OCT 13

IN RE:	PETITIONS FOR SPECIAL HEARING AND VARIANCE - E/S Osler Drive and N/S Sister Pierre Drive (7601 Osler Drive) 9th Election District 4th Councilmanic District St. Joseph Medical Center Inc. Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No.: 98-467-SPHA

* * * * * * * * * * * * *

PROPOSED REVISED ORDER

WHEREAS, after conducting hearings with regard to the above-captioned matter, the Zoning Commissioner for Baltimore County issued Findings of Fact and Conclusions of Law on August 25, 1999; and

WHEREAS, The Greater Towson Council of Community Associations, Inc., (herein "Respondent") filed a Motion for Reconsideration of the Zoning Commissioner's August 25, 1999 Order; and

WHEREAS, St. Joseph Medical Center, Inc., (herein "Petitioner") and the Respondent, after fully discussing the contested issues between the parties in relation to the above-captioned matter and in an effort to avoid further appeals with regard to this matter, herein jointly submit the following proposed Order.

Petitioner and the Respondent jointly request that the Zoning Commissioner's Findings of Fact and Conclusions of Law dated August 25, 1999 be modified to grant the following relief:

a. A variance from Section 450.4.3(v), (vii) and (ix) to permit a freestanding directional sign with an area of 116 square feet, a height of 11.5 feet, and a company name or logo covering 35% of the total sign area in lieu of a sign with an area of 8

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square feet, a height of 6 feet, and a company name or logo covering not more than 30% of the total sign area. [For Sign number 1];

b. A variance from Section 450.4.3(v), (vii) and (ix) to permit a freestanding directional sign with an area of 116 square feet, a height of 11.5 feet, and a company name or logo covering 35% of the total sign area in lieu of a sign with an area of 8 square feet, a height of 4 feet, and a company name or logo covering not more than 30% of the total sign area. [For Sign number 2];

c. From Section 450.4.6(v) and (vii) to permit one freestanding institutional identification sign with an area of 48.75 square feet and a height of 7.5 feet in lieu of the permitted sign with an area of 25 square feet and a height of 6 feet [for Sign number 3]; and

d. From Section 450.4.3 (v) and (vii) to permit a freestanding directional sign with an area of 48 square feet and a height of 6 feet in lieu of the permitted sign with an area of 8 square feet and a height of 4 feet [for Sign number 4], in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

e. All signs will be placed on landscape bases at a height that is generally shown on Petitioner's Exhibit 1 except to the extent that such bases shall be extended to a width necessary to accommodate the signs referred to in Sections a and b, above.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Dated 10/13/99

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Date 10/13/99
By

APPROVED AS TO FORM AND CONTENT:

JEFFREY H. SCHERR
1 South Street, Suite 2600
Baltimore, MD 21202
ATTORNEY FOR PETITIONER

FRANCIS X. BORGERDING, JR.
409 Washington Avenue, Suite 600
Towson, MD 21204
ATTORNEY FOR RESPONDENT

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Date 10/13/09
By

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 13, 1999

Jeffrey H. Scherr, Esquire
Kramon & Graham
One South Street, Suite 2600
Baltimore, Maryland 21202-3201

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
E/S Osler Drive and N/S Sister Pierre Drive (7601 Osler Drive)
9th Election District – 4th Councilmanic District
St. Joseph Medical Center, Inc. - Petitioners
Case No. 98-467-SPHA

Dear Messrs. Scherr and Borgerding:

Pursuant to the Motion for Reconsideration filed in the above-captioned matter, enclosed please find a signed copy of the Proposed Revised Order, which was jointly prepared by you.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Kenneth R. Walsch, V.P. Operations, St. Joseph Medical Center, Inc.
7601 Osler Drive, Towson, Md. 21204
Mr. John Muhlhausen, 1146 Green Street, Roswell, Ga. 30075
Ms. Melanie Moser, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286
Mr. Wes Guckert, The Traffic Group, 40 W. Chesapeake Avenue, Towson, Md. 21204
Mr. J. Donald Gerding, 335 Old Trail, Baltimore, Md. 21212
Mr. Richard Parsons, 412 Woodbine Avenue, Towson, Md. 21204
Ms. Donna Spicer, 8719 Eddington Road, Parkville, Md. 21234
Mr. Arnold Greenspun, 427 Regester Avenue, Baltimore, Md. 21212
Mr. Burton E. Greenwood, Sr., 608 Wilton Road, Towson, Md. 21286
Ms. Jean K. Duvall, 227 Murdock Road, Baltimore, Md. 21212
Mr. Russell H. Davis, 611 Round Oak Road, Towson, Md. 21204
Mr. Donald Wright, 403 Woodbine Avenue, Towson, Md. 21204
Ms. Susan H. Gray, 334 Ridge Avenue, Towson, Md. 21286
Ms. Laurie Hay, Office of Planning; People's Counsel; Case File

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IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - E/S Osler Drive and N/S Sister Pierre Drive (7601 Osler Drive) 9th Councilmanic District

St. Joseph Medical Center, Inc., Petitioner

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No.: 98-467-SPHA

* * * * * * * * * * * *

ORDER

Upon consideration of the Motion for Reconsideration filed in the above-captioned matter by Respondent, The Greater Towson Council of Community Associations, Inc., it is this 24th day of September, 1999, hereby ordered:

That pursuant to Rule 2K of the Rules of Practice and Procedure before the Zoning Commissioner for Baltimore County, the time limit/deadline for filing an appeal in the above-captioned matter is hereby stayed; and further

That a decision on the Respondent's Motion for Reconsideration shall be rendered within 30 days from the date of filing of Respondent's Motion.

ZONING COMMISSIONER FOR
BALTIMORE COUNTY

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Date 9/24/99
By JRP

Motion Granted,
appeal stayed,
No order to be issued
based upon proposed
agreement of parties
9/24/99

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - E/S Osler Drive and N/S Sister Pierre Drive (7601 Osler Drive) 9th Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
St. Joseph Medical Center, Inc., Petitioner	*	Case No.: 98-467-SPHA

* * * * * * * * * * * *

MOTION FOR RECONSIDERATION

The Greater Towson Council of Community Associations, Inc., Respondent, by and through undersigned counsel, herein submits this Motion for Reconsideration and in support of says:

1. After conducting hearings in relation to the above-captioned matter, the Honorable Lawrence E. Schmidt, Zoning Commissioner for Baltimore County, issued his Findings of Fact and Conclusions of Law on August 25, 1999. A copy of said Findings of Fact and Conclusions of Law is attached hereto and marked as Exhibit A for reference.

2. The Petitioner, St. Joseph Medical Center, and the Respondent have conducted conversations between the parties since the issuance of the Findings of Fact and Conclusions of Law attached hereto as Exhibit A in an effort to resolve the disputes between the parties and eliminate the possibility of further litigation of this matter.

3. Pursuant to the parties' discussions, it is anticipated that the parties will forward a joint request to make specific revisions to the Commissioner's August 25, 1999 Findings of Fact and Conclusions of Law.

4. Respondent hereby requests that the Zoning Commissioner grant a reconsideration of his Findings of Fact and Conclusions of Law dated August 25, 1999 to revise said Order.

WHEREFORE, St. Joseph Medical Center, Inc., Petitioner, and the Greater Towson Council of Community Associations, Inc., Respondent, requests that:

A. That reconsideration be granted of the Findings of Fact and Conclusions of Law of the Zoning Commissioner for Baltimore County dated August 25, 1999 be modified in accordance herewith;

B. That the time for filing appeal of the above-captioned matter be stayed pursuant to the Rules of Procedure before the Zoning Commissioner in light of the filing of this Motion; and

C. For such other and further relief as the nature of the Respondent's cause may require.

Respectfully submitted,

FRANCIS X. BORGERDING, JR.
409 Washington Avenue, Suite 600
Towson, Maryland 21204
ATTORNEY FOR GREATER TOWSON
COUNCIL OF COMMUNITY ASSOC.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of September, 1999, a copy of the foregoing was mailed, postage prepaid, to:

Jeffrey H. Scherr, Esquire
1 South Street, Suite 2600
Baltimore, Maryland 21202

FRANCIS X. BORGERDING, JR.

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - E/S Osler Drive and N/S Sister Pierre Drive (7601 Osler Drive) 9th Councilmanic District
St. Joseph Medical Center, Inc., Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No.: 98-467-SPHA

* * * * * * * * * * * *

ORDER

Upon consideration of the Motion for Reconsideration filed in the above-captioned matter by Respondent, The Greater Towson Council of Community Associations, Inc., it is this 24th day of September, 1999, hereby ordered:

That pursuant to Rule 2K of the Rules of Practice and Procedure before the Zoning Commissioner for Baltimore County, the time limit/deadline for filing an appeal in the above-captioned matter is hereby stayed; and further

That a decision on the Respondent's Motion for Reconsideration shall be rendered within 30 days from the date of filing of Respondent's Motion.

ZONING COMMISSIONER FOR
BALTIMORE COUNTY

Motion Granted, appeal stayed. No order to be issued based upon proposed agreement of parties

9/24/99

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IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - E/S Osler Drive and N/S Sister Pierre Drive (7601 Osler Drive) 9th Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
St. Joseph Medical Center, Inc., Petitioner	*	Case No.: 98-467-SPHA

* * * * * * * * * * * *

MOTION FOR RECONSIDERATION

The Greater Towson Council of Community Associations, Inc., Respondent, by and through undersigned counsel, herein submits this Motion for Reconsideration and in support of says:

1. After conducting hearings in relation to the above-captioned matter, the Honorable Lawrence E. Schmidt, Zoning Commissioner for Baltimore County, issued his Findings of Fact and Conclusions of Law on August 25, 1999. A copy of said Findings of Fact and Conclusions of Law is attached hereto and marked as Exhibit A for reference.

2. The Petitioner, St. Joseph Medical Center, and the Respondent have conducted conversations between the parties since the issuance of the Findings of Fact and Conclusions of Law attached hereto as Exhibit A in an effort to resolve the disputes between the parties and eliminate the possibility of further litigation of this matter.

3. Pursuant to the parties' discussions, it is anticipated that the parties will forward a joint request to make specific revisions to the Commissioner's August 25, 1999 Findings of Fact and Conclusions of Law.

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Date 9/24/99
By

4. Respondent hereby requests that the Zoning Commissioner grant a reconsideration of his Findings of Fact and Conclusions of Law dated August 25, 1999 to revise said Order.

