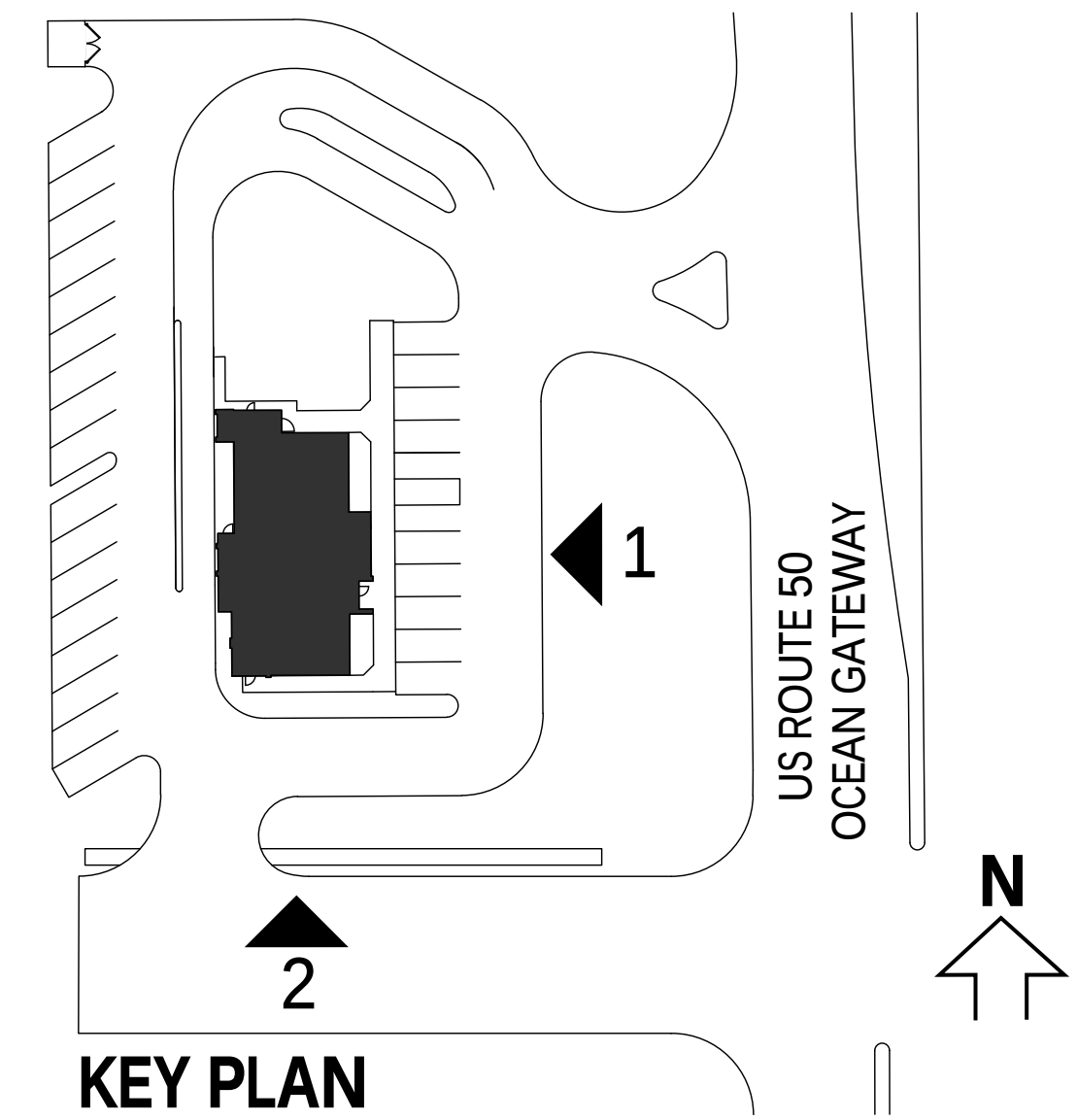
