



TOWN OF
VIENNA
since 1890

Conditional Use Permit

GeoCivix, LLC

9420 E. Golf Links Rd. Suite 108, #296 |
Tucson, AZ 85730

P: 520 319-0988 | E: (520) 319-1430 | E:
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Project Overview

#1644683

Project Title: 544 Maple Ave W - CUP -
McDonalds Drive-Thru Lane Expansion

Application Type: Conditional Use Permit

Workflow: 2. Staff Review

Jurisdiction: Town of Vienna

State: VA

County: Fairfax

Project Contacts

Contact Information: Applicant

Evan Pritchard
Wire Gill LLP
700 N. Fairfax St., Suite 600
Alexandria, VA 22314
[REDACTED]
[REDACTED]

Contact Information: Owner

Michele Miller
McDonald's USA, LLC
110 N. Carpenter St.
Chicago, IL 60607
[REDACTED]
[REDACTED]

Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

Project Address

Project Address: 544 MAPLE AVE W

Parcel (PIN): Address/Parcel

- 544 MAPLE AVE W: 0383 02 0152

Current Zoning: Address/Parcel

- 544 MAPLE AVE W: C-1

Suite:

Town Limits: Address/Parcel

- 544 MAPLE AVE W: IN TOWN OF VIENNA

Project Description

Project Description:

Addition of second drive-through lane.

Trade Name of Business (DBA): McDonald's

Type of Conditional Use Requested: Drive-through facility

Business Hours: 24 hours/7 days per week

Number of Proposed Employees: 12

Project Narrative:

According to Fairfax County records, the McDonalds restaurant located at 544 Maple Avenue West was constructed in 1967. The building is one story and has a gross floor area of approximately 3,579 square feet.

To improve operational efficiency and better serve our customers, McDonalds proposes to create a dual-lane ordering system.

Customers would order at either of the two menu boards then merge back into one lane to pay and pick up their order. This setup has substantially reduced wait times and stacking at locations where its been implemented. It is also an appropriate response to the fact that the majority of our customers use the drive-through rather than dine onsite.

The second proposed drive-through lane will be approximately sixty-five (65) feet from the neighboring residentially zoned property. However, that drive-through lane will be closed after 10 p.m. in compliance with Section 18-323(9)(A) of the Vienna Zoning Ordinance. The menu boards will also be turned off at that time.

Additional information regarding the application is set forth below:

- i. Type of product/service: fast food restaurant.
- ii. Proposed hours and staffing: 24 hours, 7 days per week; approximately 12 employees per shift.
- iii. Plans for control of litter and the disposal and recycling of waste material: as is currently done, employees will ensure that trash cans are regularly emptied and that the site is maintained free of litter; trash will be placed in on-site, screened dumpster and regularly emptied, along with recyclable materials.

Are you amending an existing conditional use permit?: No

- iv. Effects on air quality at the site and in adjacent areas: no negative impacts on air quality have historically been produced on-site or are anticipated to occur in the future.
- v. Estimates of sound levels: no increase in sound levels is anticipated; new speaker equipment is designed to limit impacts on neighboring properties; as mentioned above, the newly proposed drive-through lane and associated speaker will not be utilized after 10 p.m.



Department of Planning and Zoning

Town of Vienna, Virginia

127 Center Street S

Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:



I am the property owner



I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

Conditional use permit to add a second drive-through lane at the existing McDonald's restaurant

at the following address: 544 Maple Avenue West.

Applicant Name (fill out if owner is not applicant): _____

Signature of Applicant: _____ Date: _____

Property Owner's Name: McDonald's Corp

Signature of Property Owner: *Fachri D. Yellen* Date: 03/04/2025
Area Construction Manager

McDONALD'S CORPORATION
CERTIFICATE OF ASSISTANT SECRETARY

I, Angela K. Steele, an officer of McDonald's Corporation, a corporation organized under the laws of the State of Delaware (the "Company"), certify as follows, as of the date hereof:

