

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - E/S Osler Drive, 550' N of Stevenson Lane 9th Election District 4th Councilmanic District

• BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 89-137-SPHA

The Sisters of the 3rd Order of St. Francis, St. Joseph's Hosp.

AMENDED ORDER

WHEREAS, the Petitioners filed a Petition for Special Hearing to approve a proposed medical office building and parking structure connected to the existing St. Joseph's Hospital building as accessory uses and structures to the existing hospital complex and a Petition for Zoning Variance to permit maximum widths of building elevations of 885 feet and 702 feet in lieu of the maximum permitted 300 feet in accordance with Petitioner's Exhibit 1 submitted thereto;

WHEREAS, by Order dated December 5, 1988 the Deputy Zoning Commissioner for Baltimore County granted said requests with restrictions;

WHEREAS, subsequent to the receipt of said Order, Petitioners' Counsel advised the Deputy Zoning Commissioner that the original Petition for Zoning Variance had a typographical error when filed and that the requested building elevations for 885 feet and 702 feet were in reality 885 feet and 752 feet and said figure was properly reflected on Petitioner's Exhibits;

WHEREAS, Petitioner thereafter filed an amended Petition for Zoning Variance to correct the error and the property was re-posted and re-advertised regarding the amended variance petition only;

WHEREAS, a hearing was held on Wednesday, February 1, 1989 and the Petitioners, by James Studnicki, Director of Hospital Administration,

and Keith Fishel, Construction Division, appeared and were represented by Newton A. Williams, Esquire. No Protestants appeared in opposition to the requested amendment to the variance;

WHEREAS, the Deputy Zoning Commissioner determined it was appropriate to incorporate the testimony presented at the initial hearing and not take additional testimony with respect to the requested building elevation of 752 feet;

IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County this 3rd day of February, 1989 that the Petition for Zoning Variance to permit maximum widths of building elevations of 885 feet and 752 feet, in accordance with Petitioner's Exhibit 1 originally submitted, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that all other conditions and restrictions set forth in the Order dated December 5, 1988 shall remain in full force and effect.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

February 3, 1989

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
1105 Hampton Plaza
300 E. Joppa Road
Towson, Maryland 21204



Dennis F. Rasmussen
County Executive

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Osler Drive, 550' N of Stevenson Lane
9th Election District - 4th Councilmanic District
The Sisters of the 3rd Order of St. Francis
(St. Joseph's Hospital) - Petitioners
Case No. 89-137-SPHA

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. J. W. Spencer
Universal Medical Buildings
839 N. Jefferson Street
Milwaukee, Wisconsin 53202

Mr. Daniel E. Harris
119 La Paix Lane
Towson, Md. 21204

Mr. Lewis E. Porter
632 Dunkirk Road
Towson, Md. 21204

People's Counsel

File

Ms. Elizabeth D. Levy
105 La Paix Lane
Towson, Md. 21204

Ms. Gloria Bledsoe
106 La Paix Lane
Towson, Md. 21204

Ms. Gertrude B. Hoover
7339 Yorktowne Drive
Towson, Md. 21204

Mr. Gary E. Cornelius
112 La Paix Lane
Towson, Md. 21204

Testimony indicated that the subject property, located on Osler Drive, is zoned D.R. 2 and is the site of the St. Joseph's Hospital. The Petitioners propose attaching to the hospital an accessory office building for use by physicians having staff privileges at the hospital. Additionally, an adjoining parking structure is proposed to meet the parking needs of the hospital and medical office building.

Mr. Studnicki testified that he has been an administrative consultant for the past 22 years and has been associated with St. Joseph's Hospital since January 1986. Prior to that date, he was an associate professor with the Johns Hopkins University Medical School. He testified the hospital will be celebrating its 125th anniversary in 1989 and has been in Towson since 1965. He indicated that in the past few years, the hospital has been considered a center of excellence in providing service on both the regional and national level. He testified that the hospital is currently licensed for 460 beds and that an admissions center exists on the hospital campus. Mr. Studnicki indicated that the hospital grounds consist of 37 acres and that the proposed project is part of the hospital's long range planning. The new office building will contain the small pharmacy currently located in the hospital, and the sports medicine facility currently located in a separate building next to the emergency room.

When questioned as to the need for the accessory medical office building, Mr. Studnicki indicated with the developments in technology it has been found that the relationship between the physicians and equipment need to be more closely situated. He further indicated that in those instances where there is adjoining hospital and office building space for physicians, there is an increase in the quality of care, a cost savings in providing services, and a tremendous increase in convenience for both the

patients and the physicians. Mr. Studnicki indicated that all of the 700 staff physicians surveyed were very supportive of the proposal. He indicated that the use of office space in the proposed new medical office building by staff physicians will be by the purchase of space, similar to a condominium arrangement. The agreement will require that if a physician resigns or loses privileges at the hospital, their use of the office building must be terminated and their space sold back to the hospital or to another physician who has staff privileges. Mr. Studnicki further testified the administrative and department head offices currently located in the hospital will be moved to the proposed building to free needed space for the hospital, including, but not limited to, space for diagnostic purposes.

Testimony further revealed other hospitals in the area have similar facilities on their premises, for example, GBMC, Franklin Square, and Good Samaritan. Counsel referred to the case of GBMC, In Re: Petition for Special Hearing and Variances, Case No. 86-45-SPHA, which was approved on August 1, 1985. Mr. Studnicki further pointed out that the combined uses will cut down on multiple patient trips and traffic.

Mr. Studnicki and Mr. Fishel testified in detail as to the existing parking and proposed parking as set forth in Petitioner's Exhibit 1. Detailed testimony was given to support Petitioners' position that the proposed parking spaces are required to meet both employee and visitors' needs. Mr. Fishel noted that while on occasion, some of the parking lots are vacant, the need for the additional parking is necessitated due to many of the support staff being required to report for work prior to the end of the previous shift. Petitioners indicated that they would be willing to take any and all steps necessary to screen the parking lot adjoining

ORDER RECOMMENDED FOR FILING
Date 2/15/89
By [Signature]

ing La Paix Lane and Yorktowne Drive to insure minimum impact on the residential area.

Mr. Spencer testified Universal Medical Buildings was retained by St. Joseph's to determine the need and design for them an accessory office building and parking structure to be connected to the present hospital facilities. He testified that after surveying the physicians and investigating the matter, the Hospital determined the quality of health care would improve if many of the staff doctors had offices located on the hospital campus. He indicated in his experience it has been determined that patient costs are reduced and convenience to the patients is tremendously increased if such facilities are available. He further testified the combination of hospital and office space for physicians with privileges at hospitals has become relatively common throughout the United States.

The Protestants testified regarding their objections to the proposed project, which they believe will adversely affect their residential property. Protestants argued the proposed additions will increase automobile and foot traffic through their neighborhood, cause congestion, and potential security problems. Protestants requested Petitioner be required to, among other things, fence and screen the proposed parking area at the end of La Paix Lane, reduce lighting for the same parking area, and correct drainage problems at the end of La Paix Lane. The parties did not come to an agreement as to the type of fencing to be installed.

Petitioner seeks approval for construction of the proposed medical office building and parking garage pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) and relief from Section 1801.2.B.2 of the B.C.Z.R., pursuant to Section 307, B.C.Z.R.

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By [Signature]

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - E/S Osler Drive, 550' N of Stevenson Lane 9th Election District 4th Councilmanic District

• BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 89-137-SPHA

The Sisters of the 3rd Order of St. Francis, St. Joseph's Hosp.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve a proposed medical office building and parking structure connected to the existing St. Joseph's Hospital building as accessory uses and structures to the existing hospital complex, and a variance to permit maximum widths of building elevations of 885 feet and 702 feet in lieu of the maximum permitted 300 feet, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by James Studnicki, Director of Hospital Administration, and Keith Fishel, Construction Division, appeared, testified, and were represented by Newton A. Williams, Esquire. Also appearing on behalf of the Petition were: Jerry Spencer, Senior Vice President of Universal Medical Buildings; Bernard F. Semon, Real Estate Appraiser; Bernard Willemain, Planning and Zoning Consultant; and William F. Kirwin with William F. Kirwin, Inc., a Land Planning and Architectural firm. Appearing in opposition were the following residents of the La Paix Lane, Yorktowne Drive, Dunkirk Road area: Daniel E. Harris, Elizabeth D. Levy, Gloria Bledsoe, Gertrude B. Hoover, and Lewis E. Porter. Gary Cornelius, a resident of La Paix Lane, was unable to attend the hearing but sent a letter setting forth his objection.

In Section 101 of the B.C.Z.R. an accessory use of structure is defined as follows:

"A use or structure which - (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent, or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure..." (Bill No. 100, 1970.)

The testimony presented clearly indicated the proposed medical office building and parking garage will be accessory structures meeting the criteria set forth in the definition of accessory use or structure. Since the hospital is permitted as a matter of right on the subject property, and meets the criteria set forth above, the proposed facilities are determined to be permitted as accessory uses or structures.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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By [Signature]

ST. JOSEPH'S HOSPITAL

Red-lined plan dated: 6/21/88
Received in Zoning Office: 12/10/89
Comments: 12/14/89

Compliance with the following comments are required for zoning approval:

Show the R.T.A. arcs on the plan and clearly label, shade and dimension parking buffer and setbacks per S.1801.B (see attached R.T.A. paragraph). The R.T.A. arcs shown on the hearing petition plan on Exhibit 1, Sheet L-1 are incorrect and must be revised and new plans included in the case file #89-137-SPHA. Small car parking is permitted but at a 40% maximum of all spaces. Show the calculations supporting this figure for the entire hospital site.

The reasons for the parking calculation requirement changes as red-lined are not clear. State on the plan why and how each change differs from the original plan; for example, on sheet L-4, the hospital at 460 beds is changed from 1/4 beds to 1.5/beds and the parking is changed from 115 spaces to 690. How? Why? Also, parking on sheet 1 must agree with the sheet 4 chart.

State on the plan the zoning history, all case numbers, what was granted or denied, the date of the Order and show and list compliance with all restrictions. This is of particular importance since zoning case #89-137-SPHA places substantial restrictions on parking areas.

On the plan list permit numbers and each project name and update plan with latest additions and information.

JOHN L. LEWIS
PLANNING & ZONING ASSOCIATE III

JLL:scj

cc: Keith Fishel
St. Joseph's Hospital

Because the following conflicts with the R.T.A. regulations cannot be resolved via a zoning hearing, these particular comments must be resolved prior to C.R.G. approval:

R.T.A. -- Include on the plan and clearly label all off-site sources of R.T.A. on-site, including all dwellings and small lots of record less than 2 acres. All off-site buildings within 300 feet of a proposed unlike use must be labeled with the existing use. Dwellings must be labeled "existing dwelling" and all vacant lots must include the acreage. All lot and dead divisional lines that adjoin or are across street from the subject property must be shown clearly. The most restrictive R.T.A. arcs must be labeled with the required and applicable 300' or 250' R.T.A. radius dimensions and included on the plan print. Clearly and conspicuously note on the plan: "ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300 FEET AND 250 FEET ARCS". Clearly label all unlike building fronts, label and dimension 75 ft. and 150 ft. R.T.A. setbacks, 50 ft. R.T.A. buffers, and 75 ft. R.T.A. building rear and parking buffers. Provide and designate on the plan print the required and applicable R.T.A. buffers with a conspicuous bold line around the boundary and remove all other uses, drives, and parking, buildings from the required R.T.A. buffer areas. Remove any proposed private yard space from the required R.T.A. planted buffers. Note on buildings or other uses to be removed from the R.T.A. buffer area that the area will be replanted in accordance with the landscape manual. The R.T.A. buffer cannot include an existing or proposed private or public street R/W, road widening, or required traffic sight line areas and it must be designated H.O.A. open space.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM
Mr. Powell / EIRD
Mr. Pilson / W&S
Mr. Flowers / CB&A
Mr. Fisher / Planning
Mr. Richards / Zoning
Mr. Bowling / B&D
Mr. Famili / Traffic
Mr. Weiss / Sanitation
Mr. Beaumont / Land Acq.
Mr. Latz / House Nos.
Capt. Kelly / Fire Dept.
Mr. Kincer / Rec.&Parks
Mr. Brocato / SHA
Mr. Butcher / C&P

DATE: April 4, 1991

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: District: 9C4
Project Name: St. Joseph's Hospital South Wing Addition
Project No.: 91094
Engineer: Whitman, Requaardt, & Associates, Inc.
Phone No.: 235-3450

ACTION REQUESTED:
CRG Plan Review (Meeting Waived) :XX W-91-62J
CRG Plan Refinement Review :
CRG Non-Material Amendment Review :
CRG Plan Approval Extension Review :
Panhandle Minor CRG Plan Review :
Minor Subdivision Review :

Please review the attached plan for compliance with current regulations and return comments to our office by 4/25/91. If you have no comments or do not need to review this plan, please indicate by placing your initials here _____

Thank you for your attention to our request.

SDW:mmm
cc: File

ST. JOSEPH'S HOSPITAL
SOUTH WING ADDITION
W-91-62

Plan Date: 4/2/91
Comments Due: 4/25/91
Comments Date: 4/11/91
Comments Typed: 4/11/91

This plan has been reviewed by James Dyer (Zoning Supervisor) and been determined to be in compliance with the last zoning hearing (#89-137-SPHA) concerning changes in landscaping to the proposed South Wing Addition area. Zoning approves this plan for C.R.G.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the waiver file #W-91-62 and written correspondence or revised plans must be accompanied by a copy of these comments.