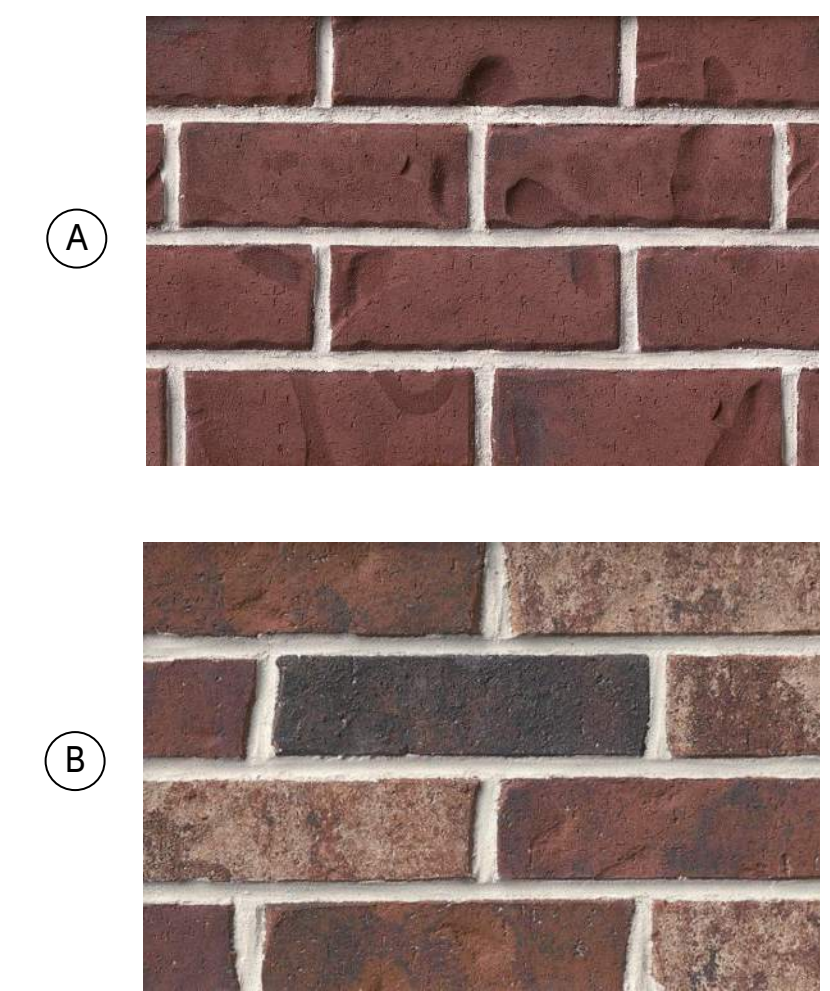