1. I am the duly appointed, qualified and acting Corporate Senior Vice President, U.S. General Counsel and Assistant Secretary of the Company;
2. The Board of Directors of the Company duly adopted the McDonald's Corporation Corporate Governance Policy Regarding Authorizations, as amended, on May 24, 2018 (the "Authorization Policy"), that authorized the Chief Executive Officer to delegate signature authority for documents required in connection with real estate matters and construction projects to appropriate officers and employees of the Company, as part of the day-to-day operation of the business; and
3. Attached as Exhibit A is a true, complete and correct copy of the CEO Authorization of Signature Authority for Real Estate Matters, approved and executed by Christopher J. Kempczinski, President and Chief Executive Officer of the Company, on January 27, 2022, pursuant to the Authorization Policy. The Authorization Policy and the CEO Authorization of Signature Authority for Real Estate Matters have not been amended, modified, or rescinded in any way and remain in full force and effect.
4. Attached as Exhibit B is a true, complete and correct copy of the CEO Authorization of Signature Authority for U.S. Construction Projects, approved and executed by Christopher J. Kempczinski, President and Chief Executive Officer of the Company, on January 27, 2022, pursuant to the Authorization Policy. The Authorization Policy and the CEO Authorization of Signature Authority for U.S. Construction Projects have not been amended, modified, or rescinded in any way and remain in full force and effect.
5. That the individuals named on Exhibit C, attached, hold the title set forth opposite their names.

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of January, 2023.



Angela K. Steele
Corporate Senior Vice President, U.S. General
Counsel and Assistant Secretary

EXHIBIT A

McDonald's Corporation CEO Authorization of Signature Authority for Real Estate Matters

Pursuant to the authority granted to the Chief Executive Officer under the McDonald's Corporation (the "Company") Corporate Governance Policy Regarding Authorizations, as amended, which was approved by resolution of the Board of Directors on May 24, 2018, I authorize any of Robert T. Lancaster, Denise A. Horne, Desiree Ralls-Morrison, David Bartlett, Michael T. Cieplak, Angela K. Steele, Savan N. Vaghani and Sarah K. Lee, all of whom are officers of the Company or McDonald's USA, LLC ("McD USA"), and any attorney employed by the Company who holds the title of Managing Counsel or Senior Counsel and practicing in the U.S. Legal Practice Group, to execute for and on behalf of the Company, contracts, leases, agreements, deeds, guarantees, mortgages, promissory notes and other documents relating to the purchase, sale, lease or transfer of the real property of the Company (including, but not limited to, beneficial interests in land trusts) and to perform all such acts and to execute such additional documents (including, but not limited to, easements, licenses, memoranda of lease and non-disturbance agreements, powers of attorney or contracts and documents associated with the due diligence and investigation of a site) as may be necessary or appropriate in connection with such transactions.

I further authorize any of the above signatories and any attorney employed by the Company or McD USA who holds the title of Counsel and practicing in the U.S. Legal Practice Group, to execute documents that are ancillary to real estate transactions but which do not convey any interest in real estate (including, but not limited to, memoranda of lease and non-disturbance agreements).

I further authorize each Senior Development Director of McD USA to execute, in the name of and on behalf of the Company, miscellaneous contracts and purchase orders associated with the due diligence and investigation of a site pursuant to a real estate transaction entered into by the Company (including, but not limited to, contracts or purchase orders for sales analysis, soil borings or survey work) up to a limit of One Million Four Hundred Thousand Dollars (\$1,400,000) per project.

I further authorize each Lead Development Director of McD USA and each U.S. Field Execution Development Director of McD USA to execute, in the name of and on behalf of the Company, miscellaneous contracts and purchase orders associated with the due diligence and investigation of a site pursuant to a real estate transaction entered into by the Company in his or her respective geographic area of responsibility (including, but not limited to, contracts or purchase orders for sales analysis, soil borings or survey work) up to a limit of Six Hundred Dollars (\$600,000.00) per occurrence not to exceed Eight Hundred Thousand Dollars (\$800,000.00) per project.

I further authorize each of the following persons who hold the positions as set forth below, to execute miscellaneous contracts and purchase orders associated with the due diligence and investigation of a site pursuant to a real estate transaction entered into by the Company in his or her respective geographic area of responsibility, up to the limits per such project as set forth below:

U.S. Field Execution Construction Manager up to \$50,000.00.

I further authorize any of the above signatories for real estate matters, any Assistant Secretary and any Assistant Treasurer of the Company and any attorney holding the title of Counsel and practicing in the U.S. Legal Practice Group, to attest to the signatures on any documents that have been executed pursuant to the foregoing authorizations (except that no individual may attest to his or her own signature).

The above authorizations supersede and replace the Authorization of Signature Authority for real estate documents, approved and executed by the President and Chief Executive Officer of the Company on June 22, 2021, and all actions taken by the persons duly authorized therein and in conformity therewith are in all respects confirmed, adopted and ratified as the valid and subsisting acts of this Company, having full force and effect from and after the dates thereof.

Effective as of January 27, 2022.

