

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, of the St. Joseph Hospital, Inc., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-20 and R-6 zone to an RA zone; for the following reasons:

Error in original zoning and/or the character of the neighborhood has changed to warrant reclassification.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an office building

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

St. Joseph Hospital, Inc.
by Sister M. Pierre, O.S.F.,
Vice President
Contract purchaser
Legal Owner

Address: 204 W. Pennsylvania Ave.,
Towson, Maryland 21204
James D. Nolan, Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of January, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of February, 1970, at 2:00 o'clock P.M.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

(over)

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3/9/70
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brought out in testimony that the hospital is now encumbered with a tremendous mortgage and is not at this time in a position to finance construction of the proposed facilities. Therefore, the hospital will lease the aforementioned 3.72 acres to the corporation to be formed and the net result will be that the ground will remain in the Saint Joseph Hospital name and the proposed building will be in the corporate name. However, after twenty-five years elapse, title to the medical office building will revert to Saint Joseph Hospital.

In support of the Petition, there was introduced into evidence numerous physical and zoning changes in the area. There was also evidence that the Planning Board of Baltimore County is recommending residential apartment zoning on the new zoning map for this particular parcel of ground. It would be appropriate at this time to set forth the comments of Mr. George E. Gavrelis, Director of the Office of Planning and Zoning, submitted to the undersigned on February 6, 1970:

"The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 and R-6 to R.A. zoning together with a Special Exception for an office building. We note that the concept of establishing apartment zoning here has been affirmed and endorsed by the Planning Board in connection with its preliminary recommendations for comprehensive rezoning. The staff endorses the basic request for Special Exception for offices, recognizing that the provision of offices for medical practitioners as an integral part of the St. Joseph's Hospital facilities is desirable and will allow the hospital and the doctors to better serve the community. If approved the Special Exception should be conditioned upon compliance with site development plans, to be approved by the appropriate County Agencies."

A number of concerned residents appeared at the hearing in opposition to the subject Petition. The Zoning Commissioner sympathizes with these aggrieved property owners but must point out that their community borders on a complex of institutional and governmental uses. It is reasonable to assume that in the not too distant future there will be further expansion of these aforementioned institutional and governmental uses. The Zoning Commissioner has certainly taken judicial notice of the seemingly never ending expansion of the Towson State Teacher's College complex.

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
NE/S of Osler Drive, 536' N of Stevenson Lane - 9th District
Saint Joseph Hospital, Incorporated - Petitioner
NO. 70-148-RX (Item No. 140)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This is a Petition for a Reclassification of a tract of land consisting of 3.72 acres from an R-20 and R-6 zone to an RA zone. A Special Exception to use the property for an office building is also requested. The proposed office building would be part of the Saint Joseph Hospital complex.

Plans call for the construction of a two story building measuring one hundred and thirty-four feet by one hundred and thirty-four feet and would be of brick construction so as to blend with the existing hospital. There will be twenty-two separate suites leased by various doctors and medical technicians. The Petitioner will provide two hundred and seventeen parking spaces, which are considerably more than the one hundred and twenty spaces required under the Baltimore County Zoning Regulations.

The President of the Advisory Board of Saint Joseph Hospital testified that there is a great shortage of doctors and that in the near future the situation will worsen. He advises that because of recent federal legislation Non-American Interns will no longer be allowed to practice in this country. The hospital management is most desirous of having this medical office building constructed close to the existing hospital as it will be a great attraction and inducement to relocate to those doctors who now have privileges at Saint Joseph Hospital.

Although the proposed building will be an overall part of the hospital complex, it will in fact be operated by a group of doctors who are forming a corporation to construct and lease the entire building. However, the hospital will exercise certain controls over prospective tenants. It was

Robert C. Morris, Reg. Surveyor
Old Court Road, Balto., Md.
Dec. 30, 1969

Description for a parcel of land on Osler Drive, Ninth Dist. Balto. Co., Md.
Beginning for the same at a point on the Northeast edge of the right of way of Osler Drive at the distance of 536 ft. from the North side of Stevenson Lane, said point being at the point of intersection of the Northeast edge of the right of way of Osler Dr. and the ninth line of the land described in a deed from Margaret C. Turnbull, et al. to the Sisters of the Third Order of St. Francis, Philadelphia Foundation of St. Joseph's Hospital, dated Oct. 2, 1958 and recorded among the Land Records of Balto. Co. in Liber No. 3432 folio 114 etc., thence running along and binding on the edge of Osler Drive on a curve having a radius of 1308.24 ft. in a Northerly direction for a distance of 284.0 ft. to the Southeast edge of a private drive; thence running along and binding on the Southeast edge of said drive, with the right to the use thereof in common, on a curve having a radius of 442.0 ft. to a Northerly direction for a distance of 342.0 ft.; thence running for a line of division South 60 degrees 09 minutes East 308 ft. to intersect the eighth line of the whole tract described in the above mentioned deed; thence running and binding on said eighth line South 29 degrees 51 minutes West 605.0 ft. to the end thereof; thence running and binding on a part of the above mentioned ninth line North 31 degrees 43 minutes 30 seconds West 200 ft. to the point of beginning, containing 3.72 acres more or less.