1 MAIN ENTRANCE ELEVATION (RIGHT-SIDE)  
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



KEY PLAN

Table with 2 columns: DATE, RELEASE. Rows include 09-08-21, DRB REVIEW, and a series of empty rows for future dates.

CHECKED BY: CY  
DRAWN BY: CY  
© 2021, AKA STUDIO, P.C. THESE DRAWINGS AND DESIGNS ARE PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES. THESE DRAWINGS OR ANY PART THEREOF MAY NOT BE USED FOR ANY PURPOSE OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF AKA STUDIO, P.C.

DRAWINGS FOR:  
MARK JAMES  
POTOMAC FOODS GROUP  
7611-N RICKENBACKER DR.  
GAITHERSBURG, MD 20879  
(703) 615-9543  
MARK@POTOMACFOODSGROUP.COM



AKA  
STUDIO, PC  
Architects & Interiors  
74 WOODSTOCK ROAD, ROSWELL, GA 30075  
(770) 642-9030 info@akastudio.com

PROJ: R-2104

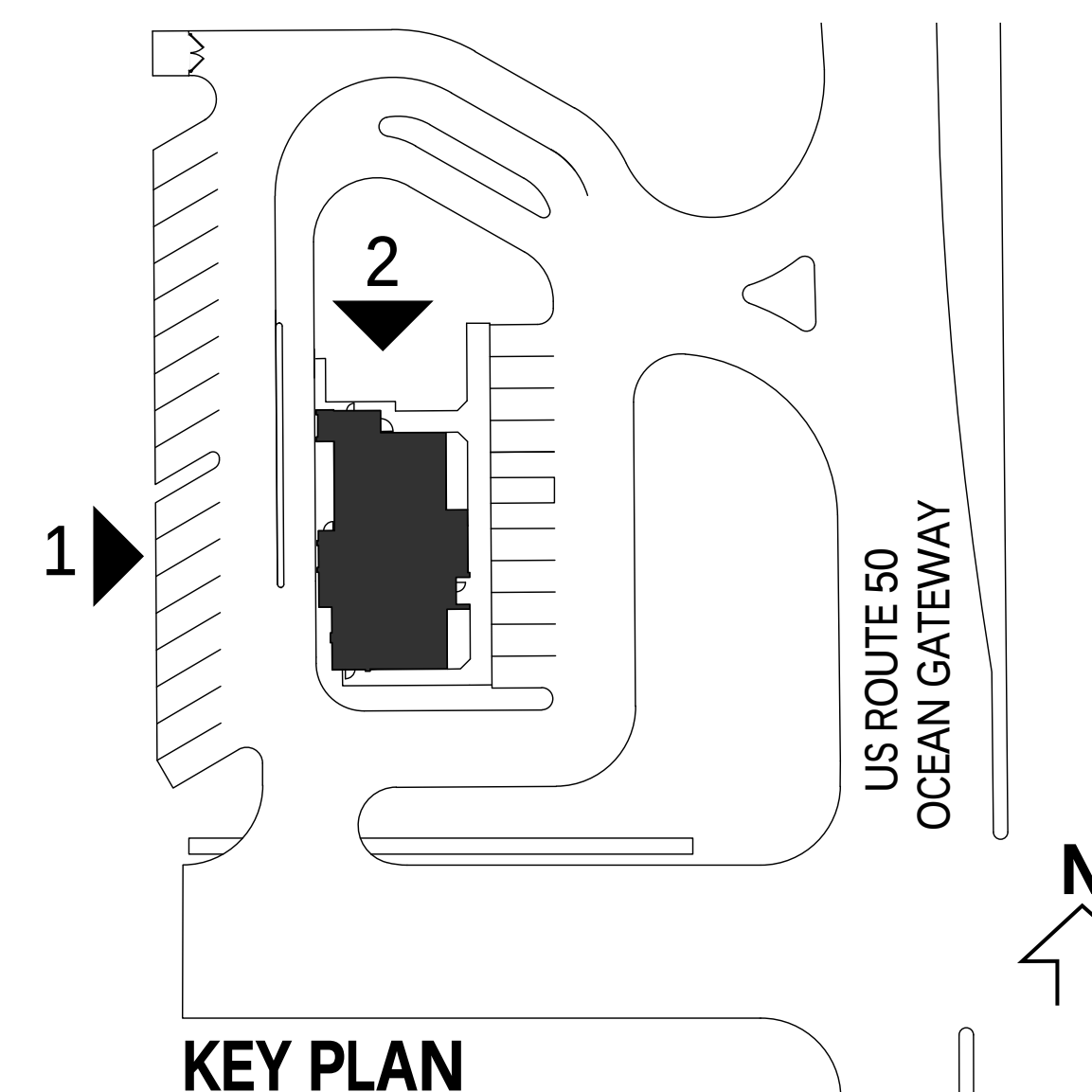
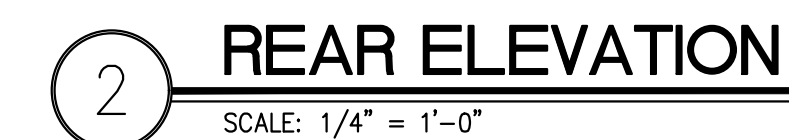
8480 OCEAN GATEWAY  
EASTON, MD 21601

BURGER KING  
RESTAURANT



EXTERIOR ELEVATIONS







## Planning Commission MEETING AGENDA

Thursday, September 16, 2021 - 1:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

**1. Call to Order**

**2. Approval of Minutes.**

- a. Approval of Minutes of previous meeting: 2021-08-19 Meeting Minutes

**3. Old Business**

- a. **Applicant:** Lane Engineering, LLC c/o Brett Ewing  
**Owner:** Clow Ventures, LLC  
**Location:** 9240 Centerville Road  
**Nature of Request:** Architectural Approval for Clow, Armored Self-Storage, Phase Two.

