



Bethesda Field Office
McDonald's USA, LLC
110 N. Carpenter Street
Chicago, IL 60607

November 11, 2024
Via Federal Express

Montgomery County Board of Appeals
100 Maryland Avenue
Suite 217
Rockville, Maryland 20850

Re: Modification to Special Exception S-2313
McDonald's 5214 River
5214 River Road
Bethesda, Maryland 20814
Montgomery County
BEPC# MDC240023.00

To Whom It May Concern:

McDonald's USA, LLC is pleased to submit the enclosed Modification to Special Exception Package for the above referenced site. We are excited to further the successful restaurant development of this area with the proposed improvements shown in the enclosed Modification to Special Exception Plan.

This request seeks a revision to increase the number of parking spaces from 34 to 39 stalls. This is proposed to be achieved with minor modifications to curb, gutter, paving and striping in two areas. No changes to the existing building or general pedestrian or vehicular circulation are being proposed with this plan.

The prior Modification to Special Exception S-2313 was adopted on November 17, 2010 by the Board of Appeals in accordance with Section 59-G-1.3(c).

The applicant requests the application be processed as an Administrative Modification, in accordance with the limited minor amendment procedures in section 59-G-1.3(c).

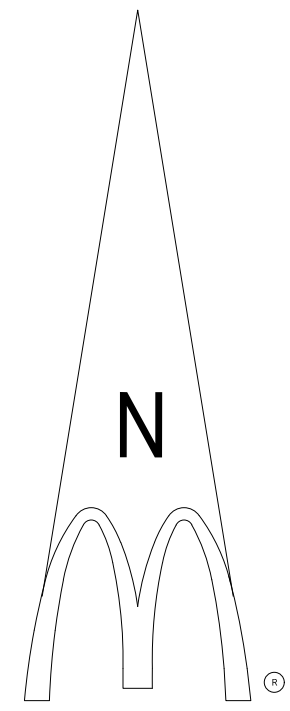
In support of this request, enclosed please find the following documents:

1. Check in the amount of \$1,512.50.
2. Two (2) copies of the List of Abutting and Confronting Property Owners and associated SDAT sheets.
3. Two (2) copies of the Modification to Special Exception S-2313 Plan, prepared by Bohler Engineering.

Lastly, please allow this letter to serve as official authorization for Bohler Engineering to act as the responsible agent on behalf of McDonald's USA, LLC in correspondence with Board of Appeals and/or attendance at board hearing(s) in place of McDonald's USA, LLC.

Sincerely,

Reinvestment Area Construction Manager | Bethesda Field Office
U.S. Restaurant Development | McDonald's USA, LLC
m: 215-518-6634 | e: gerald.glanzmann@us.mcd.com



LANDS N/F
FRANK PETER H
LIBER 58797 FOLIO 98
TM: HM123 G: 0000 P: P137

FRIENDSHIP
LANDS N/F
MARYLAND NATIONAL
CAPITAL PARK & PLANNING
COMMISSION
LIBER 57257 FOLIO 168
TM: HM123 G: 0000 P: P177