Robert C. Morris
Robert C. Morris, Reg. Surveyor

RE: PETITION FOR RECLASSIFICATION
from R-20 and R-6 zones to an
R-A zone, and
SPECIAL EXCEPTION for an
Office Building,
NE/S Osler Drive 536'
N. of Stevenson Lane,
9th District
St. Joseph Hospital, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 70-148-RX

ORDER OF DISMISSAL

Petition of St. Joseph Hospital, Inc. for reclassification from R-20 and R-6 zones to an R-A zone, and a special exception for an Office Building, on property located on the northeast side of Osler Drive 536 feet north of Stevenson Lane, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed July 6, 1970 (a copy of which is attached hereto and made a part hereof) from the attorney for the protestants-appellants in the above entitled matter.

WHEREAS, the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said appellants be dismissed and withdrawn as of July 6, 1970.

IT IS HEREBY ORDERED, this 7th day of July, 1970, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin

John A. Miller

John A. Miller

70001
6/16/70

APPEAL

FOR RECLASSIFICATION FROM
AN R-20 AND R-6 TO AN RA
ZONE AND SPECIAL EXCEPTION
NE/S of Osler Drive, 536' N of
Stevenson Lane - 9th District
Saint Joseph Hospital, Inc.
Petitioner

BEFORE THE
COUNTY BOARD OF APPEALS

ORDER OF DISMISSAL WITH PREJUDICE

MR. CLERK:

Please enter the above entitled matter "AGREED, SETTLED, SATISFIED AND DISMISSED WITH PREJUDICE" on behalf of the following protestants: Dick M. Hoover, Gertrude Hoover, Caroline Hepler, Fred I. Kuhns, Lottie Kuhns, Michael E. Pepler, Barbara Pepler, Milton H. Ruark, Ruth B. Ruark, William E. Klarner, Barbara Klarner, John F. Kelly, Margaret C. Kelly, John Quinn, Lois Quinn, Robert J. Warren, Madeline Warren, Robert George, Dorothy George, Francis Peppersack, Evelyn Peppersack, Eugene Reid, Martha Reid, James Colbeck and Gail Colbeck.

John J. Bishop, Jr.
606 Loyola Federal Building
Towson, Maryland 21204
Telephone: Va. 3-6301
Attorney for Protestants

It certainly makes sense to erect a medical office building in close proximity to an existing hospital, and this concept of development is certainly not novel. It should be noted that if Saint Joseph Hospital were to develop this proposed office structure, it could probably do so as a matter of right, and thus, there would be no necessity for a public hearing.

In conclusion, the Zoning Commissioner feels that there have been substantial physical and zoning changes in the area to justify granting the Reclassification and likewise feels that the Petitioner has met the burden of proof in complying with the requirements of Section 502.1 (Special Exception) of the Baltimore County Zoning Regulations.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of March, 1970, that the herein described property or area should be and the same is hereby reclassified from an R-20 and R-6 zone to an RA zone and a Special Exception for an office building should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following conditions:

1. There shall be a twenty (20) foot planting strip along the joint property line, i.e., the 29°51'07" 605.0' line.
2. All lighting shall be directed away from neighboring properties, by proper shielding.
3. The planting strip shall contain compact, proper screening along the entire common boundary set out in condition No. 1, consistent with the Baltimore County Zoning Regulations.
4. The planting strip shall be properly maintained and all other shrubbery and plantings shall be kept neatly trimmed and maintained.
5. The site plan shall be subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardisty
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE 4/23/70
BY [Signature]

APPROVED:
JEANNE D. WADEN

LAW OFFICES
JOHN J. BISHOP, JR.
606 LOYOLA FEDERAL BLDG.
TOWSON, MARYLAND 21204

April 9, 1970

Zoning Commissioner for
Baltimore County
County Office Building
Baltimore, Maryland 21204

Re: Appeal for Reclassification from an R-20 and R-6 to an RA Zone and Special Exception
No. 70-148-RX (Item No. 140)

Gentlemen:

Enclosed please find appeal on behalf of the Protestants in the above-mentioned case, together with a check in the amount of \$80.00 covering the costs of filing same.

Sincerely,

John J. Bishop, Jr.

JJB:ss

Encs.