- b. **Applicant:** Lane Engineering, LLC c/o Tim Glass  
**Owner:** Estate of Norris E. & Joyce W. Taylor, c/o Jeff Goodman.  
**Location:** 8480 Ocean Gateway  
**Nature of Request:** Architectural Approval for Burger King and Parking Waiver request.

**4. New Business**

- a. **Applicant:** Lickel Architecture, P.C. c/o Frank Shahlari  
**Owner:** Robert W. Schaefer Trustee c/o DAVCO Restaurants, Inc.  
**Location:** 8275 Ocean Gateway  
**Nature of Request:** Architectural Approval for renovation of Wendy's restaurant.

**5. Discussion Item**

- a. Workshop discussion concerning Subdivision Regulations.

**6. Adjournment**





|                                                                                              |
|----------------------------------------------------------------------------------------------|
| <b>Docket/Case/Application Number: 21-</b>                                                   |
| <b>Applicant/Owner: Brett Ewing–Lane Engineering, LLC/Clow Ventures LLC</b>                  |
| <b>Address/Location: 9240 Centreville Road</b>                                               |
| <b>Tax Map: 0025 Parcel: 0238 Grid: 017 Deed Reference: 2333/00464 Plat Reference: 1/57A</b> |
| <b>Public Hearing Date: September 16, 2021, 1:00 PM</b>                                      |
| <b>Staff: Joseph A. Mayer</b>                                                                |

### BRIEF SUMMARY OF REQUEST

The applicant is requesting Architectural Approval for Phase 2.

The second phase is for a 20,000 SF building located adjacent to the existing building and perpendicular to Centreville Road. It will be fully visible from the road aside from what landscaping is proposed.



MAP SOURCE: Town of Easton Planning and Zoning

| EXISTING ZONING | EXISTING LAND USE                              | SURROUNDING ZONING & LAND USE                              | SITE IMPROVEMENTS                 | SIZE OF PROPERTY      |
|-----------------|------------------------------------------------|------------------------------------------------------------|-----------------------------------|-----------------------|
| I1              | Mini Warehouse – Indoor Armored Storage Rental | I1, R-10A, CR Industrial, Residential, Commercial, Airport | Indoor storage units and parking. | 5.08 Ac<br>221,284 SF |

**COMPATIBILITY with the COMPREHENSIVE PLAN**

The applicant proposes to complete the Phase Two building and requests architectural approval.

This is an existing industrially zoned property that is used industrially.

**PROPERTY HISTORY**

- Annexed in 1979.
- Subdivided in 1989 as part of the Easton Airport Phase 2.
- Transferred from Talbot County to “Delmarva Foundation” in 1990.
- Existing conditions built in 1990. Used as an office or medical use prior to being converted into indoor storage.
- Current owner “Clow Ventures LLC” Purchased the property in 2016.
- Site Plans approved on 2/7/2019.

**COMPATIBILITY with the ZONING ORDINANCE**

The existing and proposed use qualifies as “Mini-warehouse” and is outright Permitted in the I-1 Zone.