JOHN L. LEWIS
PLANNER II

JLL:scj

cc: Current Planning
Zoning File - #89-137-SPHA,
Waiver File

GARY E. CORNELIUS
112 LA PAIX LANE
TOWSON, MARYLAND 21204

October 14, 1988

Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building - Room 106
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

SPECIAL HEARING NOTICE
VARIANCE NOTICE
CASE #89-137-SPHA
ST. JOSEPH HOSPITAL PROJECT

I am writing in connection with the Special Hearing Notice and Variance Notice posted on the St. Joseph Hospital property which states that a public hearing has been scheduled for 9:00 A.M. on Tuesday, October 18, 1988.

I cannot attend the October 18, 1988 public hearing because I will be out of town on that date; however, I hereby respectfully request that you note and consider my objection to the granting of any special exception or zoning variance in connection with the proposed construction of a medical office building and parking structure on the St. Joseph Hospital property.

I am a homeowner whose residence is located at the West end of La Paix Lane. My property adjoins the St. Joseph Hospital property.

The plans proposed by St. Joseph Hospital for the development of the hospital property include the construction of a 392-space parking lot at the west end of La Paix Lane, immediately adjacent to my home. The construction of the proposed medical building near Osler Drive obviously will greatly increase automobile traffic and foot traffic in and through all of the residential communities surrounding St. Joseph Hospital, it will obviously increase the need for additional parking on the hospital property adjacent to the adjoining residential communities, and it will seriously increase the automobile traffic on the major roads serving the hospital complex, such as York Road, Stevenson Lane and Osler Drive.

The increased automobile and foot traffic will, of course, result in greatly increased congestion on all major roads as well as residential roads, greater danger of serious traffic accidents as motorists attempt to turn from the major roads into the hospital complex area, and significantly greater concern by all residents of the adjoining neighborhoods for their personal safety and security in their homes.

The residents of the La Paix Lane community, myself included, have attended two meetings with representatives of St. Joseph Hospital on August 17, 1988 and August 24, 1988 to bring to their attention the concerns of the residents of the La Paix Lane community regarding:

Zoning Commissioner
Baltimore County Office of Planning & Zoning
October 14, 1988
Page 2

1. Proper fencing and screening of the proposed parking area at the end of La Paix Lane.
2. Reduction of proposed lighting for the parking area at the end of La Paix Lane.
3. Correction of a serious drainage problem that presently exists at the end of La Paix Lane and which permits several inches of stagnant water to stand at the end of the Lane every time it rains.
4. Change of the hospital's proposed reconfiguration of one of the main service roads which would move this heavily travelled road in front of the hospital substantially closer, within approximately 10 feet, of the residence located at the Southwest end of Yorkleigh Road.

The hospital's preliminary proposals for lighting the proposed parking area (25 to 30 foot lighting standards) are clearly far, far in excess of the Baltimore County residential transition area limitations.

The proposed reconfiguration of the road in front of the hospital appears to ignore the 75 foot set-back requirement which should protect an adjoining homeowner from the risk that automobiles travelling on the hospital service road that cannot, or do not, negotiate the proposed 90° turn at the end of Yorkleigh Road will wind up in the homeowner's living room.

As of the date of this letter, the hospital representatives have not been at all responsive to the concerns expressed by the residents of the La Paix community, and they have not addressed any of the problems of fencing, screening, lighting, drainage, and placement of the service road which were brought to their attention and which were fully discussed with them during our meetings on August 17, 1988 and August 24, 1988.

In view of the apparent lack of concern by the hospital representatives for the affects of their proposed development project on the surrounding residential neighborhoods, I have filed with the Baltimore County Appeals Board an appeal to the County Review Group decision of July 28, 1988. This appeal is still pending.

I am absolutely opposed to any request by St. Joseph Hospital for a special zoning exception or variance that would permit the construction of a substantially larger medical building and related parking structure than would otherwise be permitted by the Baltimore County zoning laws.

A substantially larger medical building simply means a substantially greater increase in automobile and foot traffic through the adjoining residential neighborhoods with the attendant risk of serious automobile accidents and increased risks to the personal safety and security of the residents in their homes.

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Baltimore County Office of Planning & Zoning
October 14, 1988
Page 3

I am absolutely opposed to a large institution that demands larger and larger development of it's property and creates larger and larger risks, nuisances, and problems for it's residential neighbors without evidencing any serious concern for the affects of it's development on the adjoining residential communities.

I respectfully request that my opposition to any special exception or zoning variance be noted and considered, and I hereby request that this letter be read into the minutes of the public hearing.

Thank you for your consideration.

Very truly yours,
Gary E. Cornelius

cc: Barbara F. Bachur
Council Member - 4th District
William Levy, Esq.
President, La Paix Community Association

Daniel E. Harris
Resident, La Paix Lane

Faulette Moriconi
Yorktowne Community Association

James R. Colbeck
Yorktowne Community Association

Jean Duval
Greater Towson Council of Community Associations

All Residents of La Paix Lane

LAW OFFICES
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(301) 823-7800
TELEFAX (301) 296-2765

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2121

August 16, 1988

The Honorable Robert Haines
Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Mr. Carl Richards, Jr.
Zoning Coordinator
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Mrs. Gwen Stephens
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Commissioner Haines, Mr. Richards and Mrs. Stephens:

RE: CRG and Zoning Approvals required
for Improvements to St. Joseph Hospital,
Osler Drive-Request for Early Hearing, Item 49

On July 28, St. Joseph Hospital received CRG Approval for a proposed, attached accessory office building and attached parking structure to upgrade the St. Joseph's site.

We have been working very carefully with the neighborhoods involved, and most particularly with Mrs. Jean Duval of the Towson Community Umbrella Group.

On August 1, 1988, we dropped off a complete package including three (3) Petitions, fifteen (15) Site Plans and seven (7) descriptions for review by your office. We are pleased these have been accepted as Item 49, as of August 5, 1988.

Basically we have asked for the same relief granted to Greater Baltimore Medical Center, namely a finding in a special hearing that the two (2) proposed hospital structures most particularly the accessory office building is accessory to the main hospital use.

In like manner, we have requested variances from certain sections relating to the maximum widths of building elevations,

[illegible]