10-29-70

APPEAL

FOR RECLASSIFICATION FROM AN R-20 AND R-6 TO AN RA ZONE AND SPECIAL EXCEPTION:
 NE 1/3 of Osler Drive, 536' N of Stevenson Lane - 9th District
 Saint Joseph Hospital, Incorporated - Petitioner
 NO. 70-148 - RX (Am No. 140)

This is an appeal by John J. Bishop, Jr., attorney for the following Protestants, to the Order signed March 12, 1970, granting reclassification of the above-captioned property from R-20 and R-6 to RA with special exception:

Gertrude and Dick M. Hoover
 7339 Yorktowne Drive
 Baltimore, Maryland 21204

Caroline Hegner
 7337 Yorktowne Drive
 Baltimore, Maryland 21204

Fred I. and Lottie Kuhns
 7335 Yorktowne Drive
 Baltimore, Maryland 21204

Barbara and Michael E. Peppier
 7331 Yorktowne Drive
 Baltimore, Maryland 21204

Milton H. and Ruth B. Ruark
 7329 Yorktowne Drive
 Baltimore, Maryland 21204

William E. and Barbara A. Klarner
 7327 Yorktowne Drive
 Baltimore, Maryland 21204

John F. and Margaret C. Kelly
 7345 Yorktowne Drive
 Baltimore, Maryland 21204

John J. Bishop, Jr.
 606 Loyola Federal Building
 Towson, Md. 21204 823-6301
 Attorney for Protestants

CC James D. Nolan, Esq.
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204
 Attorney for Petitioner

THIS AGREEMENT made this day of 1970

by and between St. Joseph Hospital, Inc., hereinafter called "St. Joseph", and Dick M. Hoover and Gertrude Hoover, his wife, Caroline Hegner, Fred I. Kuhns and Lottie Kuhns, his wife, Michael E. Peppier and Barbara Peppier, his wife, Milton H. Ruark and Ruth B. Ruark, his wife, William E. Klarner and Barbara Klarner, his wife, John F. Kelly and Margaret C. Kelly, his wife, John Quinn and Lois Quinn, his wife, Robert J. Warren and Madeline Warren, his wife, Robert George and Dorothy George, his wife, Francis Papersack and Evelyn Papersack, his wife, Eugene Reid and Martha Reid, his wife, and James Colbeck and Gail Colbeck, his wife, hereinafter called the Appellants.

WHEREAS St. Joseph has applied for and been granted a reclassification from R-20 and R-6 zones to an RA zone with a special exception for office building use in Case No. 70-148RX; and

WHEREAS the Appellants have taken an appeal of the said decision to the County Board of Appeals; and

WHEREAS the parties have resolved the matter in an amicable manner and the Appellants, in consideration of this Agreement, have agreed to dismiss all appeals, thus reinstating the order of the Zoning Commissioner dated March 12, 1970.

NOW, THEREFORE, in consideration of the premises and of the covenants herein contained, it is agreed as follows:

1) That the Appellants, and each and all of them, agree to unconditionally and forever dismiss any and all appeals filed by them or on their behalf in the aforesaid Case No. 70-148RX.

2) That St. Joseph shall take the following action:

(A) A twenty (20) foot planting strip shall be placed along the entire northeastern border between the rear of the subject tract

and the rear yards along Yorktowne Drive, the said border being shown as S 29° 51'14"605.0', the said planting strip to be properly maintained and planted with Norway Spruce to screen the said properties along the 605.0 feet of the said border, all as is shown on a plat, marked "Exhibit A," attached hereto and hereby made a part hereof. Specimens are to be at least six (6) feet in height and will be heavy, well-shaped trees in order to form adequate screening. They are to be uniform in size and shape and one tree is to be planted every twelve feet six inches apart (12' 6") in a staggered formation, as well there is to be constructed a six (6) foot high stockade fence along the said border.

(B) The parking lots shall contain no lighting fixtures in excess of twelve (12) feet in height from the ground, and all such lighting on the Yorktowne Drive side shall be shielded to direct light onto the subject tract only and not onto neighboring Yorktowne Drive properties, and any light standards placed in the planting strip as set out in Paragraph A hereinabove shall not be erected more than four (4) feet into the strip, that is, not closer than sixteen (16) feet from the common boundary line, all as shown on Exhibit A, attached hereto.

(C) The planting strip, set out in Paragraph A hereinabove, shall be properly maintained and all shrubbery and plantings shall be kept neatly trimmed and existing trees within ten (10) feet of the joint property lines shall be retained.

(D) The building to be built upon the property shall be built as to consist of two stories with a full basement, all as shown on a plat, attached hereto, marked "Exhibit A", when plat is to be taken as a part hereof.

(E) All trash and debris are to be deposited in a dumpster, and no incinerator is to be used, and the said dumpster shall be neatly screened from view.

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(F) The rear parking area is to be closed by 6:30 P.M.

each night by the placing of chains across the driveways, all as is shown on the Plat, Exhibit A, attached hereto.

(G) The said building is to be properly supervised as to security, in the same manner as is the balance of St. Joseph facilities.