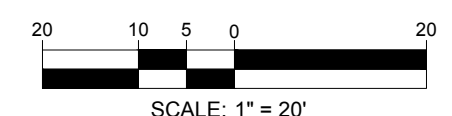
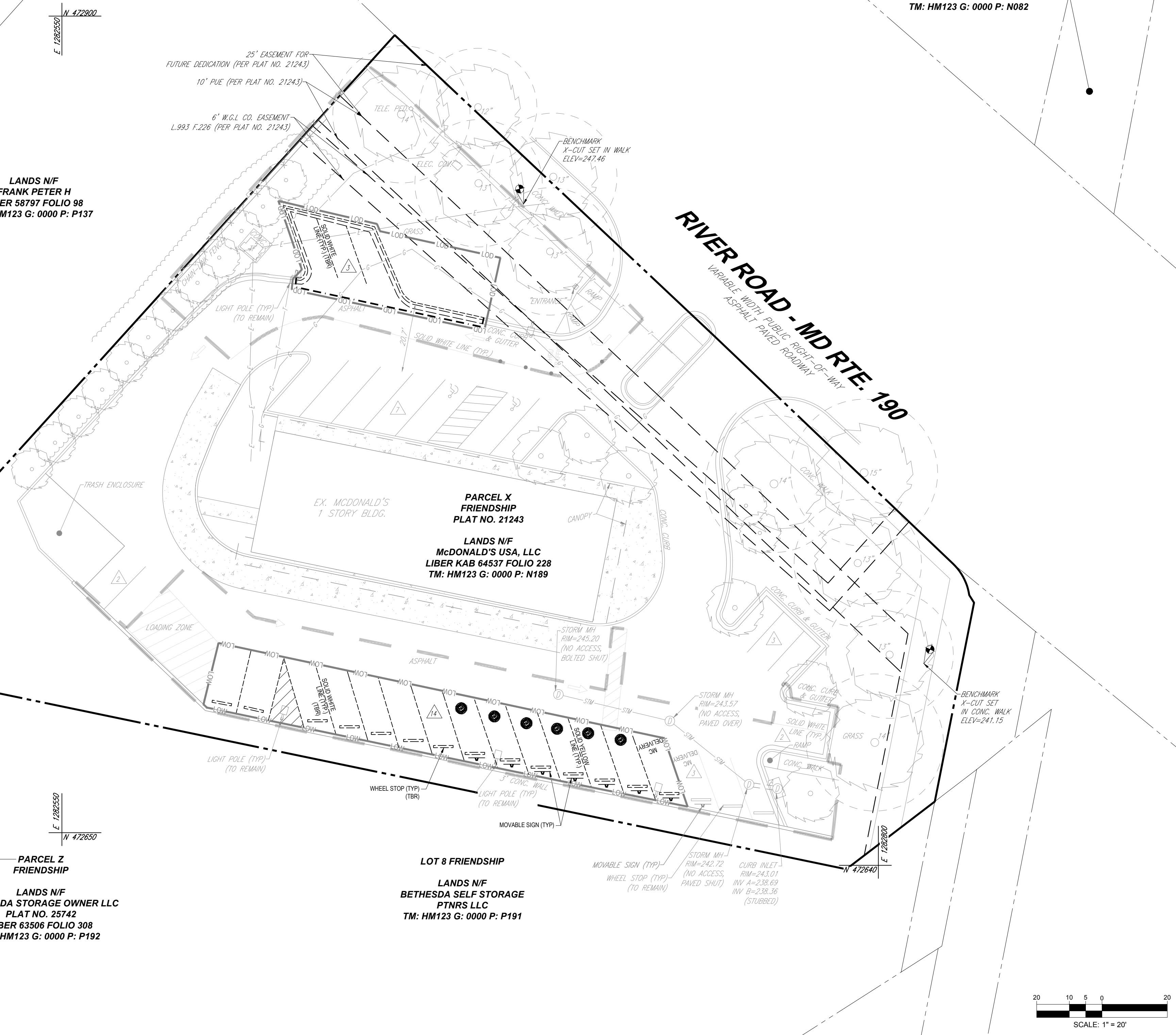
PARCEL Z
FRIENDSHIP
LANDS N/F
BETHESDA STORAGE OWNER LLC
PLAT NO. 25742
LIBER 63506 FOLIO 308
TM: HM123 G: 0000 P: P192

LOT 8 FRIENDSHIP
LANDS N/F
BETHESDA SELF STORAGE
PTNRS LLC
TM: HM123 G: 0000 P: P191

PARCEL X
FRIENDSHIP
PLAT NO. 21243
LANDS N/F
McDONALD'S USA, LLC
LIBER KAB 64537 FOLIO 228
TM: HM123 G: 0000 P: N189

PARCEL V FRIENDSHIP
LANDS N/F
ROYCO INC
PLAT NO. 18036
TM: HM123 G: 0000 P: N029

PARCEL J FRIENDSHIP
LANDS N/F
5201 RIVER ROAD LTD PTNSHIP LLLP
PLAT NO. 6358
LIBER 40483 FOLIO 183
TM: HM123 G: 0000 P: N082