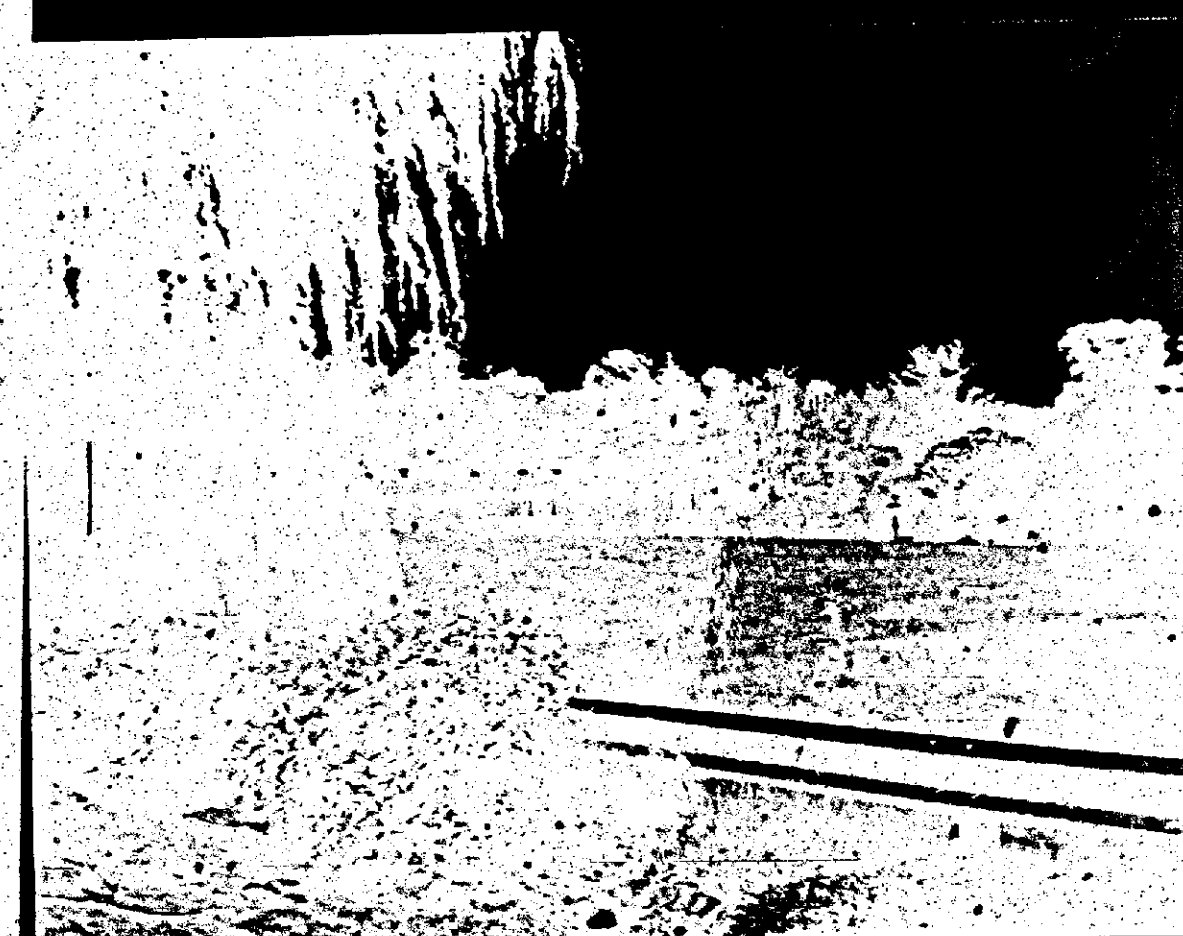
PETITIONER'S
EXHIBIT 4



A. LOOKING SE FROM PRESENT
EMPLOYEE LOT AT W END
LA PAIX LANE



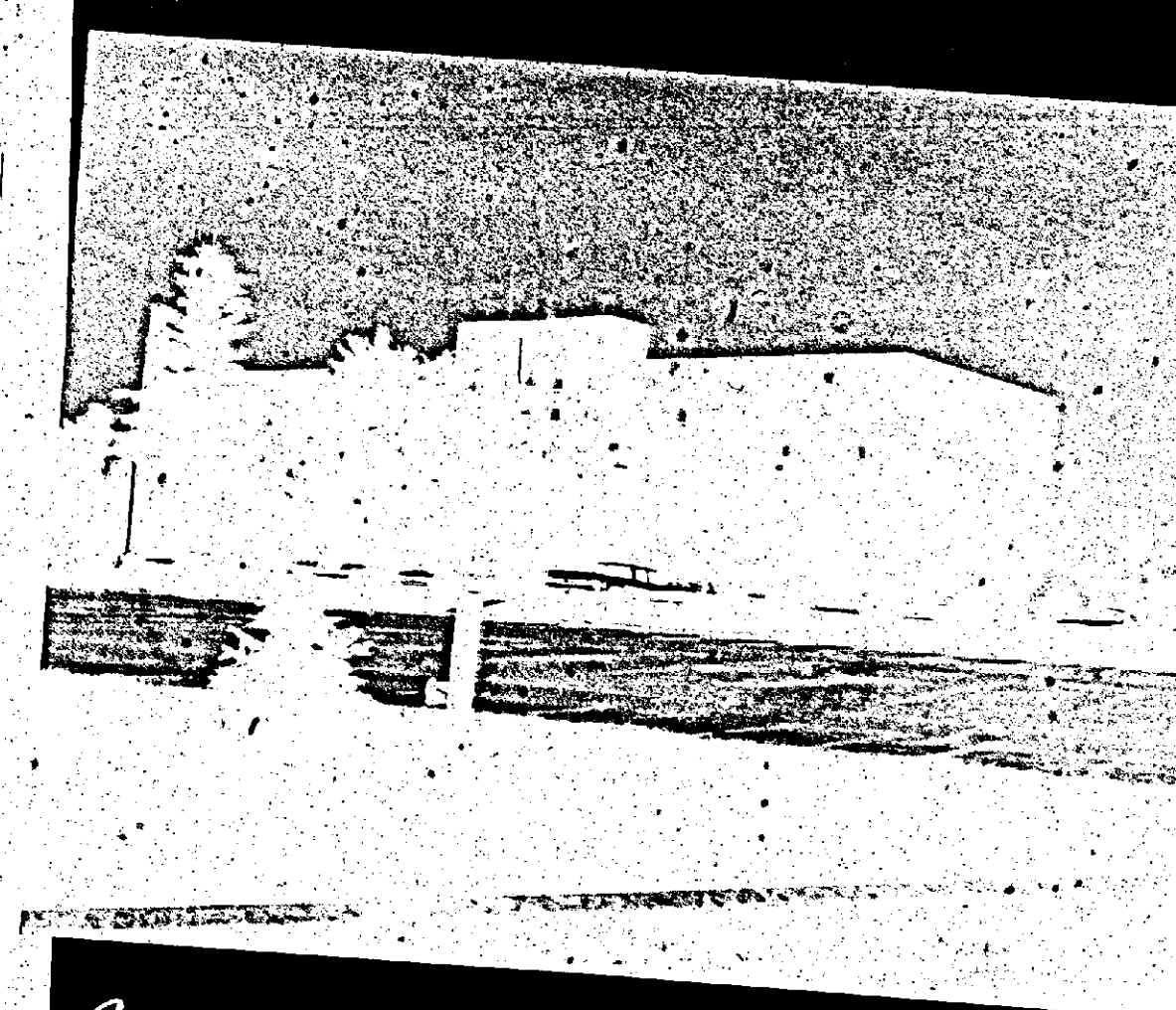
B. EMPLOYEE LOT (FRONT) AND
BARRIER AT W END
OF LA PAIX
LANE



E. LOOKING SW FROM END OF
LA PAIX LANE



F. LOOKING W FROM END OF LA PAIX
LANE



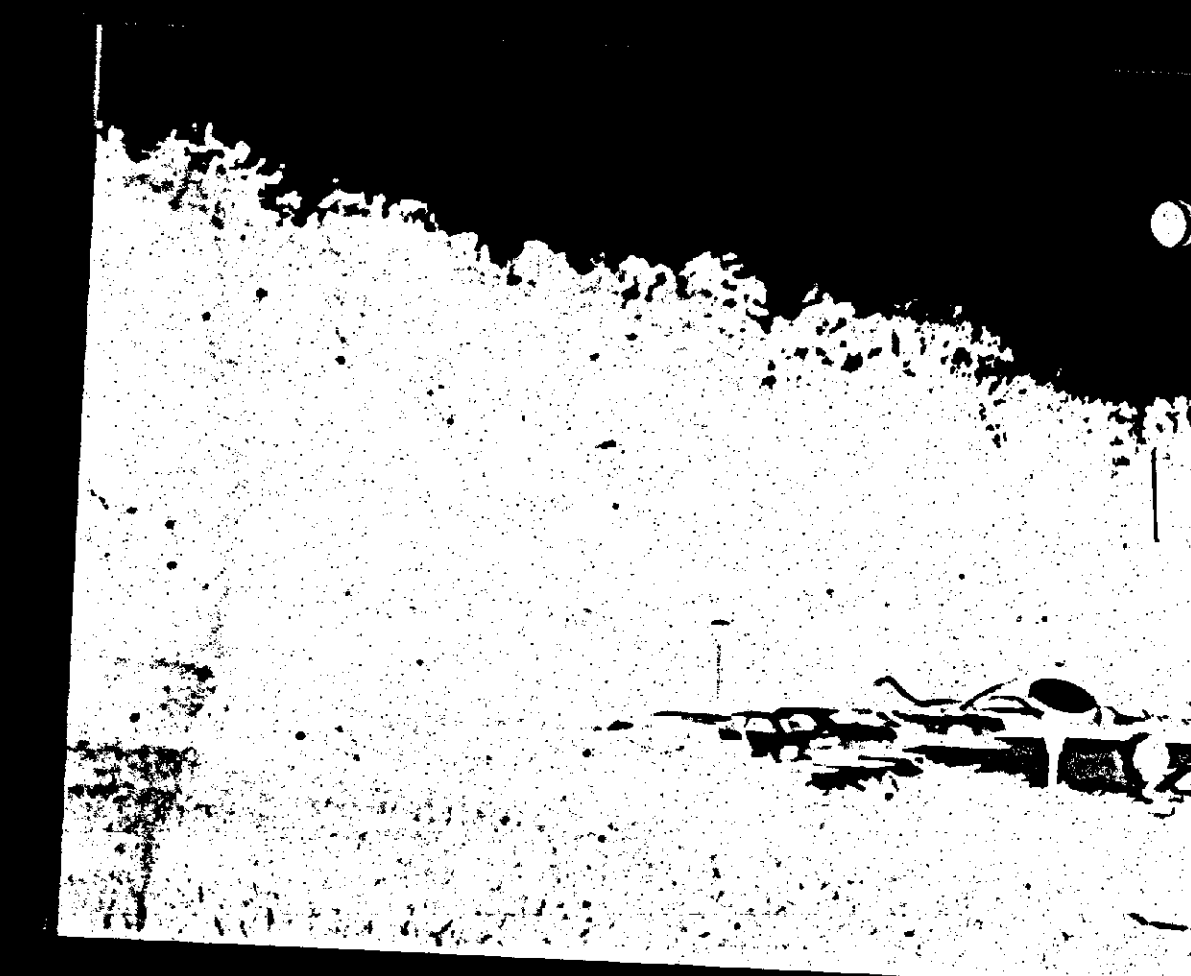
C. LOOKING NW FROM END OF
LA PAIX AT PRESENT EMPLOYEE
LOT AND HOSPITAL



D. LOOKING NE AT W END OF LA PAIX
LANE



G. LOOKING AT HOUSE ON S/S OF
LA PAIX LANE AT ST.
JOSEPH'S BOUNDARY



H. LOOKING SE ACROSS PRESENT
MEDICAL OFFICE LOT
SCREENING & FENCING



I. EXISTING PUBLIC RELATIONS
BUILDING AND TREE
SAVED

PETITIONER'S
EXHIBIT 2

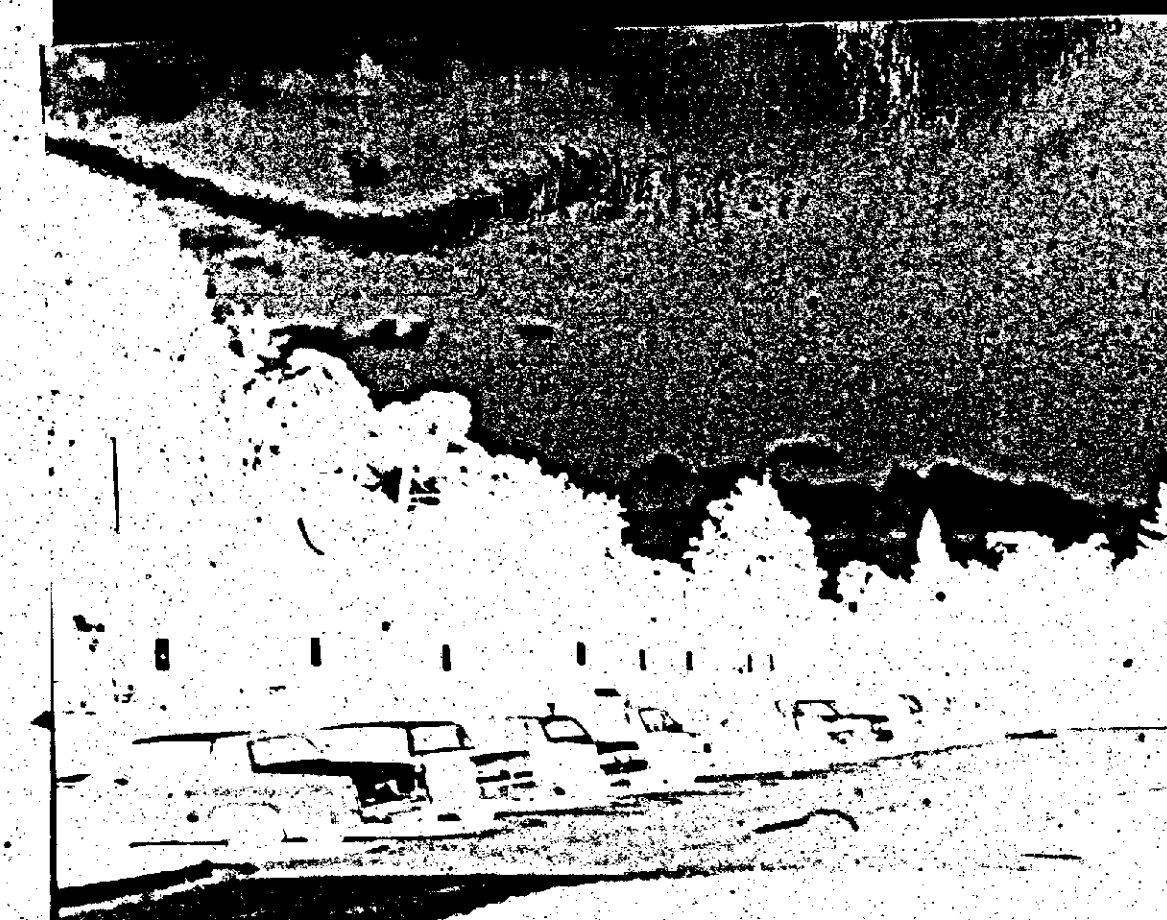


A. ST. JOSEPH'S HOSPITAL -
W END LOOKING NE



B. LOOKING NORTH ACROSS
PRESENT PATIENT
LOT - SITE OF