WHEREFORE, St. Joseph Medical Center, Inc., Petitioner, and the Greater Towson Council of Community Associations, Inc., Respondent, requests that:

A. That reconsideration be granted of the Findings of Fact and Conclusions of Law of the Zoning Commissioner for Baltimore County dated August 25, 1999 be modified in accordance herewith;

B. That the time for filing appeal of the above-captioned matter be stayed pursuant to the Rules of Procedure before the Zoning Commissioner in light of the filing of this Motion; and

C. For such other and further relief as the nature of the Respondent's cause may require.

Respectfully submitted,

FRANCIS X. BORGERDING, JR.
409 Washington Avenue, Suite 600
Towson, Maryland 21204
ATTORNEY FOR GREATER TOWSON
COUNCIL OF COMMUNITY ASSOC.

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of September, 1999, a copy of the foregoing was mailed, postage prepaid, to:

Jeffrey H. Scherr, Esquire
1 South Street, Suite 2600
Baltimore, Maryland 21202

FRANCIS X. BORGERDING, JR.

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE – E/S Osler Drive and N/S Sister Pierre Drive (7601 Osler Drive) 9th Election District 4th Councilmanic District

St. Joseph Medical Center, Inc. Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 98-467-SPHA

*

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, St. Joseph Medical Center, Inc., by Kenneth R. Walsch, Vice President of Operations, through their attorney, Jeffrey H. Scherr, Esquire. The Petitioners seek approval of an amendment of all previously approved site plans in all prior cases and to maintain all previous approvals, including the special exception granted in prior Case No. 96-83-X. In addition, the Petitioners request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) for four (4) proposed signs. Three of the signs will be located at existing entrances to the hospital from Osler Drive; the fourth sign will be located at an entrance to the hospital from York Road. The relief requested is as follows: a) From Section 450.4.3(v), (vii), and (ix) to permit a freestanding directional sign with an area of 91 sq.ft., a height of 13 feet, and a company name or logo covering 35% of the total sign area in lieu of a sign with an area of 8 sq.ft., a height of 6 feet, and a company name or logo covering not more than 30% of the total sign area (for Sign No. 1); b) from Section 450.4.3(v), (vii), and (ix) to permit a freestanding directional sign with an area of 91 sq.ft., a height of 13 feet, and a company name or logo covering 35% of the total sign area in lieu of a sign with an area of 8 sq.ft., a height of 4 feet, and a company name or logo covering not more than 30% of the total sign area (for Sign No. 2); c) from Section 450.4.6(v) and (vii) to permit one freestanding institutional identification sign with an area of 48.75 sq.ft. and a height of 7.5 feet in lieu of the permitted sign with an area of 25 sq.ft. and a height of 6 feet (for Sign No. 3); and, d) from Section 450.4.3 (v) and (vii) to permit a freestanding directional sign with an area of 48 sq.ft. and a height of 6 feet in lieu of the

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permitted sign with an area of 8 sq.ft. and a height of 4 feet (for Sign No. 4). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.[1]

Appearing at the requisite public hearing held in this case were Kenneth R. Walsch, Vice President of Operations, Linda Harder, Public Relations Director, and Sean Flanagan, all representatives of the St. Joseph Medical Center, Inc. Also appearing as expert witnesses in support of the request were Melanie Moser, a Landscape Architect with Daft-McCune-Walker, Inc., John Muhlhausen, a Graphic Design Artist specializing in the design of signs, and Wes Guckert, Traffic Engineer. The Petitioners were represented by Jeffrey H. Scherr, Esquire, and Tripp Burgunder, Esquire. A number of individuals appeared at the hearing as Protestants, including J. Donald Gerding, Richard Parsons, Susan H. Gray, Donna Spicer, Paul Hartman, Jay Biddison, Sr., Arnold Greenspun, Sally Ross, Burton E. Greenwood, Sr., Jean K. Duvall, Donald Wright, and Russell H. Davis, all nearby residents of the area. They were collectively represented by Francis X. Borgerding, Jr., Esquire. Appearing as an interested party was Laurie Hay, 4th District Land Planner with the Baltimore County Office of Planning.

On behalf of the Petitioners, Mr. Walsch appeared and presented certain background information regarding St. Joseph Hospital and the relief requested. Testimony and evidence presented discloses that the subject property consists of a gross area of 37.102 acres, more or less, split zoned D.R.2, D.R.16, D.R. 3.5 and O.R.-1, and is located between York Road and Osler Drive in Towson. The property is irregular in shape but is roughly triangular in configuration with a tail (containing a roadway) which connects the body of the site to York Road. The subject property has been utilized as the campus of St. Joseph's Hospital since approximately 1965. Development of the site has been piecemeal over the years. In addition to the main hospital building, the property now contains numerous other freestanding structures, including medical office buildings, the physical/maintenance plant, a child care center, parking garages, etc. In addition, there are a number of macadam-paved parking lots. As is personally known to this

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[1] As more particularly shown on exhibits offered at the hearing, the proposed signs will be mounted on landscaped bases, thereby slightly increasing their height above-grade.

Zoning Commissioner, and confirmed by Mr. Walsch, the layout of the buildings and hospital facility is confusing to individuals not familiar with the property. As noted above, there are four means of access to the site from public roads; three from Osler Drive, and one from York Road.

Mr. Walsch indicated that the Hospital and related campus buildings employ approximately 3500 employees. Obviously, there is activity 24-hours a day, and significant volumes of traffic generated to the facility. Mr. Walsch indicated that the purpose of the requested relief was to improve the identification signs at the four points of access to the site. He indicated that visitors frequently complain of the inability to reach particular destinations within the campus, due to insufficient signage at the perimeter of the tract. Apparently, the Hospital has conducted a rather extensive study of its needs and proposes to erect the four (4) signs which are the subject of the Petition for Variance. These signs will be placed at the four entrances respectively and provide a better means of identification at the particular entrances.

Also testifying in support of the request was John Muhlhausen, a Graphic Design Artist retained by the Hospital several years ago to design the signs. Apparently, he has been working on this particular project for some time to develop a sign package that would meet the Hospital's needs and accommodate the concerns of residents in the area. Ultimately, he was unsuccessful in addressing the concerns of the Protestants who appeared. Mr. Muhlhausen described the four signs proposed. Sign No. 1 will be erected adjacent to the intersection of Osler Drive and Erwin Drive. Erwin Drive provides the primary entrance to the facility and is the most direct internal route to the main hospital building. The proposed sign at this location will be 91 sq.ft. in area (double-faced). The sign will be 13 feet in height and will be located atop a tiered planter base that is 1 foot, 6 inches tall. As proposed, the sign will be a combination of teal vinyl letters with a red brick symbol in a natural light background. That sign will primarily identify the property as the site of the St. Joseph Medical Center, will indicate that Erwin Drive is the main entrance road, that an emergency entrance is located further down Osler Drive, that the hospital is part of the Catholic Health Initiatives Medical System, and reflect the address of the premises.

Sign No. 2 is proposed to be located at the primary emergency room entrance located at the intersection of Osler Drive and Sister Pierre Drive. Sign No. 2 will be the same colors as Sign

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No. 1, and will also be 13 feet high and located atop a tiered planter, 18 inches tall. This sign will also identify the St. Joseph Medical Center facility, will highlight the emergency entrance, indicate that the Radiation/Oncology Center is accessed from that intersection, and also that the Hospital is part of the Catholic Health Initiatives System.

The third sign is located adjacent to the intersection of York Road and Sister Pierre Drive. This is the sole means of access from York Road. Sign No. 3 will be 7 feet, 6 inches tall, by 6 feet, 6 inches in dimension and will be located atop a base constructed into the substantial grade which exists at Sister Pierre Road and York Road. This sign will identify this entrance as the location of the St. Joseph Medical Center and will also indicate that the Hospital is a member of the Catholic Health Initiatives System.

Sign No. 4 is a smaller sign located adjacent to a service road (Hospital Road) which also accesses the property from Osler Drive. This sign will be 6 feet tall, located atop a landscape planter, and will be 8 feet in dimension. The sign will state that this point is the access to the St. Joseph Medical Center Service area.[2]

Mr. Muhlhausen offered extensive testimony about each of these signs. He carefully explained the purpose for each sign, the reason for its respective size and height, and the concept of the message conveyed. He indicated that he originally proposed signs at a height of 20 feet with 10½ inch lettering. However, the signs were scaled back to the proposed height, with the largest letters being 9 inches in height as a concession to the community. Mr. Muhlhausen explained the rationale for the design of the signs in terms of their size and configuration. It was indicated that many individuals coming to the Hospital will be under stress and/or elderly, and therefore, the signs must be of sufficient size to enable motorists to see the sign, understand the message, and take appropriate action (i.e., change lanes and slow down) to enter the premises.

On cross-examination, Mr. Muhlhausen addressed many of the concerns raised by the Protestants. One such concern was the lack of an appropriate series of identification signs within the Hospital premises itself. That is, the Protestants believe that part of the confusion that

[2] The wording on this sign of "St. Joseph Medical Center Service" is peculiar. In my view, the addition of the word "Entrance" or "Road" after the word "Service" would clarify that this entrance is a "service road" and not for patients. I will leave such an addition to the discretion of the Petitioner.

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presently exists is the fact that patrons become lost once they enter the Hospital Center. Although he acknowledged that the interior directional sign system needs to be overhauled and improved, Mr. Muhlhausen indicated that the proposed signs are necessary to identify the Hospital itself, and insure that patients and patrons enter at the correct location so as to easily access the building they wish to visit. In my judgment, this conclusion is accurate. I agree that although the configuration and layout of the internal signs need be improved, the primary purpose of the proposed signs is to distinguish St. Joseph Medical Center from surrounding institutions (i.e., the large, similarly styled buildings of Sheppard Pratt and Towson University), and to insure that all individuals enter the correct hospital entrance.

Lastly, Mr. Muhlhausen described the color scheme of the signs, particularly noting that the narrow, off-white strip at the top of the signs labeled Catholic Health Initiatives System, serves to not only identify the Hospital as part of that System, but also provides a contrast to the large teal band of the sign in which the name of the Hospital is featured. Mr. Muhlhausen opined that such contrast was appropriate so as to further distinguish to the eye the lettering for St. Joseph Medical Center.