GENERAL NOTES

- THIS PLAN IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING, AERIAL IMAGERY, AND COUNTY GIS LINEWORK.
- ZONING: CRT-0.75, C-0.75, R-0.5 AND H-40 ZONE (COMMERCIAL/RESIDENTIAL).
- CURRENT USE: MCDONALD'S RESTAURANT WITH DRIVE-THRU. PROPOSED USE: MCDONALD'S RESTAURANT WITH DRIVE-THRU.
- THERE ARE NO WETLANDS LOCATED ON SITE ACCORDING TO MD MERLIN.
- LIMIT OF DISTURBANCE (LOD) = 1,520 SF.
- M-N.C.P.P.C PRELIMINARY PLAN NO. 1-9980250 GOVERN THIS PROPERTY.
- SEE ORIGINAL SPECIAL EXCEPTION APPROVAL FOR DEVELOPMENT CRITERIA.

LEGEND	
EXISTING	
PROPERTY LINE	---
CURB	---
PARKING COUNT	△
STORM LINE	---
ELECTRIC LINE	---
GAS LINE	---
STORM MANHOLE	⊙
CONCRETE	⊙
TREE WITH CRZ TO REMAIN	⊙
LIMITS OF SURVEY	---
DEMO	
CURB AND GUTTER	---
PROPOSED	
LIMIT OF DISTURBANCE	LOD
LIMIT OF WORK	LOW
SAWCUT	---

DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBR)	TO BE REMOVED

ISSUE REF	BY	DESCRIPTION	DATE	REV	FINAL PLAN SIGNATURES
					P.M. _____
					G.C. _____
					O/O _____

PLAN APPROVALS	DATE
SIGNATURE (2 REQUIRED)	
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	
CO-SIGN SIGNATURES	
CONTRACTOR OWNER	

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
 ADDRESS 110 N. CARPENTER STREET CHICAGO, IL 60607

BOHLER™
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

9711 WASHINGTONIAN BLVD, SUITE 400
 GAITHERSBURG, MARYLAND 20878
 Phone: (301) 809-4500
 Fax: (301) 809-4501
 MD@BohlerEng.com