NEW STRUCTURES.

PETITIONER'S
EXHIBIT 2

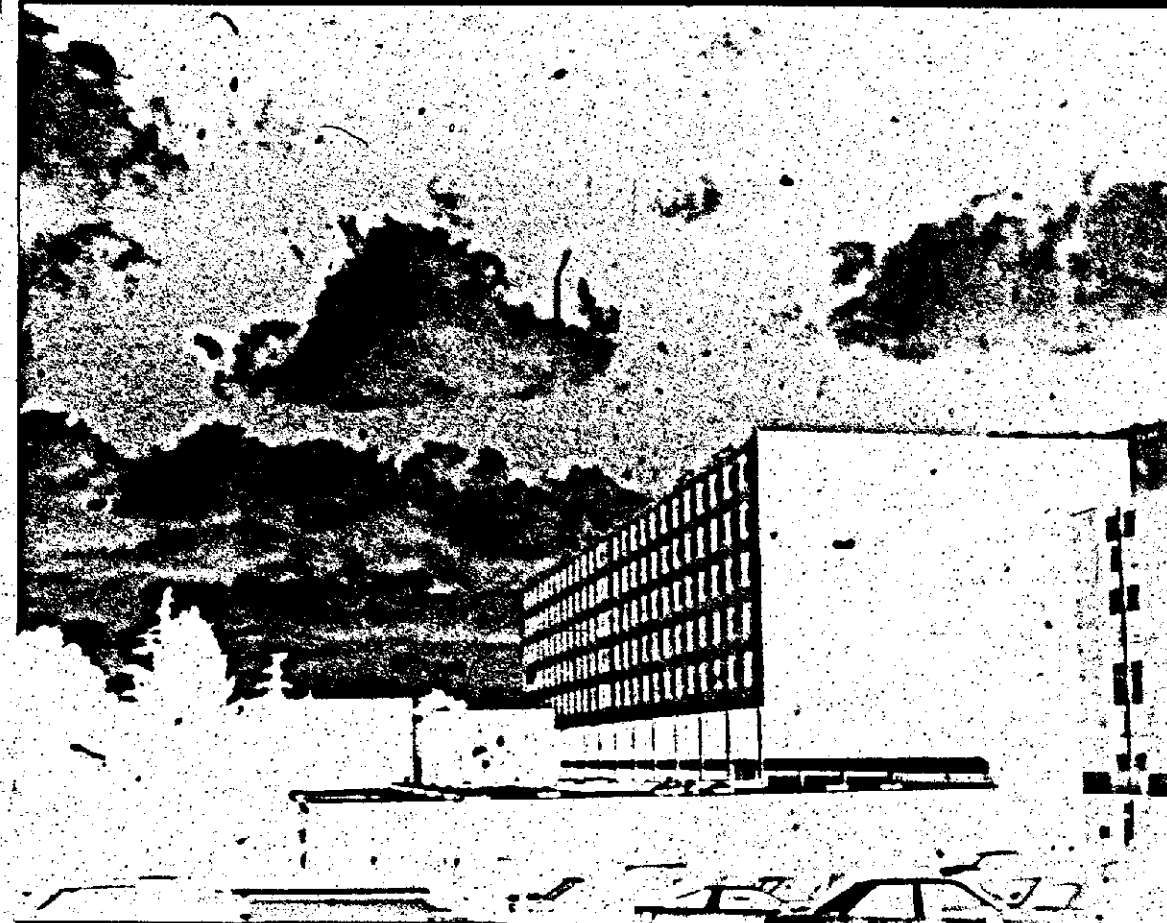


C. LOOKING SE PRESENT LOT KIOSK

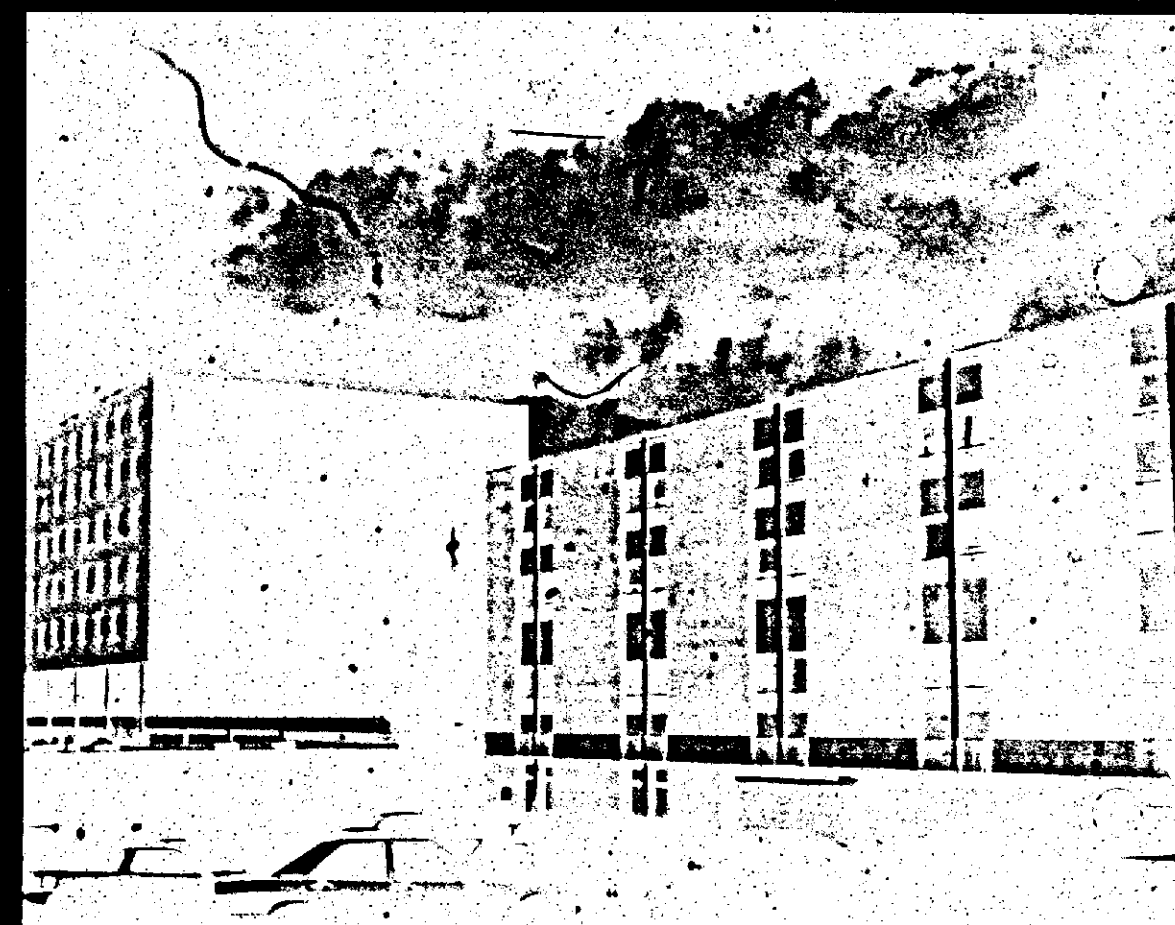


D. LOOKING S FROM SISTER PIERRE
AT PROPOSED SITE
PRESENT GROUND
LOT.

PETITIONER'S
EXHIBIT 2



E. LOOKING W AT E FACADE
OF MAIN BLDG.



F. LOOKING NE ACROSS DOCTORS
LOT AT S FACE AND E
FACADE

PETITIONER'S
EXHIBIT 2



G. LOOKING SW AT E END
OF MAIN BLDG.
FACADE



H. LOOKING W ON SISTER PIERRE
REAR EMPLOYEE LOT ON
RIGHT - N/S OF HOSPITAL.



I. LOOKING S AT REAR OF
HOSPITAL AT
MAIN BLDG. MID-POINT



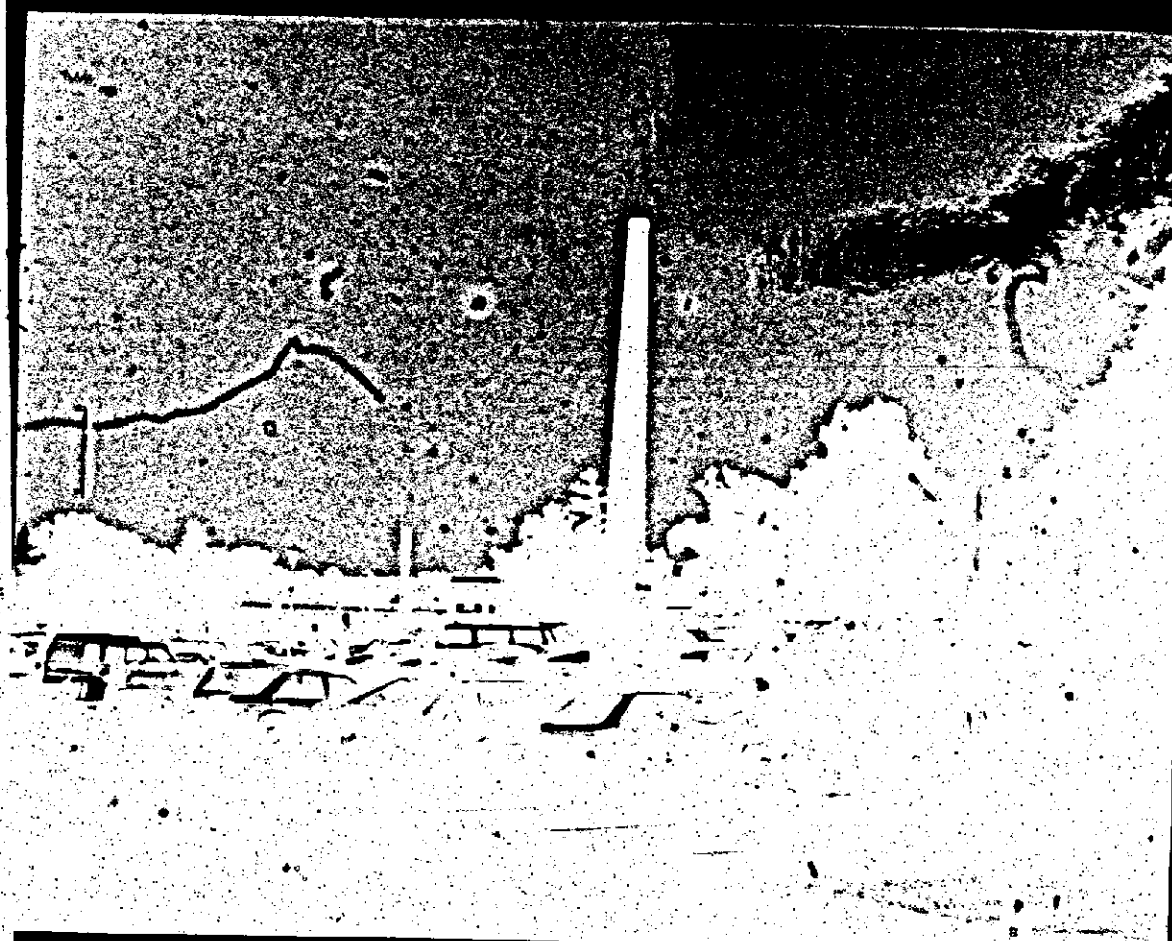
J. LOOKING SW AT E/S OF
CORONARY CARE
UNIT, REAR, N/S
OF CAMPUS.



K. LOOKING NE ACROSS CENTRAL
EXIT/ENTRANCE, SR. PIERRE
AT W END, EMERGENCY
AND OUT PATIENT.



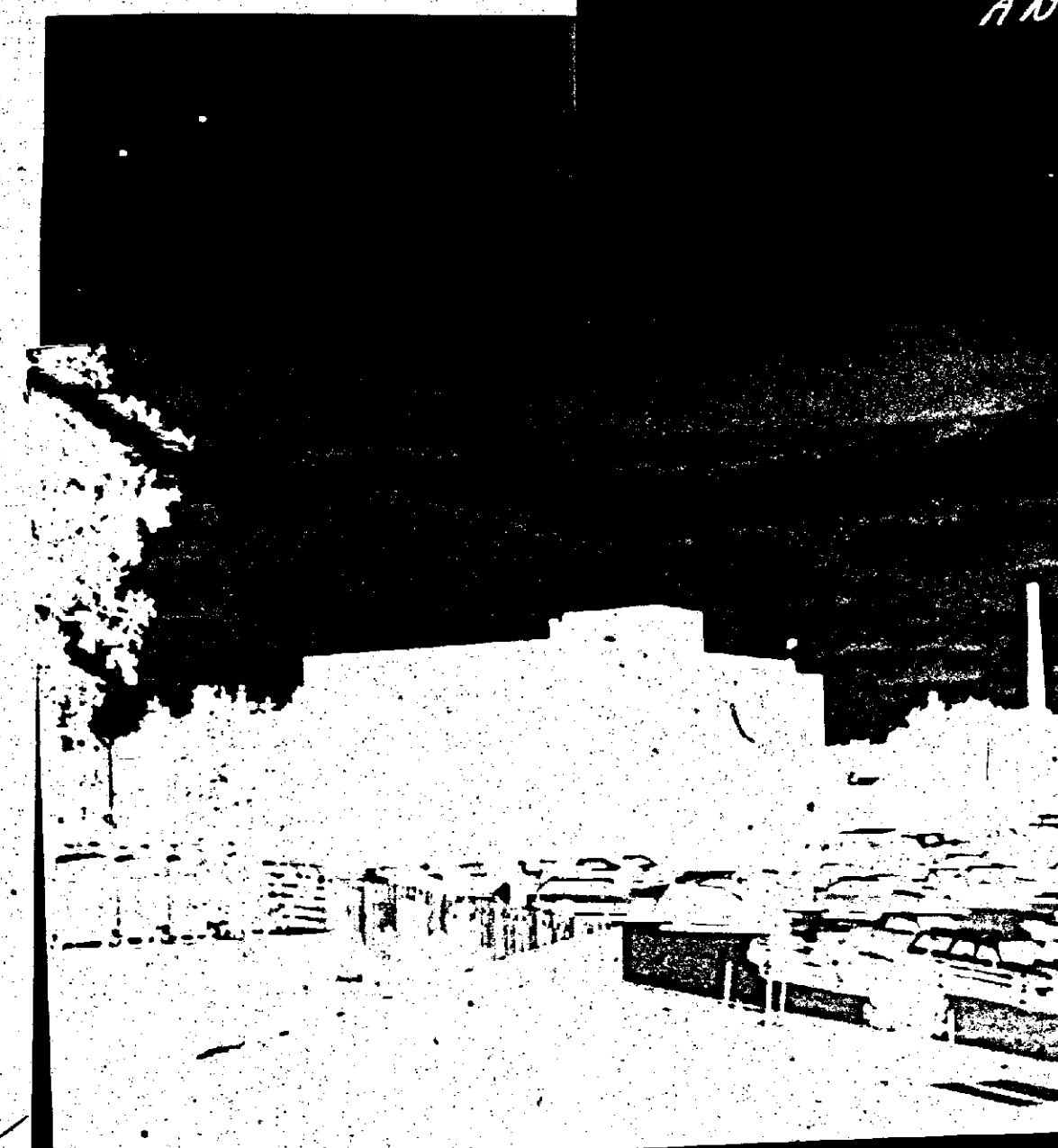
L. SAME FACADE AS K. LOOKING
S FROM N END.