Also testifying in support of the request was Linda Harder, Public Relations Director for the Hospital. She indicated that the Hospital generated roughly 700,000 trips to the site per year, combining out-patients, emergency room patients, visitors, employees, and visitors to the medical office buildings located on site. She also described that although 80% of the patients come from 43 different zip codes closest to the property, the remaining 20% come from a significant distance away. The Hospital, which is a leading cardiac center and offers unique medical services, apparently draws patients from a wide geographic area, many of whom are unfamiliar with the vicinity. Ms. Harder also described, in some detail, the fact that parking at the hospital is at a premium and that many employees park off-site and are transported to the property by shuttle. These shuttle buses, which are approximately 11½ feet in height, frequently enter/exit the property and can block the existing signs which are situated significantly lower than what is proposed. Ms. Harder concluded her testimony by stating that the Hospital had expended significant sums to retain experts in the field of landscape architecture, graphic design, and traffic

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engineering, in order to design an appropriate sign package. The Hospital's goal is to develop signs which adequately identify the site and direct traffic, while not being out of place with the institutional character of the immediate vicinity.

Melanie Moser, a Landscape Architect with Daft-McCune-Walker, Inc., also testified in support of the request. She produced a series of photographs of the site, including many of the existing signs. Apparently, these signs were erected following the granting of variance relief in prior zoning Case No. 85-133-A. Ms. Moser indicated that due to the extensive landscaping along Osler Drive, many of the existing signs are not visible. She also noted that even if landscaping is trimmed or eliminated, the visibility of existing signs is frequently blocked by traffic, both entering and exiting the hospital, as well as traffic along Osler Drive. She also testified that she believes the subject property is unique, owing to its shape, multi-entrances, curvature, proximity to other institutions, topography and the nature of the clientele (elderly, ill, stressed, etc.) who visit the property. She also particularly noted the existence of swales and drainage areas adjacent to the entrances on Osler Drive, particularly near Sign No. 1, which would limit the potential location of a sign in that area.

Lastly, the Petitioners produced the testimony of Wes Guckert, an accepted expert traffic engineer. Mr. Guckert testified extensively about the reaction time for drivers on Osler Drive, the speed of traffic on that road, and the size of the signs and lettering thereof. Although the speed limit along Osler Drive is 35 mph, Mr. Guckert testified that 85% of the traffic proceeds at a speed of up to 42 mph, based on a survey of traffic on that road undertaken by his firm. He described the reaction time necessary for traffic at that speed to visualize, understand and take the appropriate action generated by a sign. Mr. Guckert opined that the signs needed to be the height and size proposed, with proper size lettering, to permit recognition at a distance sufficient to enable traffic to safely enter and exit the Hospital's entrances on Osler Drive.

A number of the Protestants who appeared also testified. Donna Spicer appeared on behalf of the Community Conservation Action Group. She took no specific position on the proposed signs, but opined that a grant of the variance could establish an improper precedent. Her conclusions in this respect are contrary to law. The Zoning Commissioner is required to consider

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each Petition for Variance on its own merits. A variance can be granted only upon a finding that the property at issue is unique and that variance relief is justified for the particular property at issue. Thus, the Zoning Commissioner's responsibility is not to implement policy; rather, the Zoning Commissioner has a quasi-judicial position which must adjudge each individual proposal on its own merits. Thus, whatever the decision in this case, it will have no impact on other Petitions for sign variances which might be filed.

Richard Parsons of the Greater Towson Council of Community Associations also appeared. He believes that the Petitioner should make more intelligent use of existing signs, including reconfiguring and relocating the messages thereon. He also echoed the point raised by Counsel for the Protestants during the cross-examination of the Petitioners' witnesses; to wit, that an improved internal directional sign system would eliminate the need for the proposed signs.

Don Gerding testified on behalf of the Rodgers Forge Community Association. He believes that the Petitioner's expert testimony was inaccurate and that the opinions of lay persons in the community are more credible. Fortunately, Mr. Gerding's reasoning apparently does not extend to the expert medical practitioners at St. Joseph Hospital, only the expert design graphic artists, traffic consultants and landscape architects retained by that facility. If that were not the case, the neighbors in Rodgers Forge may shortly be practicing medicine. In any event, Mr. Gerding believes that the proposed signs are inappropriate for the community and are out of place.

Also testifying was Don Wright on behalf of the West Towson Neighborhood Association. Although Mr. Wright respects the reputation and services offered by the Hospital he fears the precedent which could be established if variance relief were granted. In this regard, I again incorporate the comments made herein regarding Ms. Spicer's testimony. Quite interestingly, Mr. Wright also would apparently prefer a pole sign which would reduce the area of the sign's face. In my judgment, a pole sign would be entirely inappropriate for this neighborhood. Pole signs are generally used for commercial/business/retail purposes and would be out of place, both near a residential community and in an institutional setting.

Russell H. Davis, also from the West Towson Neighborhood Association, echoed Mr. Wright's comments. He also believes that a pole sign is a better alternative. Mr. Davis, did,

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however, raise an appropriate point when he indicated that the proposed signs contain significant areas of unused space which could be better utilized.

Lastly, Jean Duvall, with the Rodgers Forge Community Association, also testified. She expressed many of the concerns previously set out by the other Protestants.

Section 450 of the B.C.Z.R. regulates signage. The preamble of that Section recognizes that signs convey essential information to Baltimore County's citizens; yet excessive signage can create traffic and safety hazards. Additionally, the preamble notes that excess signage can detract from the aesthetics of an area, as well as diminish property values and public investment.

In order to allow signs to accomplish their task of providing information and direction, yet avoid excessive signs, Section 450.1G of the B.C.Z.R. calls for the elimination of signs which cause actual or potential hazards or distraction and eliminate unsightly signs which detract from the aesthetics of an area and diminish property and investment values. Moreover, the regulations encourage sound practices in signage in order to assist the public to locate facilities, services, and goods without undue difficulty, danger or confusion.

When considering the proposed signs and the issues generated by this case in light of Section 450's stated purpose, spirit and intent, it is difficult to appreciate the objections of the Protestants. From a practical standpoint, I easily find that the proposed signs are warranted and appropriate.

The St. Joseph Medical Center is a major public health facility in the region which provides essential services that contribute to the quality of life of the citizens of Baltimore County. Moreover, St. Joseph Hospital draws patients and visitors from not just the Towson area, but throughout the region. Many of the individuals who visit the hospital, either as patients or visitors, are unfamiliar with the Towson community and the Hospital property. Moreover, these individuals are ill, under stress, and/or elderly. Clearly, it is important for any sign package to provide concise and vital information to the Hospital's visitors so as to insure the safe and appropriate means of traffic flow throughout the campus and hospital facility.

The Protestants argue that the internal layout of the hospital is the source of confusion for many visitors. Surely, the hospital contains many different buildings and an individual can

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easily become lost or confused after entering the Hospital grounds. The Protestants believe that these conditions are self-created and therefore cannot be the justification for any variance relief.

Although development of the subject property as it presently exists has surely been done at the election of the property owners, and the property's layout can be confusing, this is not the type of self-created hardship that the law identifies which would justify a denial of the variance requested. The Hospital grounds were developed in accordance with County development and zoning regulations. The fact of the matter is that this is a large tract (over 37 acres in area) and the existing use of the property mandates a significantly-sized physical plant in order to maintain the necessary facilities. Moreover, entry to the Hospital at the proper location is paramount, irrespective of what direction is given once an individual is on the property.

The setting of the hospital is also of note. The property is in a neighborhood of large institutions, including the Sheppard Pratt Hospital, and Towson University. This is not a case where the Hospital is situated within a residential community. Rather, the immediate area is institutional in character, albeit surrounded by well-established residential communities.

With all these factors in mind, I easily conclude that the signs proposed by St. Joseph's Hospital are appropriate. I simply cannot fathom the spirited opposition of the community representatives who appeared. Surely, signs that are commercial/retail/business in nature might be objectionable; however, such is not the case with the proposed signs. Moreover, the signs are generally not visible from the adjacent residential communities (notwithstanding the fact that Sign No. 1 can perhaps be seen by several of the houses on the fringe of the Rodgers Forge community, and Sign No. 3 can be seen by several residential properties that front on the other side of York Road). In addition, the proposed monument signs are clearly compatible with what exists in the area.

After the hearing, I again visited the site and drove the area. There are numerous signs nearby advertising Towson University and the Sheppard and Enoch Pratt Hospital. Although many of those institutional signs are smaller than what is being proposed here, they are larger than signs that would appear in a residential area. In fact, they are institutional-type signs, just as what is proposed for St. Joseph Hospital. Moreover, the largest sign in the area is located not far from

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the property on Towsontown Boulevard. That sign approaches the dimensions of a billboard and advertises Towson University's sports program. Surely the signs proposed by St. Joseph's Hospital would be preferable to the community than that sign, yet it apparently exists without public complaint or comment.

Notwithstanding these practical considerations, however, variance relief cannot be granted merely because the proposal makes what is clearly much "common sense". Rather, the Zoning Commissioner is required to apply the criteria of Section 307 of the B.C.Z.R. which regulates the granting of variance relief in Baltimore County. Moreover, I must follow the mandates of the appellate Courts which have construed that Section.

The seminal case on this issue is Cromwell v. Ward, 102 Md. 691 (1995). Essentially, that case sets out a three-fold test which must be applied when considering a variance. First, the Zoning Commissioner must consider whether the property carries with it any unique feature which would justify the need for variance relief. Only upon the finding of uniqueness can consideration then be given of whether a practical difficulty would be suffered by the property owner if strict compliance with the regulations were required. Lastly, it must be determined if relief can be granted without detrimental impact on surrounding properties.

Turning first to uniqueness, I find that the subject property is indeed unique to the extent that variance relief is justified. However, it should be noted that several of the factors identified by Ms. Moser cannot be the basis for uniqueness in that they do not pertain to the subject property, itself. For example, although the nature of the clientele is significant from a practical standpoint, the Court's opinion in Cromwell v. Ward, infra, clearly mandates that the uniqueness must spring from the property itself. Nonetheless, in this case, I find that the property is unique. Specifically, the curvature of Osler Drive, and the configuration of that portion of the property's perimeter along the adjacent public roads are unique factors which justify a deviation from the sign requirements. Admittedly, many roads in Baltimore County are not straight and are curved. However, the peculiar combination of the curvature of the road and the topography of this property limit sight distance in a different and unique manner here. Moreover, the topography of the perimeter of the site is unique. Several of the entrances, most particularly, York Road and the

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Date 8/23/99
By

main entrance, contain severe slopes which limit the possibilities for signage. In my judgment, all of these factors make this property unique. Those factors justify variance relief.