(H) St. Joseph shall pay the reasonable costs incurred by the Appellants in prosecuting this appeal, including a reasonable attorney's fee to John J. Bishop, Jr., at his usual hourly rates, but in no case shall this fee and other costs exceed Six Hundred (\$600.00) dollars.

It is agreed that these restrictions shall remain in full force and effect in no event more than twenty-five (25) years from the date of this Agreement.

4) That this Agreement shall bind and inure to the benefit of the subject 3.72 acre tract only as described in "Exhibit B" attached hereto.

5) This Agreement shall be recorded among the Land Records of any County in the State of Maryland.

6) Appellants appoint John J. Bishop, Jr. as their attorney for the purpose of executing an Affidavit of Compliance as to those items listed herein which are not of a continuing nature, and to execute the Order of Dismissal with prejudice of the appeal referred to in Paragraph 1 above.

WHEREFORE, the parties have set their hands and affixed their seals, the day, month and year first above written.

ATTEST: ST. JOSEPH HOSPITAL, INC.
 By: _____

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ATTEST:

Dick M. Hoover (SEAL)
 Gertrude Hoover (SEAL)
 Caroline Hegner (SEAL)
 Fred I. Kuhns (SEAL)
 Lottie Kuhns (SEAL)
 Michael E. Peppier (SEAL)
 Barbara Peppier (SEAL)
 Milton H. Ruark (SEAL)
 Ruth B. Ruark (SEAL)
 William E. Klarner (SEAL)
 Barbara Klarner (SEAL)
 John F. Kelly (SEAL)
 Margaret C. Kelly (SEAL)
 John Quinn (SEAL)
 Lois Quinn (SEAL)
 Robert J. Warren (SEAL)
 Madeline Warren (SEAL)

-4-

ATTEST:

Robert George (SEAL)
 Dorothy George (SEAL)
 Francis Papersack (SEAL)
 Evelyn Papersack (SEAL)
 Eugene Reid (SEAL)
 Martha Reid (SEAL)
 James Colbeck (SEAL)
 Gail Colbeck (SEAL)

-5-

LAW OFFICES OF
 NOLAN, PLYNHOFF & WILLIAMS
 204 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204

July 2, 1970

JAMES D. NOLAN
 J. CAROL PLYNHOFF
 WENTON A. WILLIAMS
 WILLIAM H. WESSON, JR.



Mr. James E. Dyer
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Jim:

Re: St. Joseph Hospital, Inc.

Confirming our telephone conversation of today, I am enclosing an unsigned copy of an Agreement between St. Joseph Hospital, Inc. and the protestants, commencing with the name of Dick M. Hoover, et al.

You will note that Paragraph 2 (A) requires us to plant Norway Spruce trees at least 6 feet in height, as well as to construct a 6' foot high stockade fence on the property line. John J. Bishop, Jr., Esquire, advises me that the Agreement has been signed by all the protestants except the wife of one, namely, Margaret C. Kelly, who is on vacation, and the Agreement has now been forwarded to the President of St. Joseph Hospital, Inc., who resides in Glen Riddle, Pennsylvania, for signature. The Agreement should be returned to us quickly, at which time Mr. Bishop promises to bring to me the Order of Dismissal for filing with the County Board of Appeals.

You will note, also, that this Agreement is to be recorded among the Land Records of Baltimore County.

Sincerely,

James D. Nolan

JDN:mk

Enclosure

cc: Mr. Gordon Bautz

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hordesty, Zoning Commissioner Date: February 6, 1970

FROM: Mr. George E. Cavellini, Director of Planning

SUBJECT: Petition #70-148-RX. Reclassification from R-20 and R-6 to R.A. Special Exception for Office Building, Northeast side of Osler Drive 536 feet north of Stevenson Lane. St. Joseph Hospital, Inc., Petitioners.

9th District

HEARING: Monday, February 9, 1970 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 and R-6 to R.A. zoning together with a Special Exception for an office building. We note that the concept of establishing apartment zoning here has been affirmed and endorsed by the Planning Board in connection with its preliminary recommendations for comprehensive rezoning. The staff endorses the basic request for Special Exception for offices, recognizing that the provision of offices for medical practitioners is an integral part of the St. Joseph's Hospital facilities is desirable and will allow the hospital and the doctors to better serve the community. If approved the Special Exception should be conditioned upon compliance with site development plans, to be approved by the appropriate County Agencies.

GEG:bms

10-29-70

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1/14/70

MEMORANDUM ON BEHALF OF ST. JOSEPH HOSPITAL, INC.

9TH ELECTION DISTRICT

I. LOCATION OF PROPERTY

The subject site is a 3.72 acre more or less tract located on the south side of the existent Saint Joseph's Hospital and forms a part of the larger property presently owned by the corporate petitioner and used in connection with the hospital property. The subject property enjoys a considerable bit of frontage on the east side of Osler Drive, but ingress and egress from the property is to be from Private Drive "B" which is presently in existence and now serves as one of the means of access to the hospital complex and parking areas. The property and proposed building placement is shown in great detail on the plat filed with the petition in this case.