28 – 114 page 1-33

**“Mini-warehouse** – *Storage facilities located within a totally enclosed structure(s) used for the storage of nonflammable or non-explosive materials. Such facilities shall primarily serve the overflow storage needs of residents.*”

28 – 201 table 2.1 (B) 58

| USE                  | A-1 | R-7A | R-10A | R-10M | CR | CG | CL | I-1 | I-2 | BC | I | G/I | NOTES |
|----------------------|-----|------|-------|-------|----|----|----|-----|-----|----|---|-----|-------|
| 58. Mini-warehouses* | –   | –    | –     | –     | –  | –  | –  | P   | P   | P  | P | –   |       |

**SECTION 28 – 410 I-1 - SELECT INDUSTRIAL DISTRICT****28 – 410.1 PURPOSE**

The purpose of this district is to provide areas for industrial and related uses which can operate in a clean and quiet manner. Certain public facilities needed to serve the district and adjoining residential and commercial districts are permitted. Regulations are designed to protect abutting or surrounding districts; to establish standards for intensity of use and to guide the character of development. In keeping with the purpose of this district, no use may be permitted which may be detrimental to the area because of odor, smoke, dust, fumes, fire, noise, explosion, or open storage.

**28 – 410.2 DEVELOPMENT STANDARDS**

The following minimum development standards shall be observed in the I-1 District:

- The minimum lot size for all uses hereafter established shall be 40,000 square feet.
- Off-street parking shall be provided in accordance with the provisions of Section 28 – 1001
- All lots hereafter established shall have a frontage on a public street or way of at least one



- hundred (100) feet.
- d. Minimum setbacks for all uses shall be as follows:
    - a. Front – forty (40) feet from the property line.
    - b. side – ten (10) feet on each side of the property line (except for fences).
    - c. Rear – thirty (30) feet from the property line (except for fences).
  - e. Height limitations- thirty-five (35) feet.
  - f. Building Envelope - All lots shall have a minimum building envelope of thirty (30) feet deep by eighty (80) feet wide
  - g. Lot coverage by all buildings and structures shall not exceed fifty (50%) percent of the lot area.
  - h. There shall be no open storage on any lot or open areas, nor shall any products be displayed in open areas. All outside storage shall be adequately screened and landscaped in accordance with provisions of Section 28 – 1014 of this Ordinance.
  - i. All on-site lighting unless approved otherwise by the Planning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.
  - j. All off-street loading and unloading areas shall be screened from view by permanent decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in height, in accordance with the provisions of Section 28 – 1014 of this Ordinance.
  - k. All areas not devoted to buildings or parking areas shall be landscaped and maintained in a suitable manner, in accordance with the provisions of Section 28 – 1014 of this Ordinance.

### **Action Required by the Board/Commission:**

*Section 28-301.2 F of the Zoning Ordinance states:*

- F. Where the submission of a site plan for a proposed use or development activity is required under this section, the site plan shall not be approved unless:*
- 1. the site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Easton;*
  - 2. the site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance;*
  - 3. the proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation;*





4. *the site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and*
5. *the site plan improves the water quality of the Chesapeake Bay or its tributaries.*

### **Items for Consideration and Staff Comments:**

- This issue is before the Commission to approve or deny the architectural renderings for **Phase Two**
- Upon Planning Commission decision, applicant will need to obtain a Grading Permit Application and appropriate building permits for the proposed building.

#### **APPROVE the architecture Request. If -**

- The Commission finds that the proposed site plan is in accordance with the Zoning Ordinance as outlined above.

#### **DENY the architecture Request. If -**

- The Commission finds that the proposed site plan is not in accordance with the Zoning Ordinance as outlined above and is so off the mark that a brand-new application should be submitted.

#### **APPROVE THE architecture Request subject to conditions. If -**

- The Commission finds that the proposed use is not in accordance, but could be subject to specified conditions.

Based on the information provided in the application, Staff recommends the Commission **APPROVE the architecture for the proposed Phase Two subject to the following conditions:**

- The applicant submits a Grading Permit Application and Site Plan, for Staff level review, depicting the location and any associated changes.