M. LOOKING N ACROSS PRESENT
PATIENT LOT AT
POWER PLANT



N. LOOKING NW AT W END
OF HOSPITAL AND
POWER PLANT



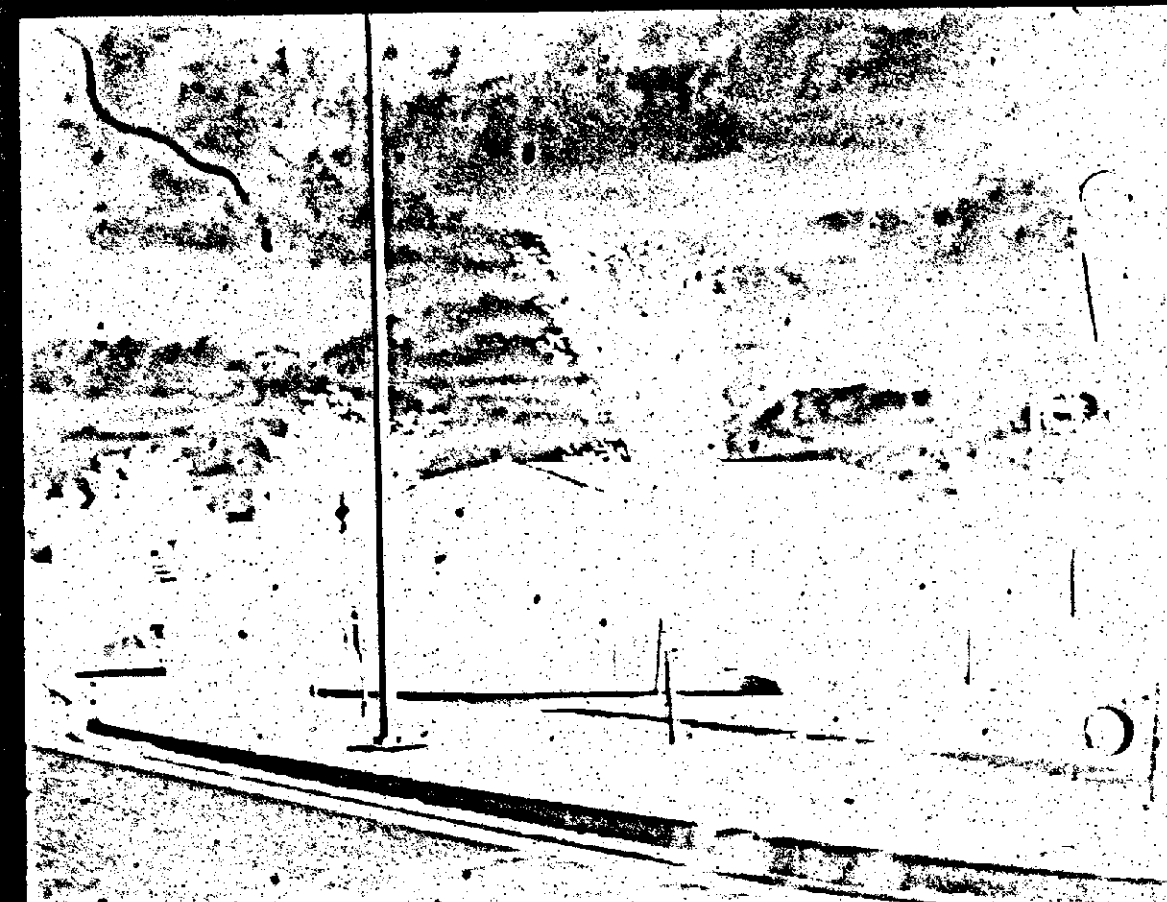
O. LOOKING SW AT PRESENT
NURSING SCHOOL FROM
NE/C OF CAMPUS



P. LOOKING SW ACROSS REAR
EMPLOYEE LOT - HOSPITAL
IN BACKGROUND -
FROM NE/C CAMPUS.



Q. LOOKING N AT PROFESSIONAL
CENTER OFFICE BLDG.
FROM SR. PIERRE DRIVE



R. E/S OF IMAGING CENTER FROM
SR. PIERRE DR.



S. E/S OF PRESENT SPORTS
MEDICINE CENTER.



T. IMAGING CENTER + SR. PIERRE
DR.



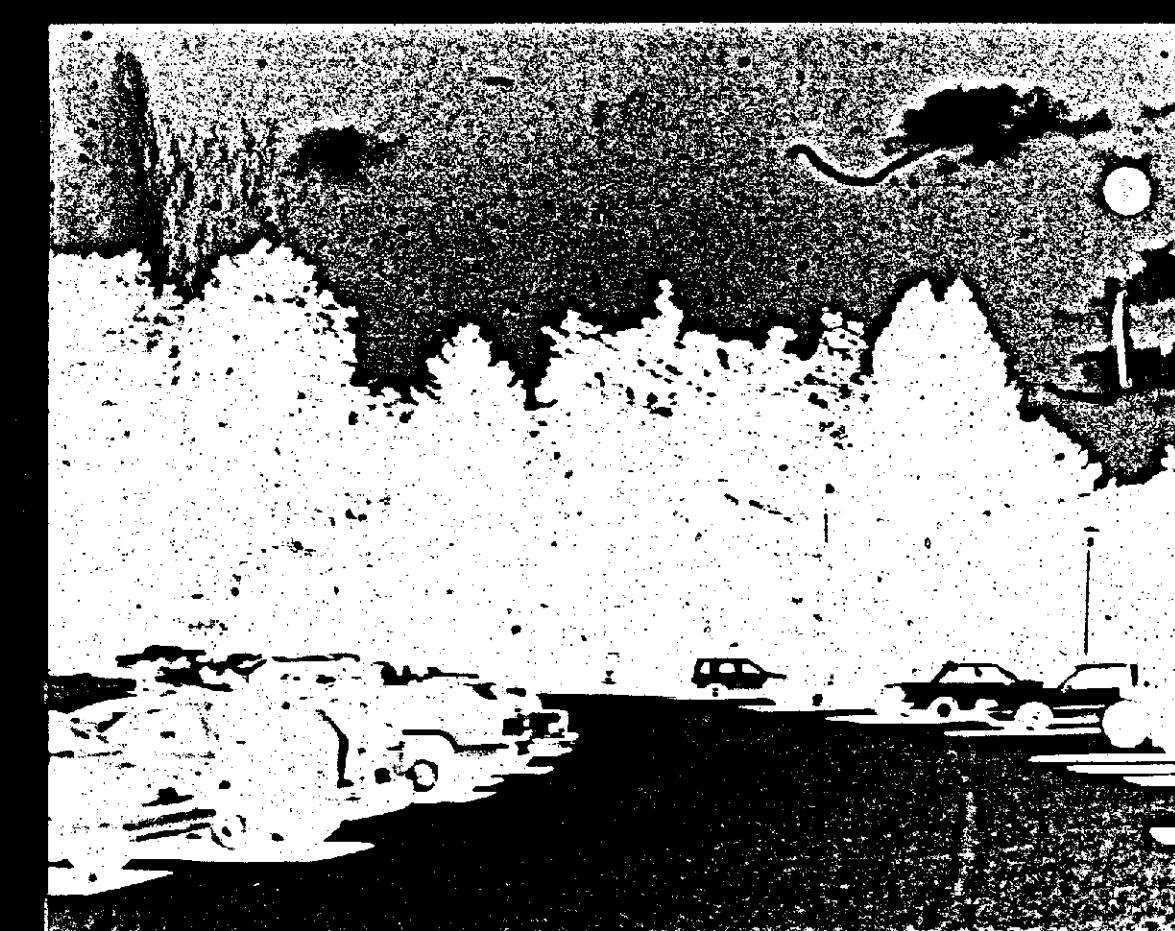
U. LOOKING WEST FROM CAMPS
ACROSS SITE, PROPOSED
TOWARD OSLER DR.
OFFICE BLDG.



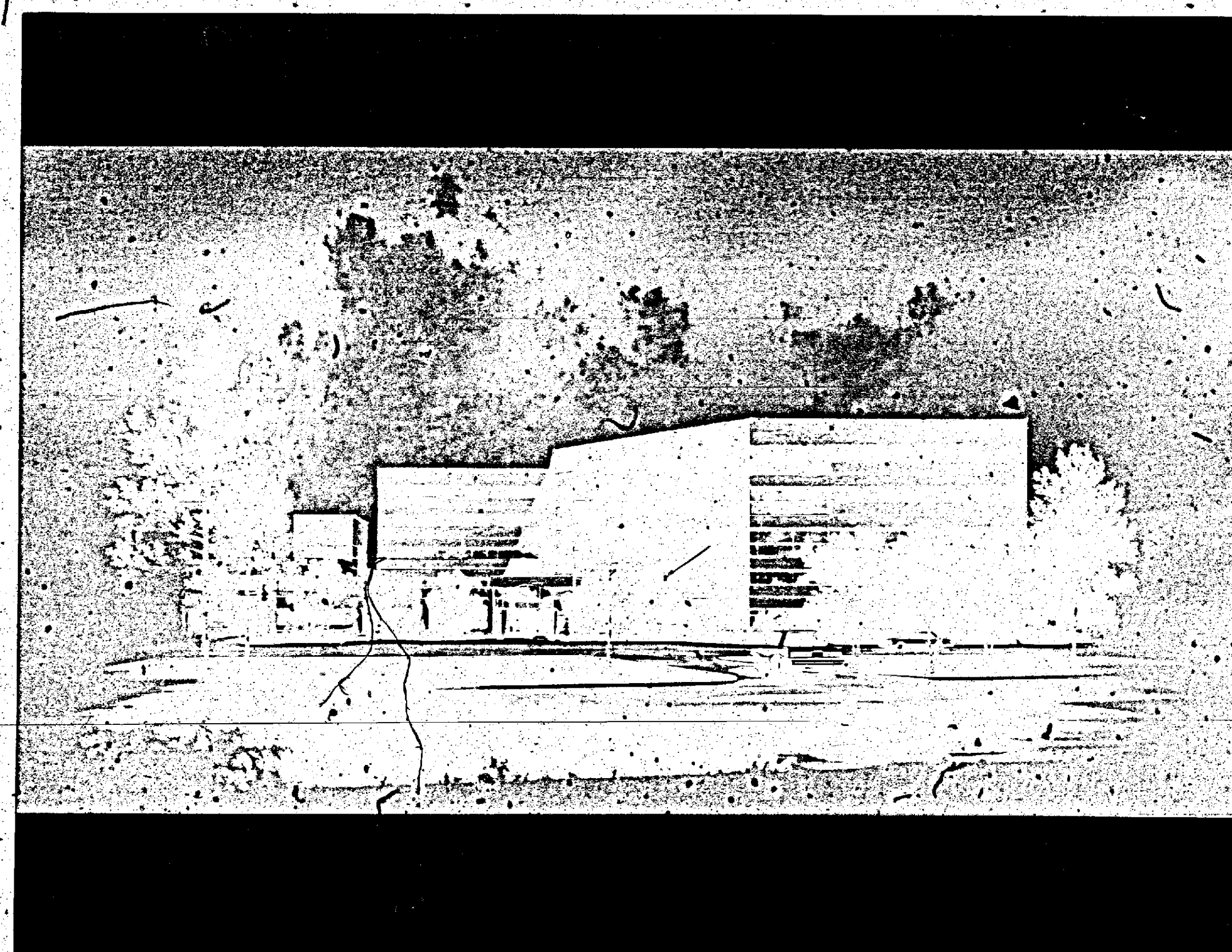
V. OSLER DRIVE PRUFF. BLDG.
FROM N/S OF
CENTRAL DRIVE



W. LOOKING E. ON SR. PIERRE
DRIVE - E OF IMAGING
CENTER



X. LOOKING E ACROSS PRESENT
EMPLOYEE LOT TOWARD
END OF PARKLIEGH RD.



2 signs

GENERAL NOTES:
ALL PARKING, DRIVEWAYS AND ISLES ARE PAVED
WITH INTERLOCKING PAVING.
ALL PARKING SPACES ARE TO BE STIPPLED.
ALL SITE LIGHTING WILL BE SHIELDED FROM
ADJOINING RESIDENTIAL PREMISES.

Revisions
7-21-88
7-27-88
7-28-88

SITE PLAN TO ACCOMPANY
PETITION FOR SPECIAL
ZONING AND VARIANCE:

1. SPECIAL ZONING
TO CORRELATE HOSPITALS
ACCESSORY BAYERS
OF PROPOSED MEDICAL
OFFICE BUILDING AND
PARKING
STRUCTURE.
VARIANCE FROM
SECTION 1801.2
S2 FOR OVERALL
BUILDING LENGTH
OF 385'-0" AND
775'-0".