II. PRESENT ZONING

The property though presently zoned R-6 and R-20, having been so zoned by action of the former County Commissioners on November 14, 1955, is presently vacant and undeveloped.

III. REQUESTED ZONING

The corporate petitioner respectfully requests that the property be reclassified RA with a special exception for office use, also sought herein, in order that the property may be developed for use as a medical office building. The intent of the property owner is to build a high quality, modern office building of an architectural design compatible with the existent very modern and attractive hospital complex.

IV. REASONS FOR REQUEST

In retrospect the actions of the County Commissioners seems quite erroneous in view of the fantastic pace at which this area of Towson has developed over the intervening fifteen years.

Without a claim to being exhaustive one notes at least the following changes:

1. The reclassification and construction of the St. Joseph's Hospital;
2. The reclassification and construction of the Greater Baltimore Medical Center;
3. Various reclassifications along the west side of York Road south of Towson State College, and the increasingly office complex nature of the west side of York Road;
4. The reclassifications and/or construction of various apartment complexes on Stevenson Lane and Townsontowne Boulevard;
5. The construction and opening of Townsontowne Boulevard and Osler Drive to Stevenson Lane;
6. The expansion of the Towson State College both physically and academically; and
7. The developing community need for high-quality offices for physicians covering a broad spectrum of medical specialties close to the hospital.

As was stated at the outset, this list is by no means exhaustive and numerous other changes could be noted if one expands the area of inquiry.

Osler Drive is an excellent carrier of traffic with forty-eight feet of paving on a seventy foot right of way, and it is presently far below its capacities, and it will not be taxed by this medical office building.

As to utilities, sewer and water are both present and entirely adequate with a 16" water main in the bed of Osler Drive running by the property.

In summary, a very real community need for medical offices close by, and complementary to the St. Joseph Hospital will be met by this request, with no adverse affects whatever to the health, safety and general welfare of the area. For these and other reasons to be presented at the hearing hereon, the corporate petitioner respectfully requests the reclassification to RA and the special exception for office use.

Respectfully submitted,

James D. Nolan
Attorney for St. Joseph Hospital, Inc.

TELEPHONE 433-3000 EXT. 567	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 69376 DATE 2/12/70
To: Mr. John J. Bishop, Jr., 644 Loyola Federal Building Towson, Md. 21204		BILLED Billing Office 199 County Office Bldg. Towson, Md. 21204
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$5.00
QUANTITY		COST
1	Cost of appeal property of St. Joseph Hospital No. 74-145-22	\$75.00 2 signs 10.00 \$85.00

TELEPHONE 433-3000 EXT. 567	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 69278 DATE Feb. 10, 1970
To: Messrs. Bishop, Plunkoff and Williams 199 County Office Bldg. Towson, Md. 21204		BILLED Billing Department of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$75.00
QUANTITY		COST
1	Advertising and posting of property for St. Joseph Hospital, Inc. No. 74-145-22	\$75.00

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 2, 1970

COUNTY OFFICE BLDG.
1115 Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James D. Nolan, Esquire
206 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Type of hearings: Reclassification from R-20 and R-6 to RA and Special Exception Location: 1/3 Edge of Osler Drive, 550' N side of Stevenson Lane Petitioner: St. Joseph Hospital, Inc. Committee Meeting: January 27, 1970 9th District Item 110

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site inspection of the property. The following comments are a result of this review and inspection.

The subject property that the petitioner is requesting a special exception for, is presently vacant but is within the St. Joseph's Hospital complex. All access will be through access from this complex. The property to the east and south is improved with buildings 10 to 20 years of age in excellent repair. The properties to the west are properties which include the Shepherd tract hospital complex. Osler Drive in this location is improved as far as concrete curb and gutter are concerned. The private drive to which the proposed petition has access is in channelled with macadam curb and driveway.

BUILDING ENGINEERS' OFFICE:

Remarks:

Osler Drive, of recent construction, is a County road with a 16-foot closed section with flexible paving on a 70-foot right-of-way. No further highway improvements are required.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Soil Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading plan is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be

James D. Nolan, Esquire
206 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 110 Page 2

February 2, 1970

reviewed and approved prior to the issuance of any grading or building permits.

Storm Drainage:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, in accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the leading in fee to the County of the rights-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

In conjunction with any subsequent grading or building permit application, the Applicant must furnish the Bureau of Engineering with a drainage study containing a map of scale 1"=200' for the tributary drainage area and tabulation of flow quantities.

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Construction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property; however, sewage from this site will be tributary to the Jones Falls Sewage Pumping Station. Recent contributions imposed by the Maryland Department of Health on increased sewage flows contributing to the Jones Falls Sewage Pumping Station prohibit the connection of this site to the existing sewage system. This contribution is anticipated to prevail until mid 1971.