Having determined that there is uniqueness, the second criteria which must be established is whether the applicant would suffer a practical difficulty if relief were denied. In this regard, I give weight to the testimony of Mr. Muhlhausen and Mr. Guckert. Although I am appreciative of Mr. Gerding's comments regarding the reliability of expert witnesses' testimony, it is clear that the signs and lettering thereon must be of sufficient size to be seen at a distance and appropriately reacted thereto.[3] The undisputed testimony, which is confirmed by this laymen's experience, is that the majority of traffic proceeds up and down Osler Drive at a relative high rate of speed. Thus, the signs and lettering thereon must be of sufficient size and height to provide adequate notice to motorists. Moreover, the signs must be of the height proposed so as to not be blocked by traffic and/or landscaping and be seen from an appropriate distance. In my judgment, strict adherence to the zoning regulations would cause the Petitioners a practical difficulty in that signs meeting the area and height requirements would not provide the clear and concise direction/identification required by the intent of the B.C.Z.R.

Lastly, I must consider whether there would be any adverse impact on surrounding properties. As to this question, the answer is a resounding "no". There are no residences in the immediate locale, and I see no adverse impact the immediate neighbors of the subject site, namely, the Sheppard Pratt Hospital or Towson University. Moreover, for the reasons set forth above, this decision will not render or produce any unfavorable precedent. In sum, this is an easy case. From a practical standpoint, the proposed signs are appropriate and warranted. Moreover, even under the rigid standards enunciated in Cromwell, infra, the Petitioner's application for variance should be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the Petitions for Special Hearing and Variance shall be granted.

[3] Notwithstanding my tongue in cheek comment earlier about residents in Rodgers Forge practicing medicine, Mr. Gerding is accurate; the testimony of residents is often more credible than that of experts. However, insofar as the Protestants' testimony, that is not the case here.

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Date 6/23/11
By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August, 1999 that the Petition for Special Hearing to approve an amendment of all previously approved site plans in all prior cases and to maintain all previous approvals, including the special exception granted in prior Case No. 96-83-X, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from as follows: a) From Section 450.4.3(v), (vii), and (ix) to permit a freestanding directional sign with an area of 91 sq.ft., a height of 13 feet, and a company name or logo covering 35% of the total sign area in lieu of a sign with an area of 8 sq.ft., a height of 6 feet, and a company name or logo covering not more than 30% of the total sign area (for Sign No. 1); b) from Section 450.4.3(v), (vii), and (ix) to permit a freestanding directional sign with an area of 91 sq.ft., a height of 13 feet, and a company name or logo covering 35% of the total sign area in lieu of a sign with an area of 8 sq.ft., a height of 4 feet, and a company name or logo covering not more than 30% of the total sign area (for Sign No. 2); c) from Section 450.4.6(v) and (vii) to permit one freestanding institutional identification sign with an area of 48.75 sq.ft. and a height of 7.5 feet in lieu of the permitted sign with an area of 25 sq.ft. and a height of 6 feet (for Sign No. 3); and, d) from Section 450.4.3 (v) and (vii) to permit a freestanding directional sign with an area of 48 sq.ft. and a height of 6 feet in lieu of the permitted sign with an area of 8 sq.ft. and a height of 4 feet (for Sign No. 4), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/25/99
By bjs

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 25, 1999

Jeffrey H. Scherr, Esquire
Kramon & Graham
One South Street, Suite 2600
Baltimore, Maryland 21202-3201

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
E/S Osler Drive and N/S Sister Pierre Drive (7601 Osler Drive)
9th Election District – 4th Councilmanic District
St. Joseph Medical Center, Inc. - Petitioners
Case No. 98-467-SPHA

Dear Mr. Scherr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Kenneth R. Walsch, V.P. Operations, St. Joseph Medical Center, Inc.
7601 Osler Drive, Towson, Md. 21204
Mr. John Muhlhausen, 1146 Green Street, Roswell, Ga. 30075
Ms. Melanie Moser, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286
Mr. Wes Guckert, The Traffic Group, 40 W. Chesapeake Avenue, Towson, Md. 21204
Mr. J. Donald Gerding, 335 Old Trail, Baltimore, Md. 21212
Mr. Richard Parsons, 412 Woodbine Avenue, Towson, Md. 21204
Ms. Donna Spicer, 8719 Eddington Road, Parkville, Md. 21234
Mr. Arnold Greenspun, 427 Regester Avenue, Baltimore, Md. 21212
Mr. Burton E. Greenwood, Sr., 608 Wilton Road, Towson, Md. 21286
Ms. Jean K. Duvall, 227 Murdock Road, Baltimore, Md. 21212
Mr. Russell H. Davis, 611 Round Oak road, Towson, Md. 21204
Mr. Donald Wright, 403 Woodbine Avenue, Towson, Md. 21204
Ms. Susan H. Gray, 334 Ridge Avenue, Towson, Md. 21286
Francis X. Borgerding, Jr., Esquire, 409 Washington Ave., Suite 600, Towson, Md. 21204
Ms. Laurie Hay, Office of Planning; People's Counsel; Case File

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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7620 York Road

which is presently zoned DR-2, DR-16, ~~DR-35, OR-1~~

This Petition shall be filed with the Department of Permits & Development Management

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 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters.

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

I, or we, agree to pay expenses of 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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s): St. Joseph Medical Center, Inc.

Renee A. Kessler
(Type or Print Name) Chief Operating Officer

Renee A. Kessler
Signature

(Type or Print Name)

Signature

7620 York Road (410) 337-1000
Address Phone No.

Towson, Maryland 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.

Attorney for Petitioner

Jeffrey H. Scherr, Esquire
(Type or Print Name)

Jeffrey H. Scherr, #62
Signature

Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
(410) 752-6030
City State Zipcode

FAX 539-1269

Jeffrey H. Scherr, Esquire
Name Kramon & Graham, P.A.
One South Street, Suite 2600, Baltimore, MD
Address 21202-3201 Phone No (410) 752-6030

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 DAY

unavailable for Hearing

the following dates _____ Next Two Months

ALL ✓ OTHER _____

REVIEWED BY: CAM DATE 2 June 98

Revised 9/5/95

98-467-SPHA

467

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7620 York Road

which is presently zoned DR-2, DR-16, ~~DR-35, OR-1~~

This Petition shall be filed with the Department of Permits & Development Management

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(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Complaince with the aforementioned regulations would work hardship and/or practical difficulty on the Petitioner because of the subject property's unique location and necessity to appropriately direct patients, visitors, and trade traffic.

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

I, or we, agree to pay expenses of 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Jeffrey H. Scherr, Esquire

(Type or Print Name)

Signature

Kramon & Graham, P.A.

One South Street, Suite 2600

Address Baltimore, Maryland 21202-3201

(410) 752-6030

City State Zipcode

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.

Legal Owner(s): St. Joseph Medical Center, Inc.

Renee A. Kessler

(Type or Print Name) Chief Operating Officer

Renee A. Kessler

Signature

(Type or Print Name)

Signature

7620 York Road (410) 337-1000

Address Phone No.

Towson, Maryland 21204

City State Zipcode

Name, Address and phone number of representative to be contacted.

Jeffrey H. Scherr, Esquire

Name Kramon & Graham, P.A.

One South Street, Suite 2600, Baltimore, MD

Address 21202-3201 (410) 752-6030 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

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Revised 9/5/95

98-467-SPAA

467

PETITION FOR VARIANCE: 7620 York Road

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(s) 450.4.6(v), (vi), and (vii) to permit 3 free-standing institutional identification signs with areas of 160 sq. ft., 160 sq. ft., and 80.5 sq. ft., and sign heights of 20 feet, 20 feet, and 11.5 feet, respectively, and 2 wall-mounted institutional identification signs with areas of 153 sq. ft. each in lieu of 2 identification signs (1 per frontage) with 25 sq. ft. and 6 feet in height; pursuant to Section 450.4.3 (v) and (vii) to permit a free-standing directional sign of 112 sq. ft. and 14 feet in height in lieu of 8 sq. ft. and 4 feet in height; and pursuant to Section 450.6.A.1, if necessary, to permit one sign partially within the clear-sight-triangle as governed by Section 102.5.

REVISED

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7601 Osler Drive

which is presently zoned DR-2, DR-3.5 OR-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Compliance with the aforementioned regulations would work hardship and/or practical difficulty on the Petitioner because of the subject property's unique location and necessity to appropriately direct patients, visitors, and trade traffic.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Jeffrey H. Scherr, Esquire
(Type or Print Name)

Jeffrey H. Scherr MC HBP
Signature

Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
Address Phone No.
(410) 752-6030
City State Zipcode

Legal Owner(s): St. Joseph Medical Center, Inc.

Renée A. Kessler
(Type or Print Name) Chief Operating Officer

Renée A. Kessler
Signature

RENÉE A. KESSLER
(Type or Print Name)

Signature

7620 York Rd 410 337-1605
Address Phone No.

Towson Md 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Name
Baltimore, Maryland 21202-3201 (410) 752-6030
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 4.00 hrs

unavailable for Hearing the following dates _____ Next Two Months

ALL ✓ OTHER _____

REVIEWED BY: _____ DATE 1-28-99

Zoning Administration & Development Management

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98-467-SPHA
Revisions

Zoning Variance 7601 Osler Drive

Sign No. 1 (OR-1): Section 450.4.3 (v), (vii), and (ix) to permit a free-standing directional sign with an area of 115 square feet, a height of 11.5 feet, and a company name or logo covering 43.5% of the total sign area instead of a sign with an area of 8 square feet, a height of 6 feet, and a company name or logo covering not more not more than 30% of the total sign area;

Sign No. 2 (DR-2): Section 450.4.3 (v) and (vii) to permit a free-standing directional sign with an area of 40 square feet and a height of 5 feet instead of a sign with an area of 8 square feet and a height of 4 feet;

Sign No. 3 (DR-3.5): Section 450.4.6 (v) and (vii) to permit one free-standing institutional identification sign with an area of 48.75 square feet and a height of 7.5 feet instead of a sign with an area of 25 square feet and a height of 6 feet;

Sign No. 4 (DR-2): Section 450.4.3 (v) and (vii) to permit a free-standing directional sign with an area of 115 square feet, a height of 11.5 feet, and a company name or logo covering 43.5% of the total sign area instead of a sign with an area of 8 square feet, a height of 4 feet, and a company name or logo covering not more not more than 30% of the total sign area; and

Sign Nos. 5 and 6 (DR-2): Section 450.4.6 (v), (vi), and (vii) to permit two institutional identification with sign areas of 156 square feet instead of one per frontage and with an area of 25 square feet.