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

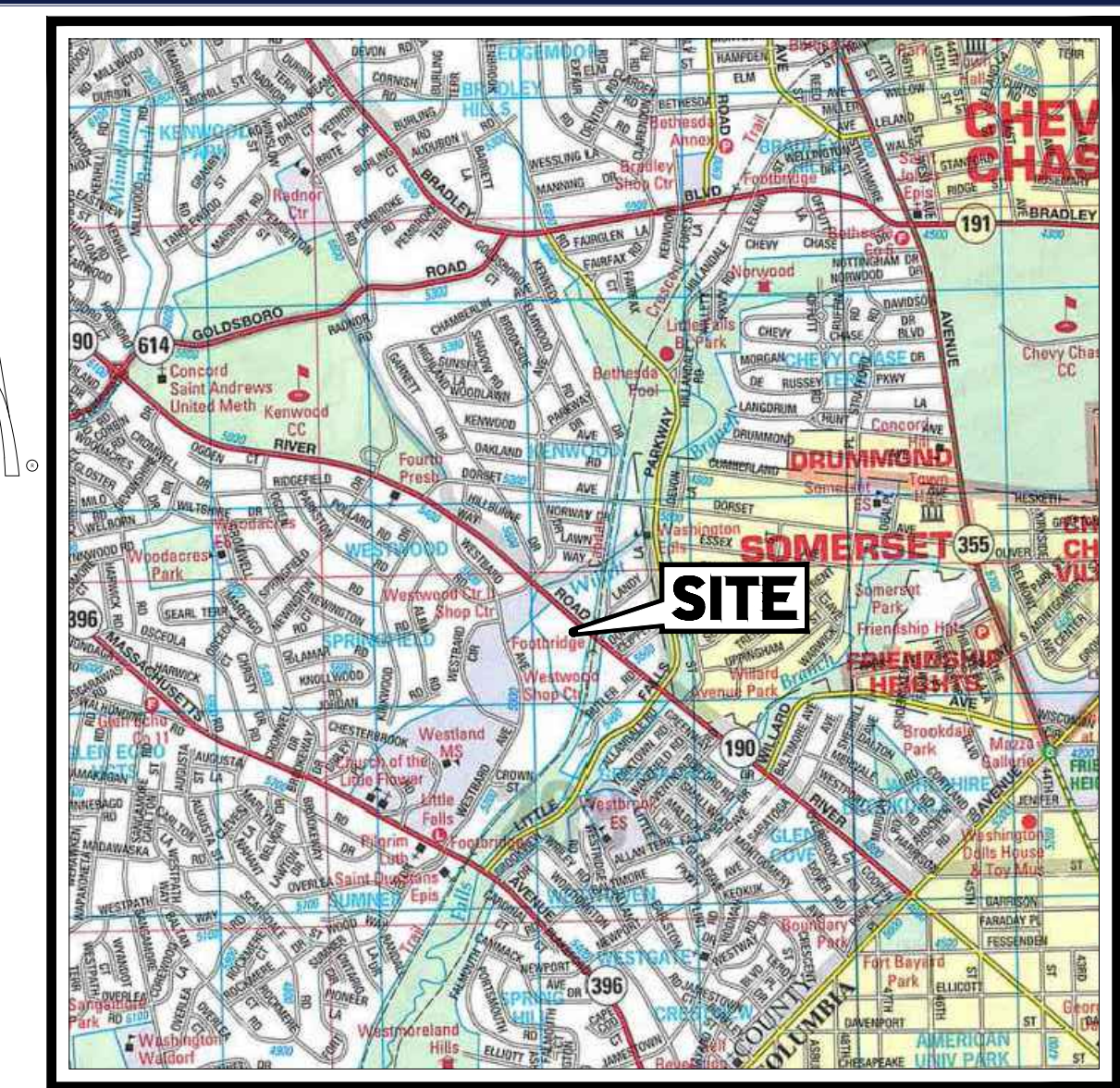
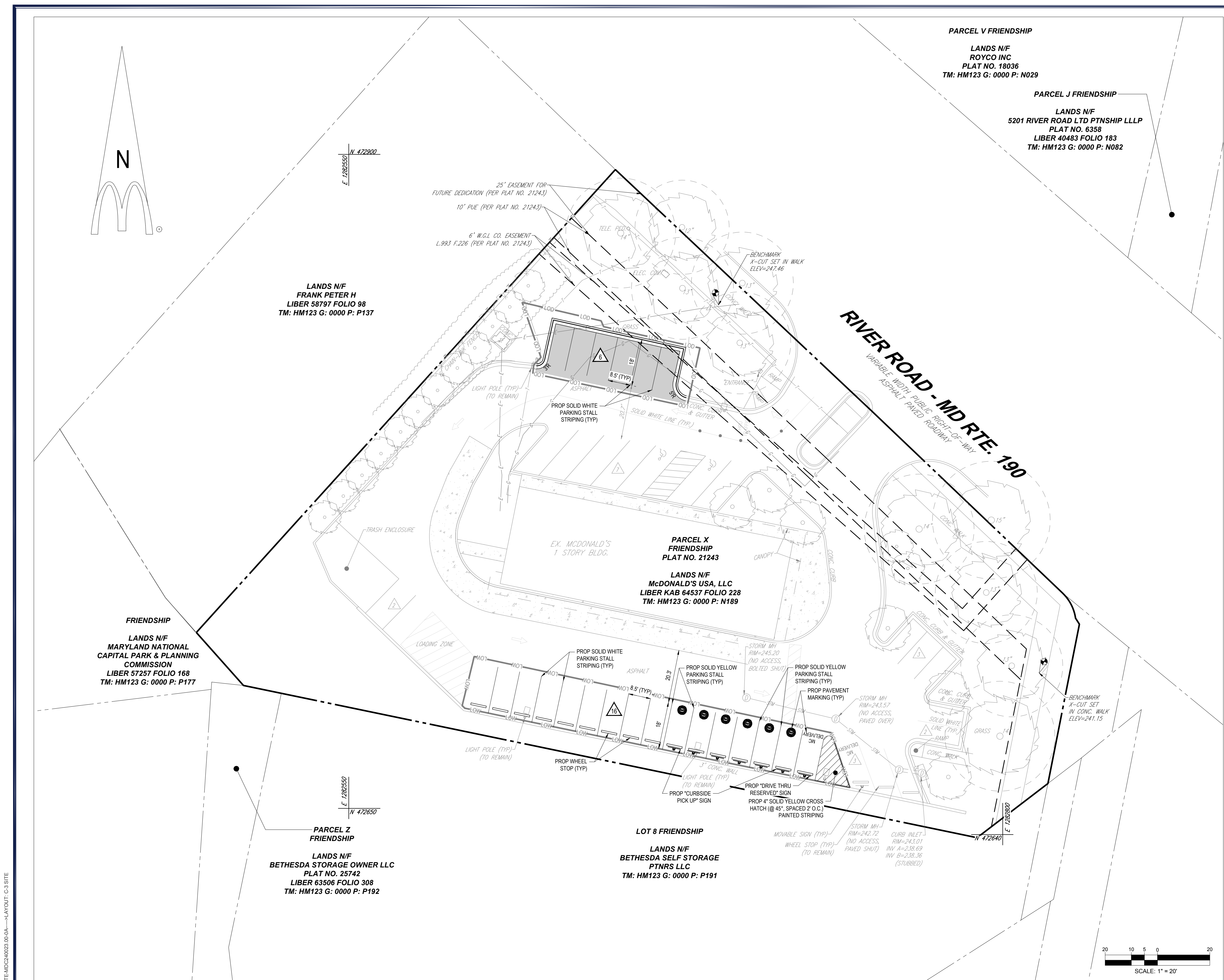
M. J. BIRKLAND
 PROFESSIONAL ENGINEER
 LICENSE NO. 34371 REGISTRATION DATE: 05/14/2015