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

**Planning Commission Concept, Use, and Design Application****Site Information**

|                        |                                       |                          |                                                                  |
|------------------------|---------------------------------------|--------------------------|------------------------------------------------------------------|
| Structure's Floor Area | 60,000                                | Structure's Square Feet  | 20,000 (footprint)                                               |
| Area of Disturbance    | 30,000 +/-                            | Number of Dwelling Units | N/A                                                              |
| Property Size          | Acres 5.011                           | Square Feet              | 218,279                                                          |
| Address                | 9240 Centreville RD, Easton, MD 21601 |                          |                                                                  |
| Tax Map                | 25                                    | Grid                     | 17                                                               |
|                        |                                       | Parcel                   | 238                                                              |
|                        |                                       | Lot                      | 4                                                                |
| Zoning District        | I 1                                   | Historic District        | Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
|                        |                                       | PRD                      | Y <input type="checkbox"/> N <input checked="" type="checkbox"/> |
| Other Information      |                                       |                          |                                                                  |
| Existing Use           | Warehouse/ Storage                    |                          |                                                                  |

**Owner**

|                 |                                   |       |                   |
|-----------------|-----------------------------------|-------|-------------------|
| Name            | Clow Ventures, LLC                |       |                   |
| Mailing Address | P.O. Box 146, Wye Mills, MD 21679 |       |                   |
| Telephone No.   | (410) 829-4728                    | Email | josh.clow@sun.com |

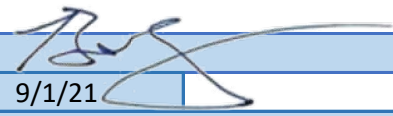
**Applicant / Agent**

|                 |                                            |       |                  |
|-----------------|--------------------------------------------|-------|------------------|
| Name            | Brett Ewing, Lane Engineering, LLC         |       |                  |
| Mailing Address | 117 Bay Street, Suite 2B, Easton, MD 21601 |       |                  |
| Telephone No.   | (410) 822-8003                             | Email | bewing@leinc.com |

**General Information:**

|                                                                       |
|-----------------------------------------------------------------------|
| Architectural review only of Phase II: Warehouse Building (3-stories) |
|                                                                       |
|                                                                       |
|                                                                       |

***Any modifications during review shall warrant an updated application.******I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.***

|                                    |                                                                                      |
|------------------------------------|--------------------------------------------------------------------------------------|
| Signature of Applicant or Agent    |  |
| Date                               | 9/1/21                                                                               |
| Printed Name of Applicant or Agent | Brett Ewing                                                                          |

***For Office Use Only***

|                                 |  |
|---------------------------------|--|
| Planned Commission Meeting Date |  |
| Review Fee Amount               |  |
| Review Fee Paid Date            |  |
| ESDR Y / N Date                 |  |

*Revised 02-2019*





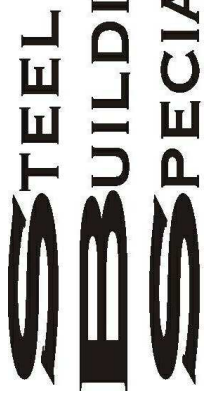
① 3D View 1

**Paul J. Gorman Architects**  
3928 Washington Blvd. Suite 201  
Baltimore, MD 21227  
Email: gormanarchitects@erols.com

Consulting Architect: Paul Gorman  
Architectural Statement: I certify that these documents were reviewed by and approved by me and I am a duly licensed architect under the laws of the state of Maryland.