I direct that Jeffrey J. Pochowicz, Corporate Assistant Secretary, file this delegation of authority with the corporate records of the Company.

/s/ Christopher J. Kempczinski
Christopher J. Kempczinski
President and Chief Executive Officer

EXHIBIT B

McDonald's Corporation CEO Authorization of Signature Authority for U.S. Construction Projects

Pursuant to the authority granted to the Chief Executive Officer under the McDonald's Corporation (the "Company") Corporate Governance Policy Regarding Authorizations, as amended, which was approved by resolution of the Board of Directors on May 24, 2018, I authorize any of Robert T. Lancaster, Denise A. Horne, Desiree Ralls-Morrison, David Bartlett, Michael T. Cieplak, Angela K. Steele, Savan N. Vaghani and Sarah K. Lee, all of whom are officers of the Company or McDonald's USA, LLC ("McD USA"); Maximiliano Carmona, Senior Construction Director of McD USA; Joseph Collins, Senior Construction Director of McD USA; and any attorney employed by the Company who holds the title of Managing Counsel or Senior Counsel and practicing in the U.S. Legal Practice Group, to execute for and on behalf of the Company, such agreements, documents, certificates and all other instruments as may be necessary or appropriate in connection with construction projects undertaken by the Company.

I further authorize each Senior Development Director of McD USA to execute in the name of and on behalf of the Company such agreements, documents, certificates and all other instruments as may be necessary or appropriate in connection with construction projects undertaken by the Company in his or her respective geographic area of responsibility, up to a limit of One Million Four Hundred Thousand Dollars (\$1,400,000) per construction project.

I further authorize each Lead Development Director and each U.S. Field Execution Development Director of McD USA to execute in the name of and on behalf of the Company such agreements, documents, certificates and all other instruments as may be necessary or appropriate in connection with construction projects undertaken by the Company in his or her respective geographic area of responsibility, up to a limit of Six Hundred Thousand Dollars (\$600,000.00) per occurrence not to exceed Eight Hundred Thousand Dollars (\$800,000.00) per project.

I further authorize each U.S. Field Execution Construction Manager of McD USA to execute in the name of and on behalf of the Company such agreements, documents, certificates and all other instruments as may be necessary or appropriate in connection with construction projects undertaken by the Company in his or her respective geographic area of responsibility, up to a limit of Fifty Thousand Dollars (\$50,000) per occurrence not to exceed Three Hundred Thousand Dollars (\$300,000) per project.

I further authorize any of the above signatories for U.S. construction matters; any Assistant Secretary and any Assistant Treasurer of the Company; and any attorney holding the title of Counsel and practicing in the U.S. Legal Practice Group, to attest to the signatures on any documents that have been executed pursuant to the foregoing resolutions (except that no individual may attest to his or her own signature).

I further authorize any of the above signatories for U.S. construction matters to also sign governmental permit and zoning applications and forms for construction projects undertaken by the Company in his or her respective geographical area of responsibility.

I further authorize each Area Construction Manager of McD USA to also sign governmental permit and zoning applications and forms for construction projects undertaken by the Company in his or her respective geographical area of responsibility provided, however, that the authority granted to the Area Construction Manager will not apply to permits, applications or forms that include indemnity provisions, provisions that bind the Company to future obligations or that take away any of the Company's existing rights.

The above authorizations supersede and replace the Authorization of Signature Authority for documents required in connection with construction projects undertaken by the Company, approved and executed by the President and Chief Executive Officer of the Company on June 22, 2021, and all actions taken by the persons duly authorized therein and in conformity therewith are in all respects confirmed, adopted and ratified as the valid and subsisting acts of this Company, having full force and effect from and after the dates thereof.

Effective as of January 27, 2022.

I direct that Jeffrey J. Pochowicz, Corporate Assistant Secretary, file this delegation of authority with the corporate records of the Company.

/s/ Christopher J. Kempczinski
Christopher J. Kempczinski
President and Chief Executive Officer

EXHIBIT C

McDonald's Corporation Authorized signatories for Real Estate Development, Construction and Employee Relocation Matters

Officers of McDonald's USA, LLC:

Desiree Ralls-Morrison, Executive Vice President, General Counsel and Secretary
Angela K. Steele-Vice President, US General Counsel and Assistant Secretary
Sarah K. Lee – Assistant Secretary
Savan N. Vaghani – Assistant Secretary

Managing Counsel of McDonald's Corporation:

Krystin Hernandez
Sarah K. Lee
Savan N. Vaghani

Senior Counsel of McDonald's Corporation:

Jennifer L. Cohn
Rebekah S. Czerwionka
Diedre S. Dunn
Stephanie S. Hipp
Kevin Hyde
Bryan K. Maguire
Daniel Marks
Robert J. McCormack
Mark A. Meister
Padraic G. Molloy
Bruce A. Neumann
Wendy T. Newkirk
Thomas R. Pickett
Brian T. Sheedy
Timothy J. Slattery
Jacob M. Steinfink
Shilpa M. Upadhye
Shilpi V. Upadhyaya
Tony P. Valevicius

Senior Development Directors of McDonald's USA, LLC:

John R. Wendel
Bruce Crown

Lead Development Directors of McDonald's USA, LLC:

John D'Anna

US Field Development Officers of McDonald's USA, LLC:

Keith Romine
Helen Singer
Victoria Seward
Jimmy Lopez
Cynthia Talkovic
Mark Hertel
Vivian Valdivia
Joseph Diozzi
Asa Mayo
Antwan Smith

US Field Execution Construction Managers of McDonald's USA, LLC:

Keith Botkin
Kevin McAuley
Adam Brandenburg
Tim Crowder
Dan Gross
Robin King
Chris Stamps
Dawn Bourseau
Andy Vitale
Tim Chess
Gregg Protch
Gary Zonitch
Yasemin Sarier
Tessa Bernstein
Lee Morris
Jorge Martinez
Jack Wegler
Kurtis Demarse
Armen Parker
Derek Moskal

US Field Area Construction Managers of McDonald's USA, LLC:

Greg Carleton
Daryl Groet
Greg Chapman
Edgar Ortiz
Alibia de Vente
Jason Sawall
Keisha Smith
Rosangela Demello
Steve Kellett

Tammy Kahm
Brian Reeder
Eileen Seeburger
Leo Van Buuren
Joe Coconato
Steve Rizzo
Chris Stepp
John Lorentzen
Joseph Minorik
John Taylor
Jason Ramsey
Sharon Sills
Larry Drake
Sean Kennedy
Michele Miller
Eric Wagner
Damaris Walton
Dan Mayo
Belinda Dartley
Kim Vukov
Tanya Momchev
Patrick Piehl
Andy Lee
Regina Killebrew
Jose Ramirez
Kortney Pedigo
Lyndsey Denny
Rowdy Durham
Trevor Prophet
Chuck Morgan
Charlie Miller
Carter Mann
Mike Riendeau
Lincoln Ludwig
Scott Audsley
Eddie Nunez
Carlos Madrigal
Christine Cho
Jason Wilner
Scott Wilkeson
Lonnie Smith
Reggie Anderson
John Hyder
Alex Breeden
Bob Keesaer
Becky Jansen
Amy Switzer
Debra Lyster
Mike Crowley

Kyle Bourgeois
Brian Smallwood
Curt Hobbs
Robert Yagusesky
Deanna Uecker
Drew Sanchez
Amanda Goodie
Nancy Malone

National Construction COE:

Joe Collins, Sr. Director
Ben Aguirre, Development Director
Lynn Misiaszek, Development Director
Alison Brickett, Construction Manager
Kevin Reed, Construction Manager

Employees of McDonald's Corporation authorized to execute miscellaneous documents that are ancillary to employee relocation residential real estate transactions (including, but not limited to, Company Offer Agreements ("GBOs") and Listing Agreements:

Brian Madine, Director, Global Mobility
Sherry Moran, U.S. Relocation Manager, Global Business Services
Tracy Toth, Manager, Global Mobility
Didi Daubenspeck, U.S. Relocation Consultant, Global Business Services
Sharon Balich, U.S. Relocation Consultant, Global Business Services

Employees of McDonald's USA, LLC authorized to execute license agreements in connection with restaurant development due diligence:

- **National RE Director:**
Lori Nunez
Meredith Lenoir

- **National RE Leads**
Bob O'Connell
Rich Davis
Amy Bayles
Lisa Walker
Natalie Mattei

- **National RE Managers**
Gary Blau
Zach Pagel
Schuyler Jackson
Rona Gaur
Darla Bowen
Kellie Wisbrock
Clark Lambdin
Ray Clopton

Craig Givens
Troy Faulkner
Rey Hernandez
Dan Toth
Mathis Nedell
Mike Manteen
Uri Starr
Chris Smitherman
Rudy McCarthy
Kaley Devries
Marineth Dermovsesian

- **National Transactional Managers**

Carla Freise
Sara Sailors
Jennifer Steinhagen