DEPARTMENT OF TRAFFIC ENGINEERING:

Review of the subject petition indicates that since no access is being provided to Osler Drive, that the new building is just an extension of the existing hospital facilities.

James D. Nolan, Esquire
206 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 110 Page 3

February 2, 1970

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments.

1. The proposed comprehensive zoning map indicates this parcel as R1

BOARD OF EDUCATION:

No increase in student population.

HEALTH DEPARTMENT:

Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

TRAVEL DIVISION:

Petitioner to meet requirements of Baltimore County Building Code and Regulations.

ZONING ADMINISTRATION DIVISION:

The Bureau of Engineering has requested a sewer study to be conducted on the subject property since this would be on the Jones Falls Interceptor area. We request that a stipulation be made in the final order of the zoning Commissioner. This stipulation is to the effect that proper sewer connection must be made before the granting of any special exception or the granting of any building application be made.

This petition is accepted for filing on the date of the on-site filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James D. Nolan
Attorney for St. Joseph Hospital, Inc.

TELEPHONE 433-3000 EXT. 567	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 67140 DATE Feb. 10, 1970
To: Messrs. Bishop, Plunkoff and Williams 199 County Office Bldg. Towson, Md. 21204		BILLED Billing Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$5.00
QUANTITY		COST
1	Application for reclassification and special exception for St. Joseph Hospital, Inc. No. 74-145-22	\$5.00

CFF1 OF

THE TOWSON TIMES

TOWSON, M. 21204 January 28, 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty, Deputy Zoning Commissioner
of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~RECEIVED~~
week before the 20th day of Jan., 1970, that is to say, the same
was inserted in the issue of January 22, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

[illegible]

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 January 28, 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty, Deputy Acting Commissioner
of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for **One** ~~month~~ **week**
before the **29th** day of **Jan.,** 1970, that is to say, the same
was inserted in the issue of **January 22, 1970.**

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

DUPLICATE

[illegible]

251825

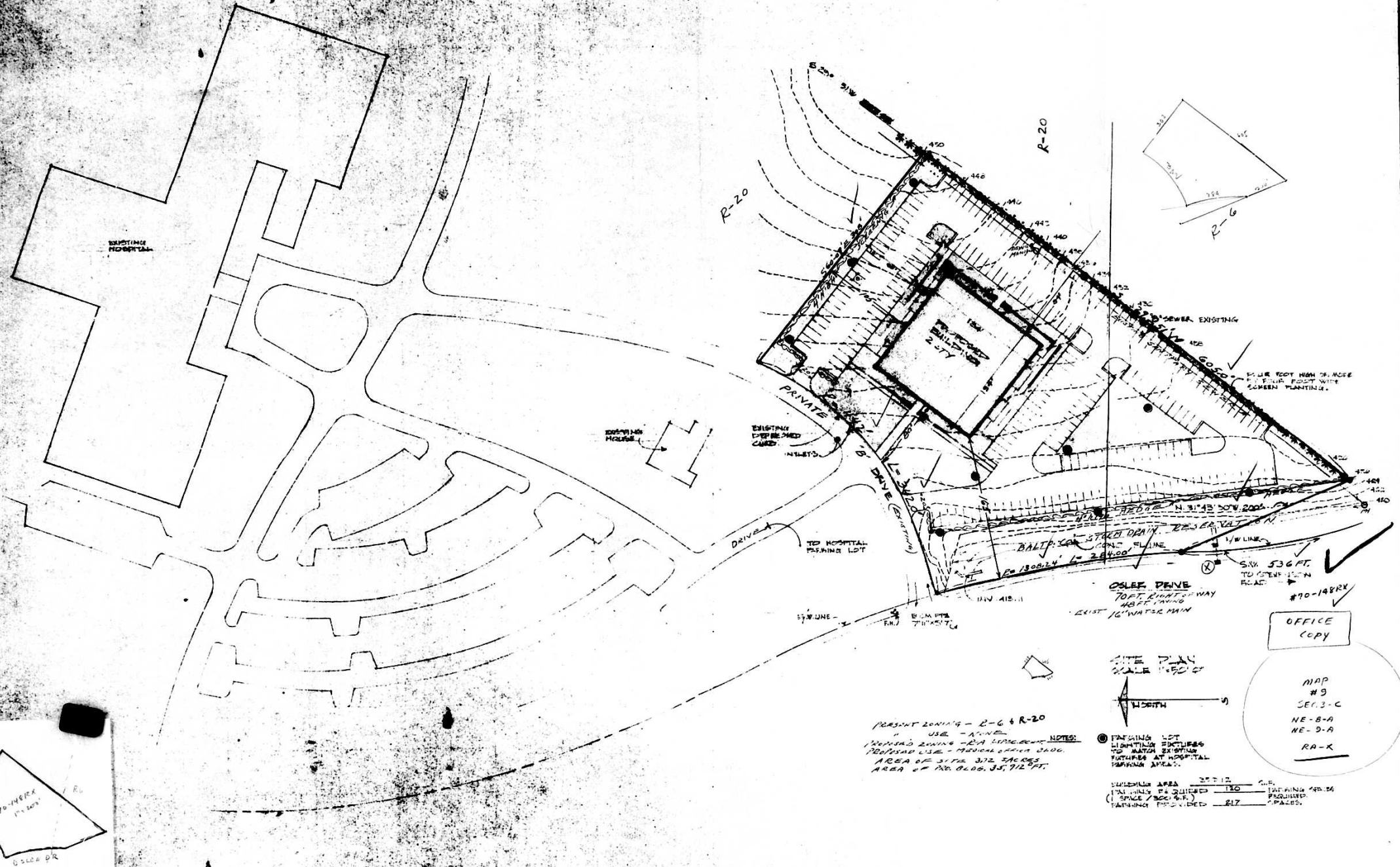
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date: 9/74
 Posted to: APRAL Date of Posting: APRIL 18-1970
 Petitioner: ST. JOSEPH HOSPITAL INC.
 Location of property: N.E. 1/4 OSKER DRIVE S36FT N. OF STARVATION LAKE
 Location of Sign: Q. E.H. OF OBER DRIVE 300FT. N. OF SEVENHILL LAKE
N/S. OF B. DRIVE - 175FT. E. OF OLSKA DRIVE.
 Remarks:
 Posted by: Charles J. Neal Date of return: APRIL 24-1970
Signature 70-149-RX