PUBLIC SERVICES C.R.G. NO. 88109
PLANNING NO. _____

SITE PLAN

Project
MEDICAL OFFICE
BUILDING

ST. JOSEPH HOSPITAL
TOWSON, MARYLAND

UNCORRECTED

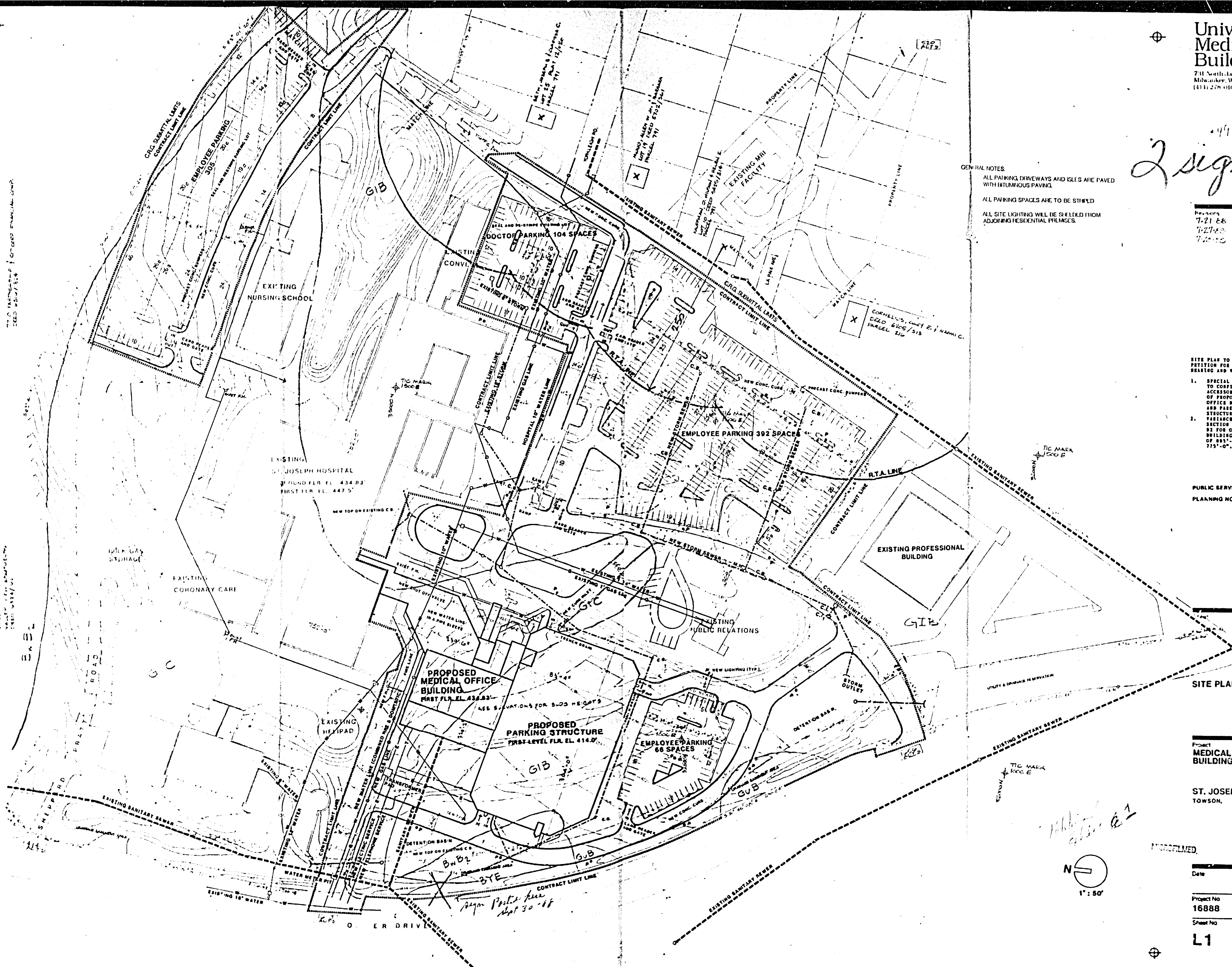


Date

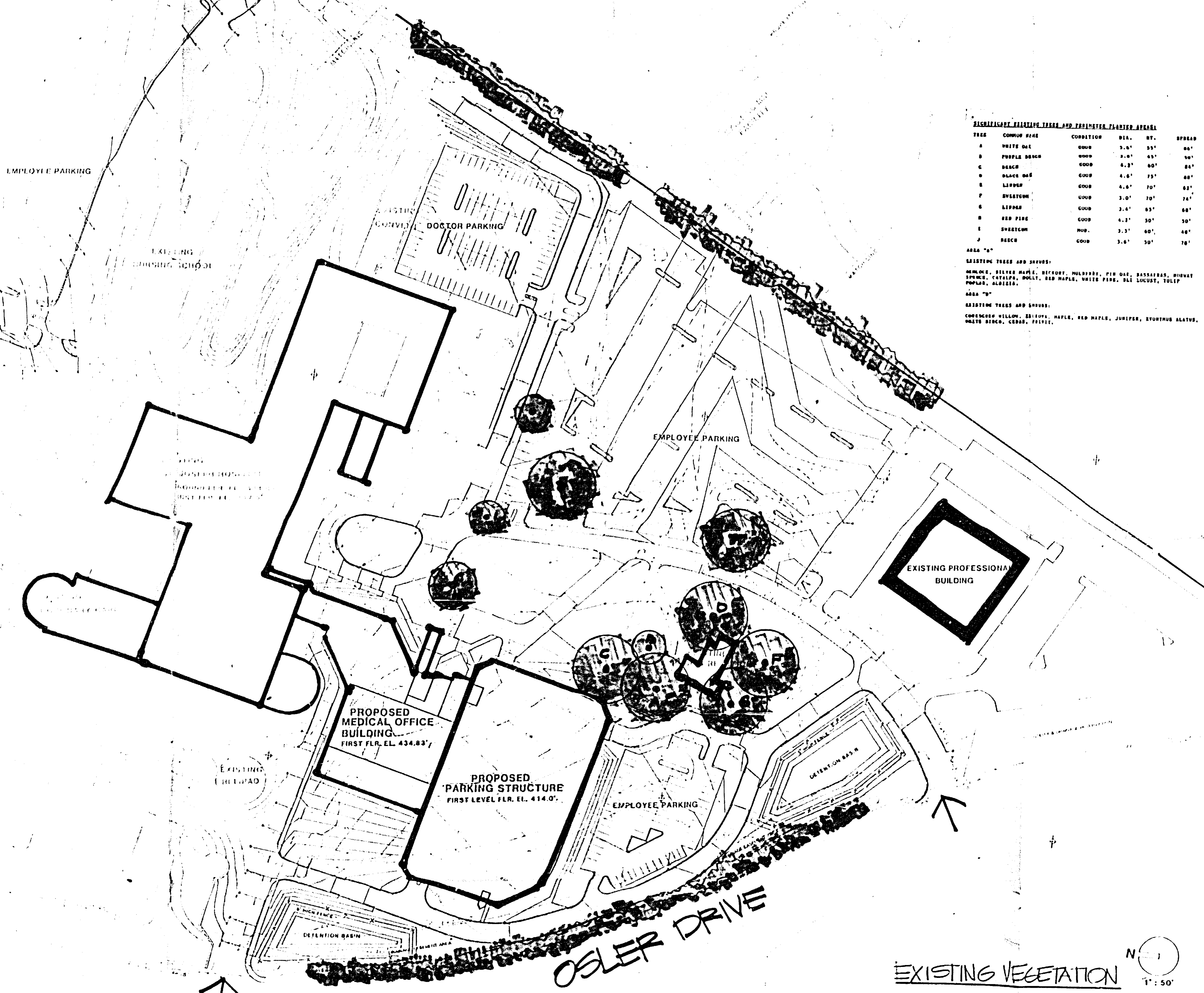
Project No
16888

Sheet No

L1



2-C.T. - 0/1/91
0/1/91



SIGNIFICANT EXISTING TREES AND PERIMETER PLANTED AREAS

TREE	COMMON NAME	CONDITION	DIA.	HT.	SPREAD
A	WHITE OAK	GOOD	5.6"	55'	60'
B	PURPLE BACCH	GOOD	4.0"	65'	50'
C	BACCH	GOOD	4.3"	60'	54'
D	BLACK OAK	GOOD	4.6"	75'	60'
E	LIRIOD	GOOD	4.6"	70'	62'
F	SWEETGUM	GOOD	3.0"	70'	74'
G	LIRIOD	GOOD	3.4"	65'	60'
H	RED PINE	GOOD	4.3"	50'	50'
I	SWEETGUM	POB.	3.3"	60'	48'
J	BACCH	GOOD	3.6"	50'	78'

AREA "A"
EXISTING TREES AND SHRUBS:
HICKORY, SILVER MAPLE, BIRCH, MULBERRY, PIN OAK, SASSAPARILLA, HORNED
SPURGE, CATALPA, BOLL, RED MAPLE, WHITE PINE, BLUE LOCUST, TULIP
POPPLE, ALBIDUS.

AREA "B"
EXISTING TREES AND SHRUBS:
COMMON WILLOW, BIRCH, MAPLE, RED MAPLE, JUNIPER, SPYRUS ALATUS,
WHITE BIRCH, CEDAR, PINE.

PUBLIC SERVICE'S C.R.G. NO. 88107
PLANNING NO.

GRADING PLAN

Sheet 1
MEDICAL OFFICE
BUILDING

ST. JOSEPH HOSPITAL
TO - 1000

Date

Project No.
16888

Sheet No.

L2

WILLIAM F. KIRBY, INC.
28 E. SUPERIOR ST. - CHICAGO
TEL. 462-1234

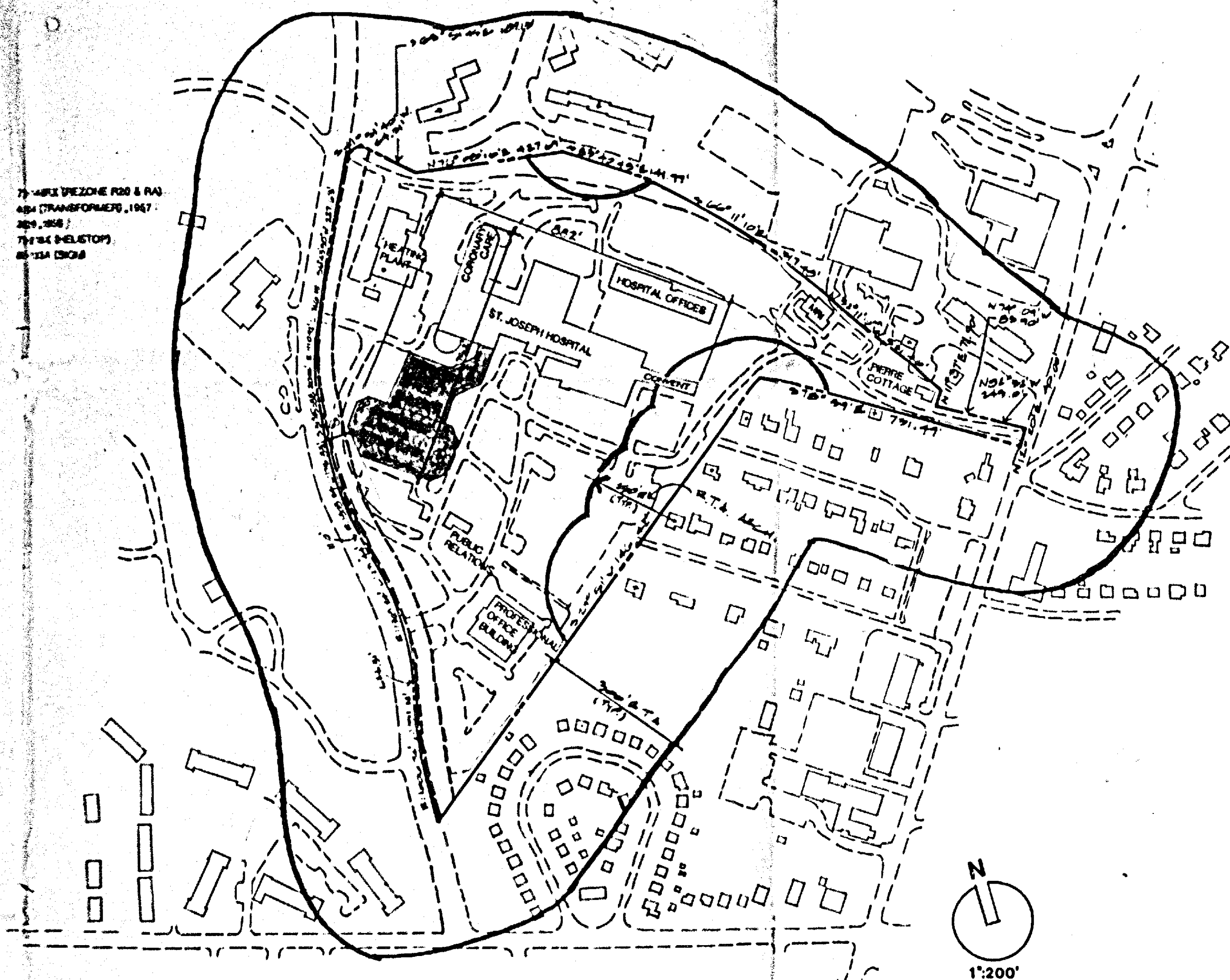
PARKING SUMMARY

REQUIRED PARKING		
HOSPITAL 460 BEDS @ 1/4 BED		115 SPACES
PROPOSED PROFESSIONAL BUILDING	28,935	
FIRST FLOOR	2, 3, 4, & 5 FLOOR 22,591 EA.	537 SPACES
119,300 SQ. FT. 4.5/1000	119,300 SQ. FT.	537 SPACES
		652 SPACES

EXISTING/PROPOSED PARKING
(WITHOUT EXISTING PROFESSIONAL OFFICE BUILDING, N.E.I. AND PIERCE
COTTAGE)

LOCATION	EXISTING	PROPOSED
LAPASE LOT	12	12
SERVICE LOT	51	51
EMERGENCY & SPORTS MEDICINE LOT	82	82
DOCTORS PARKING LOT	70	104
VISITOR/EMPLOYEE PARKING		
NORTH LOT	418	426
SOUTHEAST LOT	235	392
SOUTHWEST LOT	535	66
PARKING STRUCTURE	1401*	1938*

*HANDICAPPED SPACE INCLUDED IN ABOVE
28 40



Revisions
1-11-80
7-10-80

SITE PLAN TO ACCOMPANY
PETITION FOR SPECIAL
HEARING AND VARIANCE:

1. SPECIAL HEARING TO CORRECT HOSPITALS ACCESSORY STATUS OF PROPOSED MEDICAL OFFICE BUILDING AND PARKING STRUCTURE.
2. VARIANCE FROM SECTION 1601.2 AS FOR OVERALL BUILDING LENGTH OF 865'-0" AND 775'-0".

PUBLIC SERVICES C.R.G. NO. 88108
PLANNING NO. _____

Sheet
OVERALL SITE PLAN & COMPOSITE ELEVATIONS

Project
MEDICAL OFFICE BUILDING

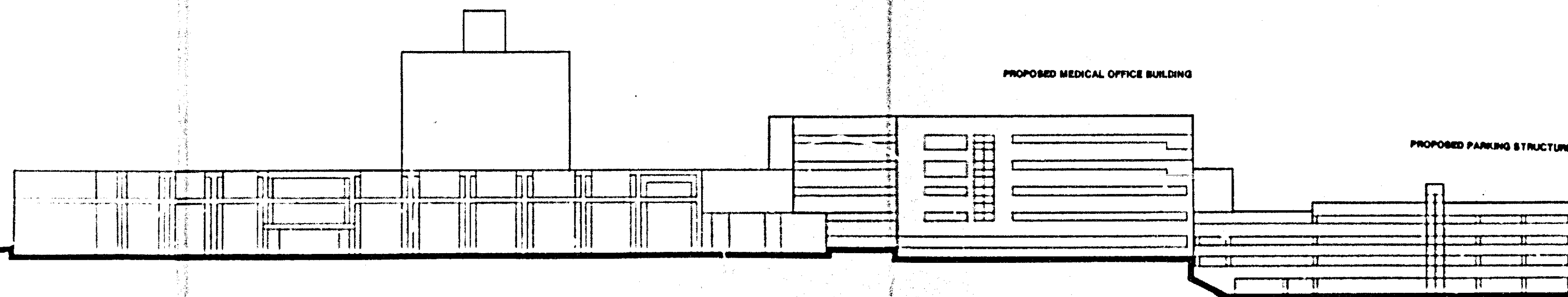
ST. JOSEPH HOSPITAL
TOWSON, MARYLAND

Date

Project No
16888

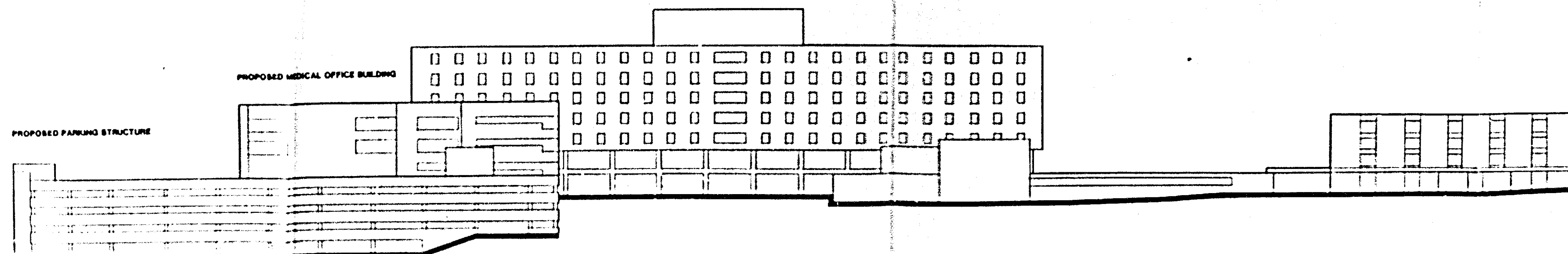
Sheet No.