98-467-SPHA
Revisions

2nd REVISED

REVISED

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7601 Osler Drive

which is presently zoned DR-2, DR-3.5 OR-1

This Petition shall be filed with the Department of Permits & Development Management

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(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Compliance with the aforementioned regulations would work hardship and/or practical difficulty on the Petitioner because of the subject property's unique location and necessity to appropriately direct patients, visitors, and trade traffic.

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

I, or we, agree to pay expenses of 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Jeffrey H. Scherr, Esquire
(Type or Print Name)

Signature

Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
Address

(410) 752-6030
Phone No.

City State Zipcode

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.

Legal Owner(s): St. Joseph Medical Center, Inc.

Kenneth R. Walsch
(Type or Print Name)

Vice President of Operations

Kenneth R. Walsch
Signature

(Type or Print Name)

Signature

7601 Osler Drive
Address Phone No.

Towson Maryland 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
Address

410-752-6030
Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: JLC DATE

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Revised 9/5/95

98-467-SPHA

REV 4/7/99

Zoning Variance 7601 Osler Drive

Sign No. 1 (OR-1): Section 450.4.3 (v), (vii), and (ix) to permit a free-standing directional sign with an area of 105 square feet, a height of 10.5 feet, and a company name or logo covering 38.1% of the total sign area instead of a sign with an area of 8 square feet, a height of 6 feet, and a company name or logo covering not more not more than 30% of the total sign area;

Sign No. 2 (DR-2): Section 450.4.3 (v) and (vii) to permit a free-standing directional sign with an area of 105 square feet, a height of 10.5 feet, and a company name or logo covering 38.1% of the total sign area instead of a sign with an area of 8 square feet, a height of 4 feet, and a company name or logo covering not more not more than 30% of the total sign area;

Sign No. 3 (DR-3.5): Section 450.4.6 (v) to permit one free-standing institutional identification sign with an area of 50 square feet instead of a sign with an area of 25 square feet; and

Sign No. 4 (DR-2): Section 450.4.3 (v) and (vii) to permit a free-standing directional sign with an area of 48 square feet and a height of 6 feet instead of a sign with an area of 8 square feet and a height of 4 feet.

REVISED

98-467-SPHA 3RD REVISED

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7601 Osler Drive

which is presently zoned DR-2, DR-3.5 OR-1

This Petition shall be filed with the Department of Permits & Development Management

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(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Compliance with the aforementioned regulations would work hardship and/or practical difficulty on the Petitioner because of the subject property's unique location and necessity to appropriately direct patients, visitors, and trade traffic.

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

I, or we, agree to pay expenses of 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Jeffrey H. Scherr, Esquire
(Type or Print Name)

Signature

Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
Address Phone No.

(410) 752-6030
City State Zipcode

Legal Owner(s): St. Joseph Medical Center, Inc.

Kenneth R. Walsch
(Type or Print Name) Vice President of Operations

Signature

(Type or Print Name)

Signature

7601 Osler Drive ☎ 410 337 1000
Address Phone No

Towson Maryland 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
Name One South Street, Suite 2600
Baltimore, Maryland 21202-3201
Address Phone No. 410-752-6030

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 4 HRS

unavailable for Hearing the following dates Next Two Months

ALL ✓ OTHER

REVIEWED BY: JLL DATE

ORDER RECEIVED FOR FILING
Date 6/2/99
By

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Revised 9/5/95

REQUEST P.M HRNG.

98-467-SPHA
REVISED 6/2/99

3RD REVISED

Zoning Variance 7601 Osler Drive

Sign No. 1 (OR-1): Section 450.4.3 (v), (vii), and (ix) to permit a free-standing directional sign with an area of 91 square feet, a height of 13 feet, and a company name or logo covering 35% of the total sign area instead of a sign with an area of 8 square feet, a height of 6 feet, and a company name or logo covering not more not more than 30% of the total sign area;

Sign No. 2 (DR-2): Section 450.4.3 (v), (vii), and (ix) to permit a free-standing directional sign with an area of 91 square feet, a height of 13 feet, and a company name or logo covering 35% of the total sign area instead of a sign with an area of 8 square feet, a height of 4 feet, and a company name or logo covering not more not more than 30% of the total sign area;

Sign No. 3 (DR-3.5): Section 450.4.6 (v) and (vii) to permit one free-standing institutional identification sign with an area of 48.75 square feet and a height of 7.5 feet instead of a sign with an area of 25 square feet and a height of 6 feet; and

Sign No. 4 (DR-2): Section 450.4.3 (v) and (vii) to permit a free-standing directional sign with an area of 48 square feet and a height of 6 feet instead of a sign with an area of 8 square feet and a height of 4 feet.

ORDER RECEIVED FOR FILING
Date 8/23/02

Description

To Accompany Petition for Sign Variance and/or Special Hearing

37.012 Acre Parcel

Saint Joseph Hospital

South Side of Saint Joseph Hospital Road

West of York Road

Ninth Election District, Baltimore County, Maryland

DMW

Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of York Road (66 feet wide) with the centerline of Sister Pierre Drive (1) Southwesterly along the centerline of York Road 40 feet, more or less, and thence at a right angle to said York Road (2) Northwesterly 30 feet, more or less, to the point of beginning, said point being on the west side of York Road, thence leaving said beginning point and running the three following courses and distances, viz: (1) North 79 degrees 13 minutes 08 seconds West 731.83 feet, thence (2) South 29 degrees 37 minutes 22 seconds West 1466.32 feet, and thence (3) North 31 degrees 59 minutes 38 seconds West 206.59 feet to a point on the east side of Osler Drive (70 feet wide), thence binding on said road, the five following courses and distances, viz: (4) Northwesterly by a line curving to the left having a radius of 1308.24 feet for a distance of 446.60 feet (the arc of said curve being subtended by a chord bearing North 22 degrees 12 minutes 29 seconds West 444.43 feet and having a beginning tangent bearing of North 12 degrees 25 minutes 43 seconds West and a departing tangent bearing of North 31 degrees 59 minutes 16 seconds West), thence (5) North 31 degrees 59 minutes 16 seconds West 200.04 feet, thence (6) Northwesterly by a line curving to the right

98-467-SPHA

having a radius of 1110.92 feet for a distance of 746.15 feet (the arc of said curve being subtended by a chord bearing North 12 degrees 44 minutes 47 seconds West 732.20 feet and having a beginning tangent bearing of North 31 degrees 59 minutes 16 seconds West and a departing tangent bearing of North 06 degrees 29 minutes 42 seconds East), thence (7) North 06 degrees 29 minutes 42 seconds East 277.63 feet, and thence (8) Northeasterly by a line curving to the left having a radius of 1467.40 feet for a distance of 77.26 feet (the arc of said curve being subtended by a chord bearing North 04 degrees 59 minutes 05 seconds East 77.25 feet and having a beginning tangent bearing of North 06 degrees 29 minutes 42 seconds East and a departing tangent bearing of North 03 degrees 28 minutes 41 seconds East), thence leaving said Osler Drive and running the seven following courses and distances, viz: (9) North 40 degrees 47 minutes 40 seconds East 67.30 feet, thence (10) South 65 degrees 12 minutes 01 second East 185.84 feet, thence (11) North 75 degrees 57 minutes 34 seconds East 428.06 feet, thence (12) South 83 degrees 01 minute 01 second East 141.99 feet, thence (13) South 65 degrees 30 minutes 48 seconds East 517.43 feet, thence (14) South 52 degrees 21 minutes 38 seconds East 521.46 feet, and thence (15) South 78 degrees 43 minutes 36 seconds East 330.25 to a point on the west side of said York Road, thence binding on the west side of York Road (16) South 11 degrees 45 minutes 19 seconds West 100.00 feet to the point of beginning; containing 37.102 of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

May 18, 1998

Project No. 91079.L (L91079.L)



41

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 053766

DATE 2 June 98 ACCOUNT R-001-6150

467 AMOUNT $ 500.00

RECEIVED FROM: St Joseph Medical Center Inc

FOR: SPHA 7620 York Rd

98-467-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
6/03/1998 6/02/1998 15:50:30
REG WS03 CASHIER PWES PEW DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 040077 OFLN
CR NO. 053766
500.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MA AND JL 467
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065454

DATE 4/7/99 ACCOUNT R-001-6150

AMOUNT $ 100.00

RECEIVED FROM: T. BURGUNDER

FOR: 2ND REVISION TO 98-467-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
4/07/1999 4/07/1999 11:43:52
REG WS03 CASHIER PWES PEW DRAWER 5
6 MISCELLANEOUS CASH RECEIPT
Receipt # 081219 OFLN
CR NO. 065454
Recpt Tot 100.00
102.06 CK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case # 98-467-SPHA

No. 063086

DATE 1-28-99 ACCOUNT R-001-6150

AMOUNT $ 100.00

RECEIVED FROM: Kramon & Graham, PA

FOR: Revision fee # 98-467-SPHA
St. Joseph Medical Ctr., Inc.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/28/1999 1/28/1999 09:45:21
REG W502 CASHIER JRIC JNR DRAWER 2
5 MISCELLANEOUS CASH RECEIPT
Receipt # 078457 CHLH
CK NO. 063086
100.00 CHECK: FEE
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

AND JV

No. 065386

DATE 6/2/99 ACCOUNT R-001-6150

AMOUNT $ 100.00

RECEIVED FROM: H. BURGUNDER III

FOR: 3RD REVISION TO 98-467-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
6/2/1999 6/2/1999 09:04:02
REG W503 CASHIER PMES PEM DRAWER 3
Dept 5 520 ZONING VERIFICATION
Receipt # 087164 CHLH
CK NO. 065386
Recpt Tot 100.00
101.00 CR
Baltimore County, Maryland
Revision

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-467-SPHA
7620 York Road
W/S York Road at Sister Pierre Drive
9th Election District
4th Councilmanic District
Legal Owner(s): St. Joseph Medical Center, Inc.