2451013

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 979
 Posted for DECLASSIFICATION FROM R-204 AND T-104 + SPECIAL EXCEPTION
 Petitioner ST. JOSEPH, MARICOPA CO.
 Location of property AE's OF ASHER DRIVE 536 FT. N. OF STEVENSON LANE
 Location of Signs 1-A 54' E. DRIVE B; 300 FT. - E. OF ASHER DRIVE 74' E. OF
CLARK DR. 250 FT. - W. OF DRIVE "B"
 Remarks:
 Posted by Sharon P. P. local Date of return JAN. 28 - 1976
Signature
70-148-R4



PRESENT ZONING - R-6 & R-20
 USE - MEDICAL
 PROPOSED ZONING - RA (RESIDENTIAL)
 PROPOSED USE - MEDICAL OFFICE BLDG.
 AREA OF SITE 3.12 ACRES
 AREA OF BLDG. 600.35, 712 FT.

SITE PLAN
 SCALE 1" = 50' 0"

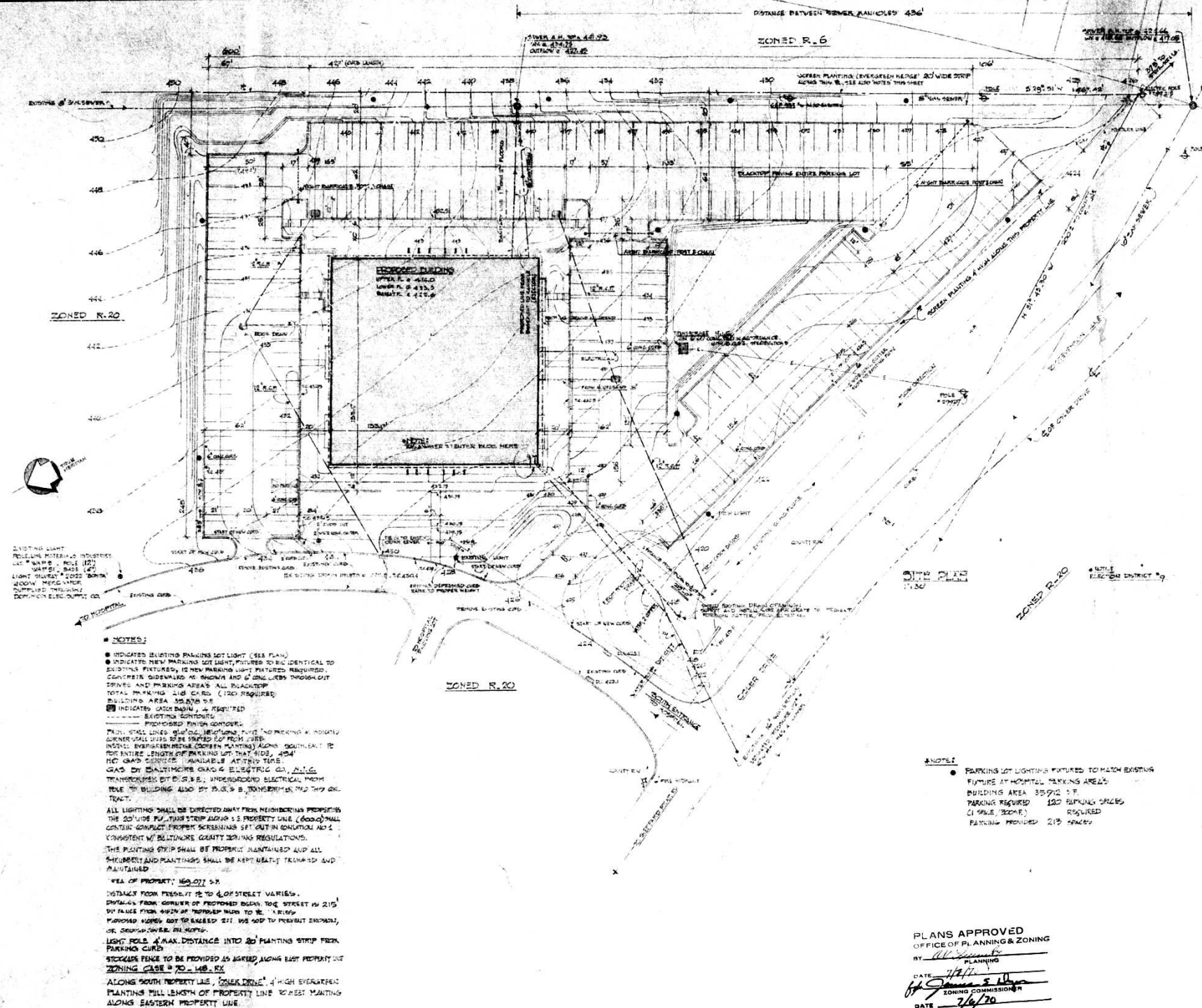
① PARKING LOT
 DIMENSIONS 100' x 150'
 TO MATCH EXISTING
 FUTURE AT HOSPITAL
 PARKING AREA.