L4



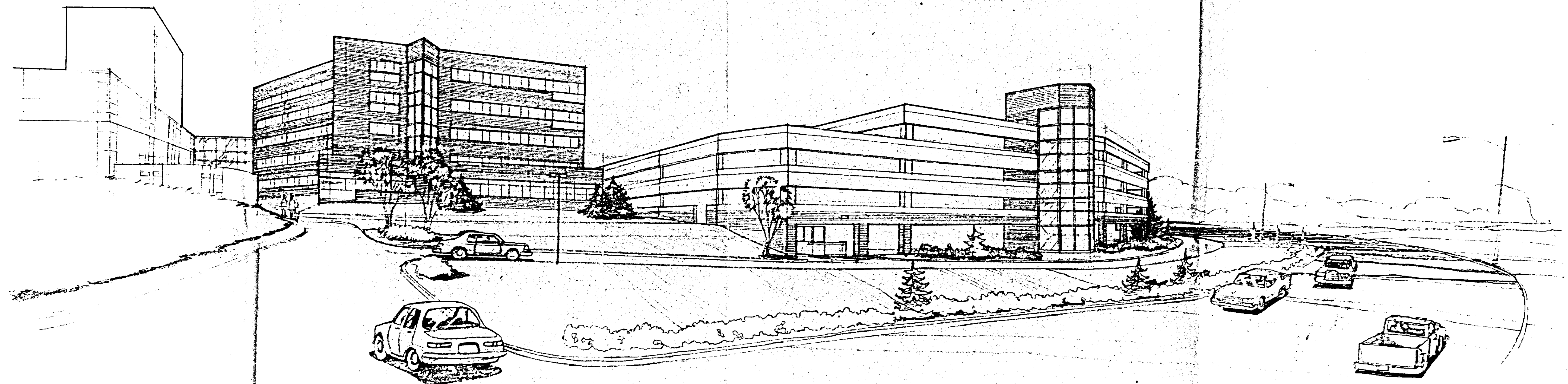
WEST ELEVATION

1/32" = 1'-0"



SOUTH ELEVATION

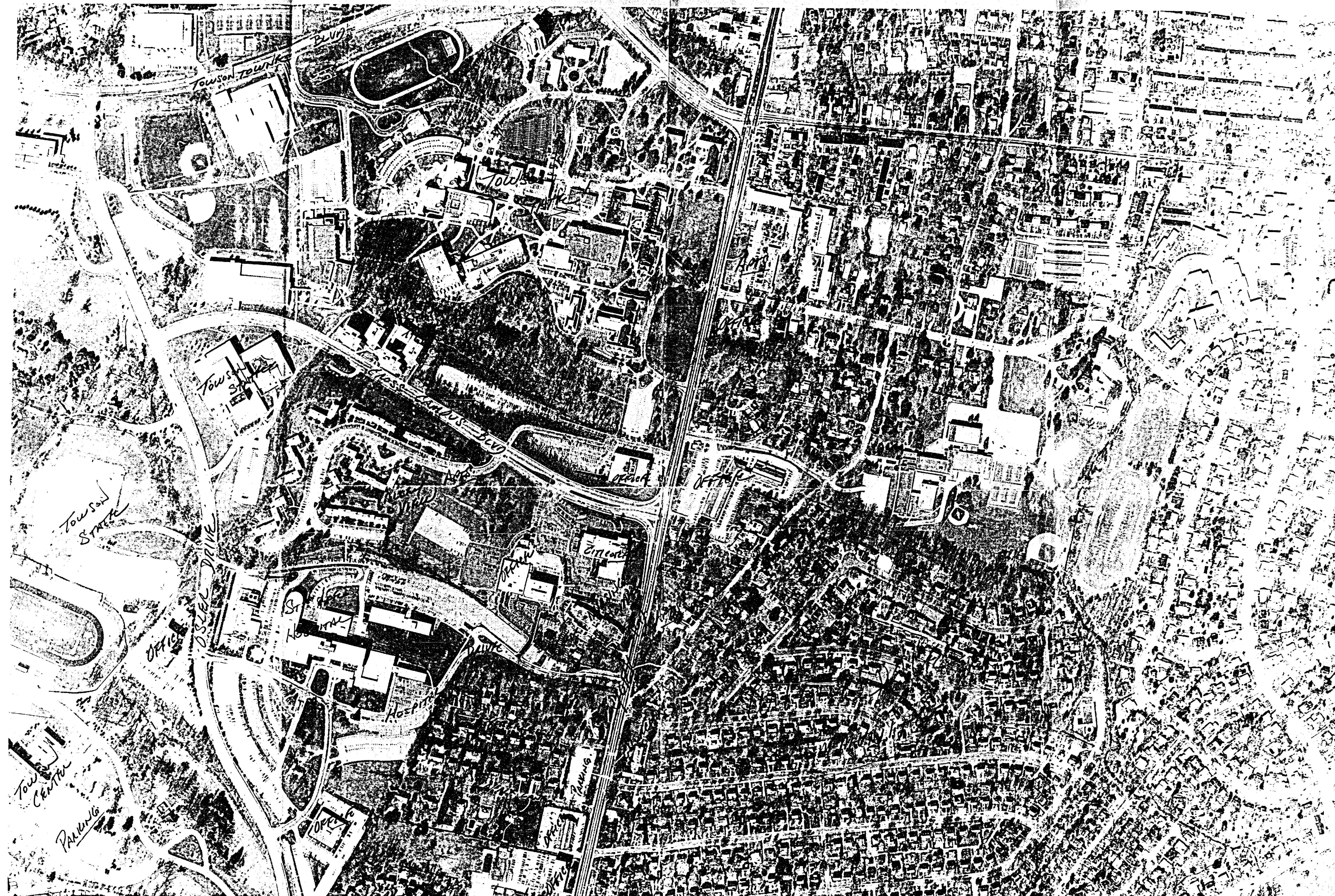
1/32" = 1'-0"



0010180-0031
 00114
 40/1000

Universal
 Medical
 Buildings
 731 North Jackson Street
 Milwaukee, Wisconsin 53202
 (414) 278-0100

PARKING STRUCTURE
 ST. JOSEPH HOSPITAL
 TOWSON, MARYLAND
 Case No. 89-137-SANA



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPH
JANUARY
1986

LOGAN
PETITIONER'S
EXHIBIT 8
WITNESSES
TOWSON
NE
9-A

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 29 (1974).

It has been a long-standing policy of the Zoning Commissioner's Office to require appropriate variances be requested to legalize existing setbacks when the additions proposed would create a greater deficiency. The testimony presented indicates the proposed additions will enlarge the maximum width variances in order to permit connection of the hospital to the medical office building and parking garage. Testimony presented evidenced the appropriateness of connecting the building and the need to do so in order to efficiently handle pedestrian traffic for patients who may be elderly, disabled and/or infirmed.

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variances should be granted.

-6-

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of December, 1988 that the Petition for Special Hearing to approve a medical office building and parking structure connected to the existing St. Joseph's Hospital building as accessory uses and structures to the existing hospital complex, and the Petition for Variance to permit maximum widths of building elevations of 885 feet and 702 feet in lieu of the maximum permitted 300 feet, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The lighting for the parking lot adjoining La Paix Lane and Yorktowne Drive shall not exceed 15 feet in height.
- 3) All lighting on the parking lots shall be shielded and screened as required to insure no reflection onto adjoining residential areas.
- 4) Petitioners shall take whatever steps necessary to install a drainage system that will appropriately handle all water runoff from its property and parking lots in the area of La Paix Lane to insure no runoff collects at the end of La Paix Lane.
- 5) Petitioners shall landscape the property in compliance with the Baltimore County Landscaping Manual and at a minimum in compliance with Petitioner's Exhibit 10. Further, Petitioner shall be required to provide additional landscaping along the parking areas and property line surrounding the residents of La Paix Lane and Yorkleigh if deemed appropriate by the Landscape Planner for Baltimore County to insure the concerns of the Office of Planning and Zoning as set forth in their comments dated October 17, 1988 are met.

-7-

- 6) Petitioner shall fence its properties adjacent to the parking lots running along the residential areas of La Paix Lane and Yorkleigh Avenue in the manner required by the Landscape Planner for Baltimore County.
- 7) Petitioner shall maintain all fencing between its property line and the residences along Yorkleigh and La Paix Lane to prevent pedestrians from crossing through private property.
- 8) The final landscaping plan approved by the Baltimore County Landscape Planner which sets forth the landscaping and fencing requirements imposed shall be submitted to the Deputy Zoning Commissioner for approval prior to the issuance of any permits.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 12/5/88
By John J. Schuman

-8-

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
X111331 687-3353
J. Robert Haines
Zoning Commissioner

December 5, 1988

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
1105 Hampton Plaza
300 E. Joppa Road
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
E/S Osler Drive, 550' N of Stevenson Lane
9th Election District - 4th Councilmanic District
The Sisters of the Third Order of St. Francis
(St. Joseph's Hospital) - Petitioners
Case No. 89-137-SPHA

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. J. W. Spencer
Universal Medical Buildings
839 N. Jefferson Street
Milwaukee, Wisconsin 53202

Mr. Daniel E. Harris
119 La Paix Lane
Towson, Md. 21204

Mr. Lewis E. Porter
632 Dunkirk Road
Towson, Md. 21204

People's Counsel/File

Ms. Elizabeth D. Levy
105 La Paix Lane
Towson, Md. 21204

Ms. Gloria Bledsoe
106 La Paix Lane
Towson, Md. 21204

Ms. Gertrude B. Hoover
7339 Yorktowne Drive
Towson, Md. 21204

Mr. Gary E. Cornelius
112 La Paix Lane
Towson, Md. 21204

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-137-SPHA

The undersigned, legal owner(s) 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 for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Two hospital structures, with certain hospital related medical staff offices, and uses as accessory to the existing hospital complex, including medical offices and parking structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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.

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Newton A. Williams, Esquire

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Mr. Keith Fishel, St. Joseph's Hospital

Osler Drive, Towson, Maryland 21204

337-1704

Attorney's Telephone No.: 823-7800

St. Joseph's Hospital

Legal Owner(s):

The Sisters of The Third Order of St. Francis

(Type or Print Name)

Signature

Philadelphia Foundation of St. Joseph's Hospital

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Mr. Keith Fishel, St. Joseph's Hospital

Osler Drive, Towson, Maryland 21204

337-1704

Attorney's Telephone No.: 823-7800

and Nolan, Plumbhoff & Williams, Chtd.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of August, 1988, 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 18th day of October, 1988, at 9 o'clock A.M.

J. Robert Haines
J. Robert Haines
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 12/16/88
By John J. Schuman

ESTIMATED LENGTH OF HEARING - 1/2HR. (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: WCH DATE 8/5/88

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
E/S Osler Dr., 550' N of Stevenson Lane, 9th Election District
OF BALTIMORE COUNTY
THE SISTERS OF THE THIRD ORDER : Case No. 89-137-SPHA
OF ST. FRANCIS, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of September, 1988, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumbhoff & Williams, Chartered, 1105 Hampton Plaza, 300 E. Joppa Rd., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RE: PETITION FOR AMENDED VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Osler Dr., 550' N of Stevenson Lane, 9th Election District
OF BALTIMORE COUNTY
ST. JOSEPH'S HOSPITAL, Petitioner Case No. 89-137-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of January, 1989, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumbhoff & Williams, Chartered, 1105 Hampton Plaza, 300 E. Joppa Rd., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

AMENDED PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-137-SPHA

The undersigned, legal owner(s) 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 for a Variance from Section 1.5c1.2.B.2. and Section 307 to permit maximum width of building elevation of 752 feet (previously mistakenly stated in Case 89-137-SPHA as 702 feet).

I, or we, agree to pay expenses of the above Variance 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.

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

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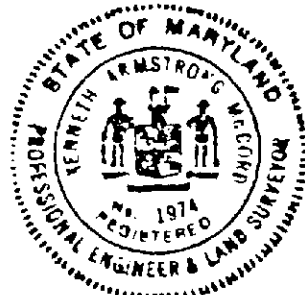
ST. JOSEPH'S HOSPITAL
PROPERTY DESCRIPTION

FOR ZONING PURPOSES ONLY
(Not to be used for Conveyancing)
NOT BASED ON FIELD SURVEY

Lying and being in the Ninth Election District of Baltimore County, Maryland.