Special Hearing: to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. **Variance:** to permit 3 free-standing institutional identification signs with areas of 160 square feet, 160 square feet, and 80.5 square feet and sign heights of 20 feet, 20 feet, and 11.5 feet, respectively, and 2 wall-mounted institutional identification signs with area of 153 square feet each in lieu of 2 identification signs (1 per frontage) with 25 square feet and 6 feet in height; to permit a free-standing directional sign of 112 square feet and 14 feet in height in lieu of 8 square feet and 4 feet in height; and, if necessary, to permit one sign partially within the clear sight triangle.
Hearing: Monday, July 13, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

6/479 June 25 C239205

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/25, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/25, 1998

THE JEFFERSONIAN,

A. Henderson

LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-467-SPHA
7601 Osler Drive
E/S Osler Drive and N&S of Sister Pierre Drive
9th Election District - 4th Councilmanic District
Legal Owner(s): St. Joseph Medical Center, Inc.

Special Hearing: to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. **Variance** for Sign No. 1 to permit a free-standing directional sign of 105 square feet, a height of 10.5 feet, and a company logo covering 38.1% instead of an area of 8 square feet, a height of 6 feet, and name or logo covering not more than 30%; for Sign No. 2 to permit a free-standing directional sign of 105 square feet, a height of 10.5 feet, and a company logo covering 38.1% instead of an area of 8 square feet, a height of 4 feet, and name or logo covering not more than 30%; for Sign No. 3 to permit one free-standing institutional identification sign of 50 square feet instead of 25 square feet; and for Sign No. 4 to permit a free-standing directional sign of 48 square feet and a height of 6 feet instead of an area of 8 square feet and a height of 4 feet.

Hearing: Friday, May 28, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/177 May 13 C311521

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/13/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/13/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #9-467-SPHA
7601 Osler Drive
E/S Osler Drive and N&S of Sister Pierre Drive
9th Election District - 4th Councilmanic District
Legal Owner(s): St. Joseph Medical Center, Inc.

Special Hearing: to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. **Variance** to permit 2 free-standing directional signs with an area of 91 square feet, a height of 13 feet, and a company name or logo covering 35% of the total sign area in lieu of an area of 8 square feet, a height of 6 feet, and coverage of not more than 30% of the total sign area; to permit a free-standing institutional identification sign with an area of 48.75 square feet and a height of 7.5 feet in lieu of an area of 25 square feet and a height of 6 feet; and to permit a free-standing directional sign with an area of 48 square feet and a height of 6 feet in lieu of an area of 8 square feet and a height of 4 feet.

Hearing: Friday, July 30, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
7/240 July 15 C325152

CERTIFICATE OF PUBLICATION

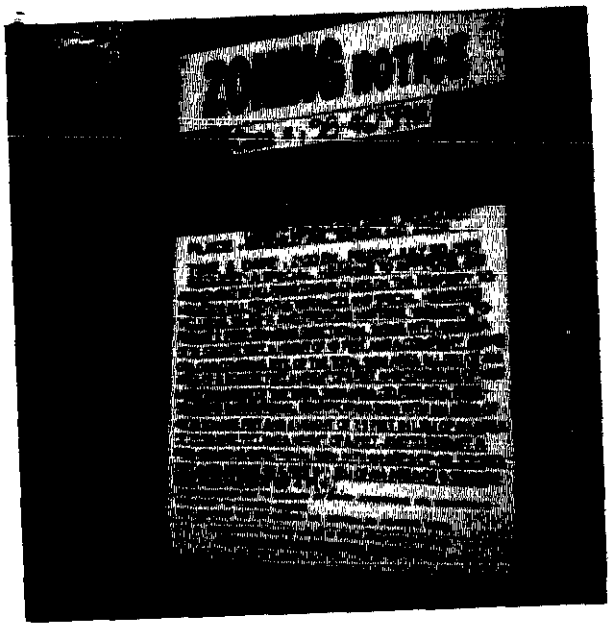
TOWSON, MD., 7/15/, 1999

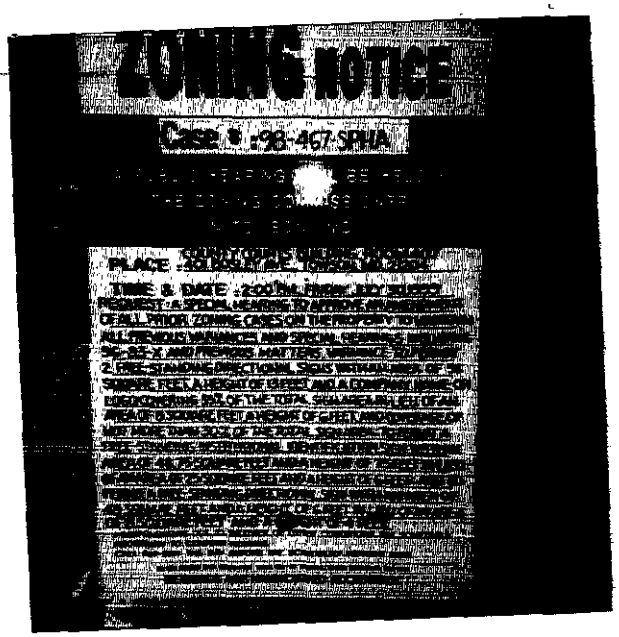
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/15/, 1999

THE JEFFERSONIAN,

P. Wilkinson

LEGAL ADVERTISING




ZONING NOTICE
Case #: -98-467-SPHA

CERTIFICATE OF POSTING

RE: Case No. 98-467 SPHA

Petitioner/Developer St. Joseph Medical Center, Inc.

Date of Hearing/Closing July 30, 1999
2:00 p.m.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously for the property known as 7601 Osler Drive

The signs were posted on Thursday, July 15, 1999
(Month, Day, Year)

Sincerely,

Don Hauk
(Signature of Sign Poster and Date)

Don Hauk, DMW, Inc.
(Printed Name)

200 East Pennsylvania Avenue
Towson, MD 21286
(Address)

410-296-3333
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-467-SPHA

Petitioner: St. Joseph Medical Center, Inc.

Address or Location: 7620 York Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey Scherr, Esq c/o Kramon + Graham, P.A.

Address: One South Street

Suite 200

Baltimore, MD 21202-3201

Telephone Number: 410-752-6030

Revised 2/20/98 - SCJ

98-467-SPHA

467

Exhibit B

2ND REVISED
THERE WAS NO POSTING OF 1ST REVISED BUT WAS ADVERTISED. PER TRIP BURGUNDER (ATTY ENTER FROM)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-467-SPHA

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING TO APPROVE AMENDMENT OF ALL PRIOR ZONING CASES AND VARIANCES TO ALLOW A DIRECTIONAL SIGN 10.5 SQ FT IN AREA, 10.5 FT. HIGH WITH A 38.1% ADVERTISING COVERAGE IN LIEU OF 8 SQ FT, 6 FT. HIGH WITH 30% COVERAGE, RESPECTIVELY TO ALLOW A DIRECTIONAL SIGN OF 10.5 SQ FT. IN AREA, 10.5 FT. HIGH WITH 38.1% ADVERTISING COVERAGE IN LIEU OF 8 FT, 4 FT. HIGH WITH 30% COVERAGE RESPECTIVELY TO PERMIT A FREE STANDING INSTITUTIONAL SIGN OF 50 SQ FT IN LIEU OF 25 SQ FT AND A DIRECTIONAL SIGN 48 SQ FT, 6 FT. HIGH IN LIEU OF 8 SQ FT. AND 9 FT. HIGH RESPECTIVELY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-467-SPHA (1 of 2)

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to amend case 96-83-X and all previous Zoning hearings. Variance to permit 3 freestanding identification signs with areas of 160 ft, 160 ft and 80.5 ft and heights of 20', 20', 11.5' ~~as proposed~~ respectively, and 2 wall mounted identification signs with areas of 153 ft each in lieu of 2 identification signs with

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

1 of 2

467

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-467-SPHA (2 of 2)

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: with 25 ft and 6' in height; and to permit a freestanding directional sign of 112 ft and 14' high in lieu of 8 ft and 4' high; and to permit one sign partially within the clear sight triangle as governed by section 1025.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

2 of 2

461

TO: PATUXENT PUBLISHING COMPANY
May 13, 1999 Issue – Jeffersonian

Please forward billing to:
Jeffrey Scherr, Esquire 410-752-6030
Kramon & Graham, PA
One South Street
Suite 200
Baltimore, MD 21202-3201

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-467-SPHA
7601 Osler Drive
E/S Osler Drive and N&S of Sister Pierre Drive
9th Election District – 4th Councilmanic District
Legal Owner: St. Joseph Medical Center, Inc.

Special Hearing to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. Variance for Sign No. 1 to permit a free-standing directional sign of 105 square feet, a height of 10.5 feet, and a company logo covering 38.1% instead of an area of 8 square feet, a height of 6 feet, and name or logo covering not more than 30%; for Sign No. 2 to permit a free-standing directional sign of 105 square feet, a height of 10.5 feet, and a company logo covering 38.1% instead of an area of 8 square feet, a height of 4 feet, and name or logo covering not more than 30%; for Sign No. 3 to permit one free-standing institutional identification sign of 50 square feet instead of 25 square feet; and for Sign No. 4 to permit a free-standing directional sign of 48 square feet and a height of 6 feet instead of an area of 8 square feet and a height of 4 feet.

HEARING: Friday, May 28, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 26, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-467-SPHA
7601 Osler Drive
E/S Osler Drive and N&S of Sister Pierre Drive
9th Election District – 4th Councilmanic District
Legal Owner: St. Joseph Medical Center, Inc.

Special Hearing to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. Variance for Sign No. 1 to permit a free-standing directional sign of 105 square feet, a height of 10.5 feet, and a company logo covering 38.1% instead of an area of 8 square feet, a height of 6 feet, and name or logo covering not more than 30%; for Sign No. 2 to permit a free-standing directional sign of 105 square feet, a height of 10.5 feet, and a company logo covering 38.1% instead of an area of 8 square feet, a height of 4 feet, and name or logo covering not more than 30%; for Sign No. 3 to permit one free-standing institutional identification sign of 50 square feet instead of 25 square feet; and for Sign No. 4 to permit a free-standing directional sign of 48 square feet and a height of 6 feet instead of an area of 8 square feet and a height of 4 feet.