PERMITS AREA 27712 S.F.
 (131' x 150' x 150')
 (131' x 150' x 150')
 PARKING PROVIDED 217 SPACES

OFFICE
 COPY

MAP
 #3
 SET 3-C
 NE-B-A
 NE-D-A
 RA-K

REVISED DEC. 30, 1964
 R. J. C. M. & S. R. S. & S. R. S. & S. R. S.
 R. J. C. M. & S. R. S. & S. R. S. & S. R. S.



* NOTE:

THIS PROJECT HAS BEEN
DESIGNED FOR THE FOLLOWING
INFORMATION :

<u>ELECTRIC</u>	1200 AMP SERVICE 120/208 V. 3P 4W 3S
<u>BAO</u>	2840 V. BTL INPUT
<u>POWER</u>	FLOWING OF 90% BUILDING 10. 2.5V. 4295
<u>WATER</u>	BUILDING 300 PER. FEATURES 100
	TOTAL FLY UNIT 450

SITE

- | | |
|----|----------------------|
| 1 | SITE PLAN |
| 1A | AREA PLAN OF SITE |
| | ARCHITECTURAL |
| 2 | FOUNDATION DETAILS |
| 3 | FOUNDATION |
| 4 | BASEMENT |
| 5 | LOWER LEVEL FLOOR |
| 6 | UPPER LEVEL FLOOR |
| 7 | LEVEL - DENT CABS |
| 8 | LEVEL - CABS |
| 9 | ELEVATIONS |
| 10 | VERTICAL SECTIONS |
| 11 | |
| 12 | STAIR, MISC DETAILS |
| 13 | LEVEL - DENT CABS |
| 14 | DOOR CLOS. |
| 15 | LEVEL - SQUENC CLOS. |
| 16 | MANDARE DETAILS |
| 17 | |

TECHNICAL

- H.1 DUCT HVAC
- H.2 LOWER LEVEL HVAC
- H.3
- H.4 UPPER LEVEL HVAC
- H.5 ROOF LAYOUT
- H.6 HVAC DETAILS
- E.1 DUCT ELECTRICAL
- E.2 LOWER ELECTRICAL
- E.3 UPPER ELECTRICAL
- E.4 ELECTRICAL OFFICE
- E.5 EXISTENT FINISH
- E.6 LOWER LEVEL
- E.7 UPPER LEVEL
- E.8 LOWER ELECTRICAL
- E.9 UPPER

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: W. J. [Signature]
PLANNING
DATE: 7/2/70
[Signature]
ZONING COMMISSIONER
DATE: 7/6/70

ALLIANCE WITH THE BUILDING AT
THE NEW YORK CITY
PLAZA

SHEET NUMBER	DRAWN	DATE	SCALE
	CHECK	CHECK	CHECK
1A	2/2/52	2/2/52	1/4"
TWO OF 2			
SAME PLANT			

MEMORANDUM FOR