TAX MAP NUMBER: 07-03278422
MODIFICATION TO SPECIAL EXCEPTION S-2313
PLAN SCALE: 1"=20'
STREET ADDRESS 5214 RIVER ROAD
CITY: BETHESDA STATE: MARYLAND
COUNTY: MONTGOMERY COUNTY
REGIONAL DWG. NO: MDC240023.00
PLAN DESCRIPTION EXISTING CONDITIONS/ DEMOLITION PLAN

NOT FOR CONSTRUCTION

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.

H:\2024\202402\202402\001\DRAWINGS\PLAN SETS\SPECIAL EXCEPTION PLAN\CON\DEM\MDC240023.00.dwg - JAVOUT, C2, EXDM



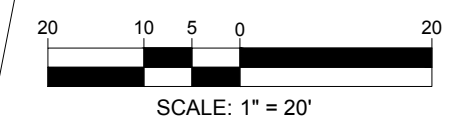
PARKING DATA

	NUMBER OF PARKING SPACES
EXISTING	34
PROPOSED	39

LEGEND

PROPOSED

- LIMIT OF DISTURBANCE
- LIMIT OF WORK
- CURB AND GUTTER
- ASPHALT PAVEMENT
- PARKING COUNT



ISSUE REF	BY	DESCRIPTION	DATE	REV	FINAL PLAN SIGNATURES
					P.M. _____ G.C. _____ O/O _____

PLAN APPROVALS	DATE
SIGNATURE (2 REQUIRED)	

CO-SIGN SIGNATURES	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

STATUS	DATE	BY
PRELIMINARY	11/12/24	AD
PLAN CHECKED	11/12/24	MK
AS-BUILT		

CONTRACTOR OWNER
110 N. CARPENTER STREET CHICAGO, IL 60607

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

9711 WASHINGTONIAN BLVD, SUITE 400
GAITHERSBURG, MARYLAND 20878
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

811
Know what's Below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

M. J. BIRKLAND
PROFESSIONAL ENGINEER
11/12/24

TAX MAP NUMBER: 07-03276422
MODIFICATION TO SPECIAL EXCEPTION S-2313
PLAN SCALE: 1"=20'
STREET ADDRESS
5214 RIVER ROAD
CITY: BETHESDA STATE: MARYLAND
COUNTY: MONTGOMERY COUNTY
REGIONAL DWG. NO: MDC240023.00
PLAN DESCRIPTION: **SITE PLAN**

NOT FOR CONSTRUCTION

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.

H:\2024\MDC240023.00\CADD\DRAWINGS\PLAN SETS\SPECIAL EXCEPTION PLAN\CONV SITE\MDC240023.00.dwg - LAYOUT - C-3 SITE