HEARING: Friday, May 28, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon, Director

c: Jeffrey H. Scherr, Esquire
Herbert Burgunder, III, Esquire
St. Joseph Medical Center, Inc.
The Greater Towson Council of Community Associations, Inc.

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 13, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 7, 1999

Herbert Burgunder, III
Kramon & Graham, PA
One South Street
Suite 2600
Baltimore, MD 21202-3201

Dear Mr. Burgunder:

RE: Case Number 98-467-SPHA, 7601 Osler Drive, St. Joseph Medical Center

The above matter, previously assigned to be heard on Friday, May 28, 1999 has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s).

The hearing will not be reset until we are notified by your office that you are ready to proceed with the case.

Very truly yours,

Arnold Jablon
Director

AJ:scj

C: Jeffrey H. Scherr, Esquire
St. Joseph Medical Center, Inc.
The Greater Towson Council of Community Associations, Inc.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
June 25, 1998 Issue - Jeffersonian

Please forward billing to:
Jeffrey Scherr, Esquire 410-752-6030
Kramon & Graham, PA
One South Street
Suite 200
Baltimore, MD 21202-3201

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-467-SPHA
7620 York Road
W/S York Road at Sister Pierre Drive
9th Election District - 4th Councilmanic District
Legal Owner: St. Joseph Medical Center, Inc.

Special Hearing to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. Variance to permit 3 free-standing institutional identification signs with areas of 160 square feet, 160 square feet, and 80.5 square feet and sign heights of 20 feet, 20 feet, and 11.5 feet , respectively, and 2 wall-mounted institutional identification signs with area of 153 square feet each in lieu of 2 identification signs (1 per frontage) with 25 square feet and 6 feet in height; to permit a free-standing directional sign of 112 square feet and 14 feet in height in lieu of 8 square feet and 4 feet in height; and, if necessary, to permit one sign partially within the clear sight triangle/

HEARING: Monday, July 13, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 15, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-467-SPHA
7620 York Road
W/S York Road at Sister Pierre Drive
9th Election District - 4th Councilmanic District
Legal Owner: St. Joseph Medical Center, Inc.

Special Hearing to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. Variance to permit 3 free-standing institutional identification signs with areas of 160 square feet, 160 square feet, and 80.5 square feet and sign heights of 20 feet, 20 feet, and 11.5 feet, respectively, and 2 wall-mounted institutional identification signs with area of 153 square feet each in lieu of 2 identification signs (1 per frontage) with 25 square feet and 6 feet in height; to permit a free-standing directional sign of 112 square feet and 14 feet in height in lieu of 8 square feet and 4 feet in height; and, if necessary, to permit one sign partially within the clear sight triangle/

HEARING: Monday, July 13, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon, Director

c: Jeffrey H. Scherr, Esquire
St. Joseph Medical Center, Inc.

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 28, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Printed with Soybean Ink on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
July 15, 1999 Issue – Jeffersonian

Please forward billing to:
Jeffrey Scherr, Esquire 410-752-6030
Kramon & Graham, PA
One South Street
Suite 200
Baltimore, MD 21202-3201

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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7601 Osler Drive
E/S Osler Drive and N&S of Sister Pierre Drive
9th Election District – 4th Councilmanic District
Legal Owner: St. Joseph Medical Center, Inc.

Special Hearing to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. Variance to permit 2 free-standing directional signs with an area of 91 square feet, a height of 13 feet, and a company name or logo covering 35% of the total sign area in lieu of an area of 8 square feet, a height of 6 feet, and coverage of not more than 30% of the total sign area; to permit a free-standing institutional identification sign with an area of 48.75 square feet and a height of 7.5 feet in lieu of an area of 25 square feet and a height of 6 feet; and to permit a free-standing directional sign with an area of 48 square feet and a height of 6 feet in lieu of an area of 8 square feet and a height of 4 feet.

HEARING: Friday, July 30, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 23, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 9-467-SPHA
7601 Osler Drive
E/S Osler Drive and N&S of Sister Pierre Drive
9th Election District – 4th Councilmanic District
Legal Owner: St. Joseph Medical Center, Inc.

Special Hearing to approve an amendment of all prior zoning cases on the property to maintain all previous variances and special hearings including 96-83-X and previous matters. Variance to permit 2 free-standing directional signs with an area of 91 square feet, a height of 13 feet, and a company name or logo covering 35% of the total sign area in lieu of an area of 8 square feet, a height of 6 feet, and coverage of not more than 30% of the total sign area; to permit a free-standing institutional identification sign with an area of 48.75 square feet and a height of 7.5 feet in lieu of an area of 25 square feet and a height of 6 feet; and to permit a free-standing directional sign with an area of 48 square feet and a height of 6 feet in lieu of an area of 8 square feet and a height of 4 feet.

HEARING: Friday, July 30, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Jeffrey Scherr, Esquire
St. Joseph Medical Center, Inc.
The Greater Towson Council of Community Associations, Inc.

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 15, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: July 26, 1999

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 7601 Osler Drive

INFORMATION:

Item Number:	467
Petitioner:	St. Joseph Medical Center, Inc.
Property Size:	37.012 acres
Zoning:	DR-2, DR-3.5, OR-1
Requested Action:	Variance and Petition for Special Hearing
Hearing Date:	July 30, 1999

REQUEST

The variances being requested in this case are from the following: 1) Section 450.4.3 (v), (vii) and (ix) to permit a freestanding directional sign with an area of 91 square feet, a height of 13 feet and a company name or logo covering 35 percent of the total sign area in the OR-1 zoning district instead of a sign with an area of 8 square feet, a height of 6 feet and a company logo covering not more than 30 percent of the total sign area, 2) Section 450.4.3 (v) and (vii) to permit a freestanding directional sign with an area of 91 square feet, a height of 13 feet, and a company logo covering 35 percent of the total sign area in the DR–2 zoning district instead of a sign with an area of 8 square feet, a height of 4 feet, and a company name or logo covering not more than 30 percent of the total sign area, 3) Section 450.4.6.(v) to permit a free standing institutional identification sign with an area of 48.75 square feet in the DR 3.5 zoning district instead of an area of 25 square feet and, 4) Section 450.4.3.(v) and (vii) to permit a free standing directional sign with an area of 48 square feet and a height of 6 feet in the DR-2 zoning district in stead of a sign with an area of 8 square feet and a height of 4 feet.

The subject property is a 37.01 acre parcel of land improved by the St. Joseph Medical complex. The campus is designated as part of Urban Center/Employment Area in the Towson Community Plan, adopted by the County Council in 1992. It is bounded by York Road, Osler Drive and St. Joseph Hospital Road. Several internal roads link the campus buildings and parking areas. Surrounding the campus are several other institutional uses including Towson University and the Sheppard Pratt Health Systems, in addition to the established residential communities of Yorkleigh, Yorktown, Rodgers Forge, Wiltondale, and Aigburth Manor.

The zoning of the property is split with the majority of the campus zoned DR-2, a small section of the southern edge of the campus zoned OR-1, and a small section of the eastern edge of the campus adjacent to York Road zoned DR-3.5. Originally developed in 1965, the institution has expanded both physically and from an operational perspective, with substantial physical development occurring incrementally over the past ten years. Additional program specialization's, including the region's leading coronary care unit, attract a patient base from a broad region. Historically the official address of St. Joseph's Hospital has been York Road. This year, the hospital's official address was changed to Osler Drive. Osler Drive is a service road, which extends in a north –south direction between Stevenson Lane and Towsontown Boulevard providing several entrances to St. Joseph's in addition to the two neighboring institutions.

The Office of Planning has entered into extensive dialogue with both the applicant and representatives from the surrounding communities regarding the proposed variances throughout the past year. On each occasion, the applicants have stressed that their primary need for the new signage is to ensure safe conditions for persons visiting the complex, many of whom are not necessarily familiar with the area. Visitors must be able to locate and enter the hospital campus effectively, recognizing the correct entrance in a timely manner, and being able to turn at a safe speed for both themselves and the motorists with whom they share the road. This is especially important in light of the fact that the campus has multiple entrance points. Osler Drive is currently heavily utilized by a number of service vehicles including delivery vans and trucks and emergency vehicles. The size of these vehicles which frequent this road block the view of the existing signs, causing confusion and potential safety hazards for motorists trying to reach the medical complex.

The site plan accompanying this petition indicates that the signs have been professionally designed as part of a consolidated sign package. They will be ground mounted with landscaping at the base of the sign. Three of the four signs will bear the corporate logo of the parent company "Catholic Health Initiatives" at the top of the sign. All of the signs will use a combination of the Catholic Health Initiative's corporate colors – a combination of teal and brick red on a natural white background, and will be internally illuminated.

SUMMARY OF RECOMMENDATIONS

Upon review of this information, the Office of Planning recommends approval of the proposed variances provided that the following conditions be incorporated as part of the hearing officers order:

1. Decrease the height of the proposed signs to be located on Osler Drive (#1 and #2) to a height of 10 feet, 6 inches. Decrease the width of these signs to 6 feet. It is the opinion of this office that this height will adequately address the applicant's safety concerns and provide adequate visibility. Decreasing the width by one foot will provide for improved proportionality.
2. Provide a detailed landscaping plan indicating the type and placement of plant material to be included around the base of each sign for review and approval by this office.
3. Provide this office with colored elevations/samples/materials that indicate the true color of the signage, in both its illuminated and non-illuminated state. In future planning efforts involving Osler Drive, every effort should be made to coordinate a design strategy with the neighboring institutions in order to accomplish a unified image.
4. Both area residents and medical complex patients continue to have problems understanding the internal circulation pattern within the hospital complex. A revised pattern of internal circulation should be studied in an effort to correct the current situation.