BEGINNING for the same at a point on the easterly side of Osler Drive, 70 feet wide, said point being 550 feet, more or less, from the northerly side of Stevenson Lane, 70 feet wide, as measured along said Osler Drive; thence binding on said Osler Drive for the five following courses and distances, (1) Northwesterly along a curve to the left, having a radius of 1308.24 feet, for a distance of 447.25 feet, being subtended by a Chord bearing and distance of North 21°57'30" West, 445.07 feet; (2) North 31°45'08" West, 200.04 feet; (3) Northwesterly along a curve to the right, having a radius of 1110.92 feet, for a distance of 485.16 feet, being subtended by a Chord bearing and distance of North 12°30'39" West, 732.20 feet; (4) North 06°43'50" East, 227.63 feet; (5) Northeasterly along a curve to the left, having a radius of 1467.40 feet, for a distance of 75.56 feet, being subtended by a Chord bearing and distance of North 05°15'19" East, 75.54 feet; thence leaving said Osler Drive and binding on the outline of the lands of St. Joseph's Hospital for the thirteen following courses and distances, (6) North 41°01' East, 64.51 feet; (7) South 65°01'35" East, 185.84 feet; (8) North 76°08' East, 428.06 feet; (9) South 82°50'35" East, 141.99 feet; (10) South 65°21' East, 517.48 feet; (11) South 52°11'10" East, 521.46 feet; (12) South 11°37' West, 71.90 feet; (13) South 74°09' East, 85.90 feet; (14) South 82°52' East, 245.0 feet to a point on the west side of York Road; thence binding on said York Road, (15) South 12°20' West, 40.00 feet; thence leaving said York Road, (16) North 78°59' West, 731.49 feet; (17) South 29°51' West, 1467.42 feet; (18) North 31°43'30" West, 486.68 feet to the point of BEGINNING.

Containing 31.63 acres of land, more or less.



Jenneth A. McCord
Jenneth A. McCord
Registration No. 1974

DATE: July 29, 1988

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 1/17/89
Posted for: St. Joseph's Hospital
Location of property: York Road and Osler Drive
Location of Sign: Front of subject property
Remarks: Sign for Amended Variance
Posted by: J. Robert Haines Date of return: 1/22/89
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 1/13/89
Posted for: St. Joseph's Hospital
Location of property: York Road and Osler Drive
Location of Sign: Front of subject property
Remarks: Sign for Amended Variance
Posted by: J. Robert Haines Date of return: 1/18/89
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 3, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 27, 1987.

THE JEFFERSONIAN
TOWSON TIMES,

S. Zeke Orlean
Publisher

PO 07805
reg M25300
case 89-137-SPHA
price \$ 96.65

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 6, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 22, 1988.

TOWSON TIMES,

S. Zeke Orlean
Publisher

PO#05093
REQ# M00308
#96.65

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 9-30-88
Posted for: Amended Hearing & 2nd Order of St. Francis
Location of property: E/S of Osler Drive, 550' N of St. Joseph's Hospital
Location of Sign: East side of Osler Drive, approx 200' west of entrance to Hospital - front of subject site
Remarks: Sign for Amended Variance
Posted by: J. Robert Haines Date of return: Sept 30-88
Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 1st day of August, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: St. Joseph's Hospital Received by: James E. Dyer
Petitioner's Attorney: Newton A. Williams, Esq. Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 059710
DATE: 1/17/89 ACCOUNT: R-01-45-000
AMOUNT: \$ 111.65
RECEIVED FROM: St. Joseph's Hospital
FOR: PAH
VALIDATION OR SIGNATURE OF CASHIER: J. Robert Haines
DATE: 1/17/89 TIME: 1:15 PM YELLOW OUTLINE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

DATE: 10/7/88

Mr. Keith Fishel
St. Joseph's Hospital
Osler Drive
Towson, Maryland 21204

Re: Petitions for Special Hearing and Zoning Variance
Case Number: 89-137-SPHA
E/S Osler Drive, 550' N Stevenson Lane
(St. Joseph's Hospital)
Petitioner(s): Sisters of the Third Order of St. Francis
HEARING SCHEDULED: TUESDAY, OCT. 18, 1988 at 9:00 a.m.

Dear Mr. Fishel:

Please be advised that \$111.65 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 59078
DATE: 11/18/88 ACCOUNT: R-01-45-000
AMOUNT: \$ 126.65
RECEIVED FROM: St. Joseph's Hospital
FOR: Posting & Sign
VALIDATION OR SIGNATURE OF CASHIER: J. Robert Haines
DATE: 11/18/88 TIME: 1:15 PM YELLOW OUTLINE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

September 12, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance
Case Number: 89-137-SPHA
E/S Osler Drive, 550' N Stevenson Lane
(St. Joseph's Hospital)
Petitioner(s): Sisters of the Third Order of St. Francis
HEARING SCHEDULED: TUESDAY, OCT. 18, 1988 at 9:00 a.m.

Special Hearings Two hospital structures, with certain hospital related medical staff offices, and uses as accessory to the existing hospital complex, including medical offices and parking structure.
Variance to permit maximum widths of building elevations of 885 feet and 702 feet instead of the required 300 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Keith Fishel
Newton A. Williams, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

December 9, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Amended Petition for Zoning Variance
CASE NUMBER: 89-137-SPHA
E/S Osler Drive, 550' N Stevenson Lane
9th Election District - 4th Councilmanic
Petitioner(s): The Sisters of the 3rd Order of St. Francis -
Saint Joseph's Hospital
HEARING SCHEDULED: TUESDAY, JANUARY 17, 1989 at 2:30 p.m.

Hearing continued, re: Amended Variance:
VARIANCE TO PERMIT MAXIMUM WIDTH OF BUILDING ELEVATION OF 752 FEET (previously mistakenly stated in Case 89-137-SPHA as 702 feet).

In the event this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Newton A. Williams, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

DATE: JAN 06 1989

Newton A. Williams, Esq.
Suite 1105, Hampton Plaza
300 East Joppa Road
Towson, Maryland 21204

Re: Amended Petition for Zoning Variance
Case Number: 89-137-SPHA
St. Joseph's Hospital
Hearings: JANUARY 17, 1989 at 2:30 p.m.

Dear Mr. Williams:

Please be advised that \$111.65 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:ga

cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Amended Petition for Zoning Variance
CASE NUMBER: 89-137-SPHA
E/S Osler Drive, 550' N of Stevenson Lane
9th Election District - 4th Councilmanic
Petitioner(s): The Sisters of the 3rd Order of St. Francis -
Saint Joseph's Hospital
HEARING SCHEDULED: TUESDAY, JANUARY 17, 1989 at 2:30 p.m.

Hearing continued, re: Amended Variance:
VARIANCE TO PERMIT MAXIMUM WIDTH OF BUILDING ELEVATION OF 752 FEET
(previously mistakenly stated in Case 89-137-SPHA as 702 feet).

In the event this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 10, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

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

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams, Chtd.
1105 Hampton Plaza
300 East Joppa Road
Towson, Maryland 21204

RE: Item No. 49 - Case No. 89-137-SPHA
Petitioner: St. Joseph's Hospital (The Sisters of
the Third Order of St. Francis)
Petition for Special Hearing and Zoning Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: Keith Fishel
St. Joseph's Hospital
Osler Drive
Towson, Maryland 21204

Baltimore County
Fire Department
Order of St. Francis
Townson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

August 18, 1988

Re: Property Owner: St. Joseph's Hospital (The Sister of the Third Order of St. Francis)
Location: E/S Osler Drive, 550' N. Stevenson Lane

Item No.: 49 Zoning Agenda: Meeting of 8/16/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

* Existing 10 inch fire main shall be relocated. Fire mains shall not be run under buildings, NFPA 24, 1981 Edition, Section 8-3.1.
/j1

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

8/15/88
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 49 Zoning Advisory Committee Meeting of August 14, 1988
Property Owner: St. Joseph's Hospital
Location: E/S Osler Dr., 550' N Stevenson Lane District 9
Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Material and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must be removed or abandoned, owner must contact the Division of Waste Management at 494-3768. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____, conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 12-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potentiality of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

[Signature]
KAREN M. MURPHY
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554



Dennis F. Rasmussen
County Executive

September 1, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Item No. 49 -ZAC-
Property Owner: St. Joseph's Hospital
Location: Osler Dr.
Existing Zoning: D.R. -2

Dear Mr. Haines:

Please see the CRG Comments for this site.

Very truly yours,

[Signature]
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/SE/saw

RECEIVED
SEP 6 1988
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 7/28/88

FROM: ZONING OFFICE

PROJECT NAME: St. Joseph Hospital Offices

PLAN: 6/21/88

LOCATION: E/S Osler Drive,
N Stevenson Lane

REV: 7/21/88 REV:

DISTRICT: 9c4

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG
APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

At this level of detail, the following standard and non-standard comments are submitted and after being addressed, additional comments and zoning public hearings may be required. The principal concerns of the zoning office are: building length, height, use justification, R.T.A., parking, and site plan inclusions, which will be addressed in that order.

1. Building Length - A zoning variance from S.1801.2.B.2 for a building length exceeding 300 ft. would be required.
2. Building Height - Provide combined profile elevation views indicating compliance with S.300.2 (B.C.Z.R.) (height tent). Also, provide comments from the Baltimore County Police Department (Aviation Division) that there would be no conflict with the "clear zone" and "flight path" as required for the heliport as granted by zoning case #79-218X.
3. Use Justification - Provide the Zoning Commissioner with a detailed use justification for the proposed office building in a U.R.-2 zone. Indicate compliance with the definition of "hospital" and C.C. Hill #37-89. Ownership; the pharmacy; leasing, doctor, retail, advertising, and patient restrictions and anticipated operation should be discussed in detail. The independence from and the dependence on the hospital core building concerning the anticipated operation of the facility should also be addressed. The use justification may be required to be addressed at the public hearing.
4. R.T.A. - On a revised site plan (L-1) indicate compliance with the R.T.A. regulations on parking lots. The proposed parking lot is shown as a U.R.-2 zone. Show clearly all uses including dwellings within 300 ft. of the property lines. Indicate all property divisions and vacant lot acreages as they adjoin the subject property. Show all required R.T.A. arcs and note on the plan "All offsite dwellings and small lots of record (less than 2 acres) that create a R.T.A. onsite are shown with the required 300 ft. and 250 ft. arcs".

COUNTY REVIEW GROUP COMMENTS

PROJECT NAME: St. Joseph Hospital Offices

DATE: 7/28/88

5. Parking - On the site plan L-1 or a revised overall plan, show detailed parking required calculations broken down by use - hospital core - 1/4 beds and medical offices 4.5/1,000 sq. ft. and retail 5/1,000 sq. ft. Parking provided should be broken down by - surface, parking structure, existing, proposed, building by floor, displacement during construction, and employee totals. Also, provision for meeting the required total for the existing facilities during construction that will displace the existing lots including the visitor parking. If phasing of construction will occur to minimize the displacement, the phasing and the totals for each phase should be compared with the required total.

6. Site Plan Inclusions - Submit a 100 or 200 scale overall property site plan, with all existing buildings, the core building, and clearly show the limits of new construction and building footprint as it relates to the existing building. ON L-1. All buildings and major core facilities should be identified. Include zone lines, all building to property line and between building setbacks. Show all parking bay totals as a symbol on the key. Reference previous zoning hearings 79-218X (Heliport) and 85-133A (Sign), what was granted, and the dates. Complete parking calculations (see #5). Compliance with R.T.A., surrounding property detail, and overall N/S and E/W building lengths. Approved Heliport will be paved (indicate type) and all spaces will be striped. Also note that all lighting will be arranged so as not to reflect onto adjoining residential premises.

7. An appointment should be made in the zoning office to discuss the zoning hearing, uses, site plan inclusions and application procedure for the public hearing. Final zoning approval would be contingent upon the resolution of these comments and the outcome of the public hearing.

[Signature]
W. CARL RICHARDS, JR.
Zoning Coordinator

ADDITIONAL FOR THE 7/21/88 PLAN

8. Clearly show the extent of all existing parking lots within the Residential Transition Areas. All new parking areas and uses are subject to the R.T.A. restrictions. Clearly show the required R.T.A. Buffer area boundary, label the buffer areas and dimension the buffer areas, all of the above on the 1" = 50 ft. L-1 plan.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines

TO: Zoning Commissioner

Date: October 17, 1988

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

St. Joseph's Hospital
SUBJECT: Zoning Petition No. 89-137-SPHA

The applicant is requesting a special hearing for the construction of two hospital structures, and variances to extend building widths and elevations. In reference to this request, staff provides the following comments:

- * The applicant obtained CRG approval for this project on July 28, 1988. The site has undergone some site layout revisions due to staff concerns of tree preservation (there are major specimen trees located throughout the site) circulation, and public transit. The applicant has worked with staff to provide an outstanding site plan.
- * The site plan as submitted by the applicant has some minor discrepancies from the approved CRG plan. Staff would note that any approval of this plan be subject to the CRG plan as approved and not the site plan as submitted as part of this request.
- * Due to the intense nature of the proposed development, staff would request that landscaping within the parking areas and buffer areas be increased beyond the normal standards required in the Baltimore County Landscape Manual.

Based upon the information provided and analysis conducted, staff recommends approval of the applicant's request subject to 1) site plan layout as approved by CRG and 2) increased landscaping within the parking and buffer areas.

PK/sf

RECEIVED ZONING OFFICE
DATE: 10/17/88