License Number 7622  
Expiration Date 5.11.23

**STEEL  
BUILDING  
SPECIALISTS, INC.**

PHONE: (410) 247-9300

PROJECT NAME:  
**ARMORED STORAGE  
3-STORY**

EASTON, MARYLAND

SHEET ISSUE DATE:  
08/31/21

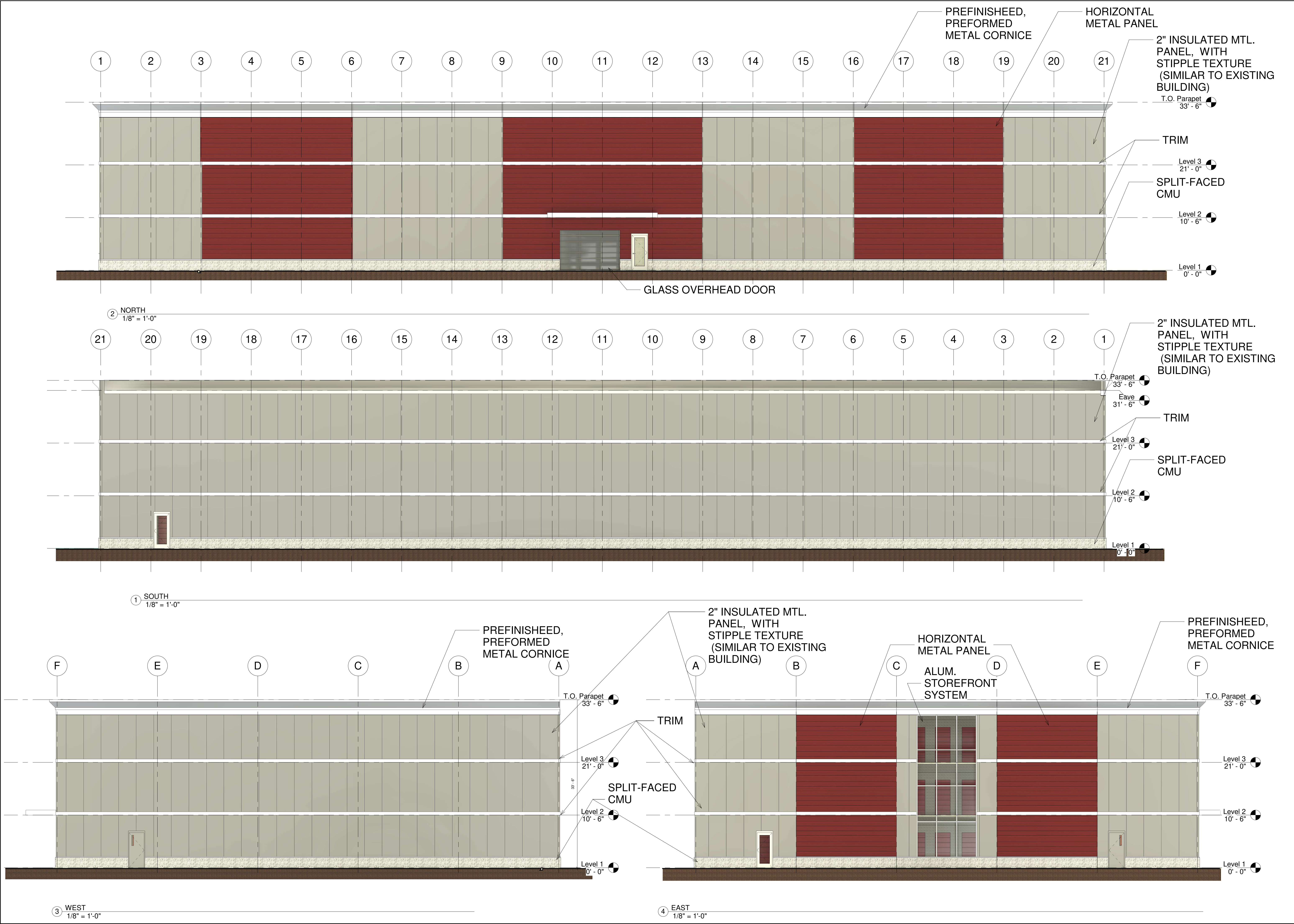
| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |

SHEET TITLE:  
  
RENDERING

SHEET:  
**A-1**

Scale





**Paul J. Gorman Architects**  
3928 Washington Blvd. Suite 201  
Baltimore, MD 21227  
Email: gormanarchitects@erols.com

Consulting Architect: Paul Gorman  
Architectural Statement: I certify that these documents were reviewed by and approved by me and I am a duly licensed architect under the laws of the state of Maryland.

**STATE OF MARYLAND**  
ARCHITECT  
License Number 7622  
Expiration Date 5.11.23

**STEEL BUILDING SPECIALISTS, INC.**  
PHONE: (410) 247-9300

**ARMORED STORAGE 3-STORY**  
EASTON, MARYLAND

PROJECT NAME:  
SHEET ISSUE DATE:  
08/31/21

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |

SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET:  
A-1.1

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