SECTION CHIEF: _____

AFK:LH:lsn

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 4/26/99

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date:

The Department of Environmental Protection and Resource Management has **no comments** for the following Zoning Advisory Committee Items:

Item #'s: 394
395
396
397
398
400
402
98-467-SPHA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: February 17, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 16, 1999
Item Nos. 278, 280, 281, 282, 285, 288

AND

Revised Variance Petitions & Plats for
Case #98-467-SPHA (7601 Osler Drive)

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0216.NOC

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 2, 1999

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
E/S Osler Drive and N & S/S of Sister Pierre Drive
(7601 Osler Drive)
9th Election District – 3rd Councilmanic District
St. Joseph Medical Center, Inc. - Petitioner
Case No. 99-467-SPHA

Dear Mr. Scherr:

This letter is to confirm that the hearing in the above-captioned matter has been continued to Wednesday, August 18, 1999 and will commence at 9:00 AM in Room 407 of the County Courts Building. By copy of this letter, all parties present at the original hearing have been notified of the continued hearing date and time.

Meanwhile, should you have any questions on the subject, please do not hesitate to call.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600, Towson, Md. 21204-4974
Mr. Richard Parsons, 412 Woodbine Avenue, Towson, Md. 21204
Mr. J. Donald Gerding, 335 Old Trail, Baltimore, Md. 21212
Ms. Susan H. Gray, 334 Ridge Avenue, Towson, Md. 21286
Ms. Donna Spicer, 8719 Eddington Road, Baltimore, Md. 21234
Mr. Paul Hartman, 18 and ½ Cedar Avenue, Towson, Md. 21286
Mr. Donald R. Wright 403 Woodbine Avenue, Towson, Md. 21204
Ms. Sally Ross, 523 Yarmouth Road, Towson, Md. 21286
Mr. Arnold H. Greenspun, 427 Regester Avenue, Baltimore, Md. 21212
Ms. Jean K. Dudall, 227 Murdock Road, Baltimore, Md. 21212
Ms. Laurie Hay, Office of Planning; People's Counsel; Case File

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B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: April 26, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 26, 1999
Case #98-467-SPHA
7620 York Road

The Bureau of Development Plans Review has reviewed the subject zoning item. The Developer must insure that the proposed signs numbers 2 and 4 are not blocking the open drainage swales which parallel Osler Drive.

If this requirement cannot be met, then the signs must be relocated.

RWB:HJO:jrb

cc: File

ZAC04269.REV

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4.20.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 98-467-SPHA

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/~~US~~ 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

P. J. Gredlein

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2.5.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 98-467-SPNA

Dear. Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECEIVED
FEB 16 1999
PDM

RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE 7620 York Road, W/S York Road at Sister Pierre Drive, 9th Election District, 4th Councilmanic	*	BEFORE THE ZONING COMMISSIONER FOR
Legal Owners: St. Joseph Med. Ctr., Inc.	*	BALTIMORE COUNTY
Petitioner(s)	*	Case Number: 98-467-SPHA

* * * * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr Esq., Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 212023201, attorney for Petitioner(s).

PETER MAX ZIMMERMAN

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 15, 1998

To: Mr. Herbert Burgunder, III
Kramon & Graham, P. A.
1 South Street, Suite 2600
Baltimore, MD 21202

From: Department of Permits & Development Management
House Numbers & Street Name Section

Re: Saint Joseph Medical Center
Election District: 9

Tax Map No. : 70-19-596
Tax Account Nos. : 09-19-391143 &
09-19-391144

Upon receipt of this notice:
The property known as 7620 York Road
will be known as 7601 Osler Drive.

This number is assigned in accordance with the provision of Title 31, Section 31-1 (3), 1988 edition of the Baltimore County Code, and supersedes the number which may have been previously assigned.

Notice of the new assignment is hereby sent to the U. S. Post Office, Maryland Department of Assessments, Baltimore County Police and Fire Departments, Baltimore City Water Department, Baltimore Gas and Electric Company, Bell Atlantic, and other public agencies.

If an improvement is under construction on the property, it is the responsibility of the owner to notify the builder and/or contractor to revise the address on all permits (electrical, plumbing, etc.) taken out for the improvements.

* PLEASE NOTE - THIS CHANGE IS EFFECTIVE IMMEDIATELY. HOWEVER, THE POST OFFICE WILL CONTINUE TO DELIVER YOUR MAIL TO BOTH ADDRESSES FOR ONE YEAR FROM THE DATE OF THIS LETTER.

Sincerely yours,
David C. Flowers
David C. Flowers, Project Manager
House Numbers and Street Name Section
[410] 887-3710

Printed with Soybean Ink on Recycled Paper

98-460-SPHA

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201
TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

HERBERT BURGUNDER, III
DIRECT DIAL
(410) 347-7409
ALSO ADMITTED IN DC

E-MAIL
hburgunderIII@kg-law.com

April 26, 1999

VIA FACSIMILE 410-887-5708
Ms. Sophie Jennings
Baltimore County Department of
Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: St. Joseph Medical Center, Inc.

Dear Sophie:

Attached is the letter we received from the Baltimore County Department of Permits and Development Management officially changing the address for St. Joseph Medical Center to 7601 Osler Drive from 7620 York Road. Please change the zoning requests for the sign variances accordingly. If you have any questions, please do not hesitate to call me.

Sincerely,

Herbert Burgunder, III

HB3/cm
Attachment
cc: St. Joseph Medical Center, Inc. (w/encl.)

F:\USERS\HB\St. Joseph\Sign Variance\Corres\Sophie Jennings 042699.wpd

LAW OFFICES
Kramon & Graham, P.A.
One South Street
Suite 2600
Baltimore, Maryland 21202-3201
Telephone: (410) 752-6030
Facsimile: (410) 539-1269

FACSIMILE COVER LETTER

Transmission Date: April 26, 1999 Client : St. Josephs Medical Ctr
Transmission Time: _____ Client Number: 98-137

PLEASE TRANSMIT THE FOLLOWING PAGES TO:

NAME	NUMBER
Ms. Sophie Jennings	410-887-5708

TOTAL NUMBER OF PAGES (including this cover sheet): 3

Sender: Herbert Burgunder, III Sending Fax No.: (410) 539-1269

MESSAGE: _____

If you do not receive all pages, please call back as soon as possible to (410) 752-6030; ask for Christine. Thank you.

HARD COPY TO FOLLOW: ☐ YES ☒ NO

The information contained in this Fax message is intended only for the **PERSONAL AND CONFIDENTIAL** use of the designated recipient(s) named above. This message may be an attorney-client communication, and as such is **PRIVILEGED AND CONFIDENTIAL**. If the reader of this message is not an intended recipient or an agent responsible for delivering it to an intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail. THANK YOU!

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201
TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

2/10/99
W CA
O/C

HERBERT BURGUNDER, III
DIRECT DIAL
(410) 347-7409
ALSO ADMITTED IN DC

E-MAIL
hburgunderIII@kg-law.com

February 8, 1999

Mr. Arnold Jablon
Director
Baltimore County Department of
Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: In the matter of Petition for Variance and Special Hearing
St. Joseph Medical Center, Inc.
Case No. 98-467-SPHA

Dear Mr. Jablon:

Enclosed is a Request for Postponement in the above-referenced matter. A zoning hearing has not been scheduled, but St. Joseph Medical Center requests that the matter be postponed to permit further meetings with the community.

If you have any questions, please do not hesitate to contact me.

Sincerely,

HB3

Herbert Burgunder, III

HB3/cm
Enclosure
cc: St. Joseph Medical Center, Inc. (w/encl.)
Ms. Sophia Jennings (w/encl)

F:\USERS\HB\St. Joseph\Sign Variance\Mr. Arnold Jablon 020899.wpd

IN THE MATTER OF PETITION FOR VARIANCE and SPECIAL HEARING	*	BEFORE THE ZONING COMMISSIONER
ST. JOSEPH MEDICAL CENTER	*	FOR BALTIMORE COUNTY
	*	CASE NO: 98-467-SPHA
	*	

* * * * * * * * * * * *

REQUEST FOR POSTPONEMENT

Petitioner, St. Joseph Medical Center, Inc. requests a postponement of the scheduling of a hearing set in this matter.

Respectfully submitted,

Jeffrey H. Scherr
Herbert Burgunder, III
KRAMON & GRAHAM, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
(410) 752-6030

Attorneys for Petitioner,
St. Joseph Medical Center, Inc.

F:\USERS\HB\St. Joseph\Sign Variance\Pleading\Request for Postponement.wpd

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201
TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

5/5/99
8
SJ
Soph
OK

HERBERT BURGUNDER, III
DIRECT DIAL
(410) 347-7409
ALSO ADMITTED IN DC

E-MAIL
hburgunderIII@kg-law.com

May 3, 1999

Mr. Arnold Jablon
Director
Baltimore County Department of
Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: In the matter of Petition for Variance and Special Hearing
St. Joseph Medical Center, Inc.
Case No. 98-467-SPHA

Dear Mr. Jablon:

Enclosed is a Request for Postponement in the above-referenced matter. A zoning hearing has been scheduled for May 28, 1999, but St. Joseph Medical Center requests that the matter be postponed so that it may revise its variance petition.

If you have any questions, please do not hesitate to contact me.

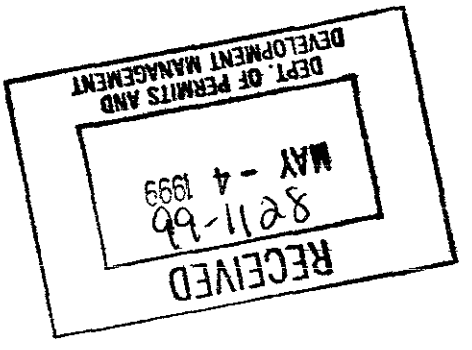
Sincerely,

HB

Herbert Burgunder, III

HB3/cm
Enclosure
cc: St. Joseph Medical Center, Inc. (w/encl.)
Ms. Sophia Jennings (w/encl)

F:\USERS\HB\St Joseph\Sign Variance\Corres\Mr Arnold Jablon 050399.wpd



IN THE MATTER OF PETITION FOR VARIANCE and SPECIAL HEARING	*	BEFORE THE
	*	ZONING COMMISSIONER
ST. JOSEPH MEDICAL CENTER, INC.	*	FOR BALTIMORE COUNTY
	*	CASE NO: 98-467-SPHA
	*	

* * * * * * * * * * * * *

REQUEST FOR POSTPONEMENT

Petitioner, St. Joseph Medical Center, Inc. requests a postponement of the hearing set in this matter.

Respectfully submitted,

Jeffrey H. Scherr
Herbert Burgunder, III
KRAMON & GRAHAM, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
(410) 752-6030

Attorneys for Petitioner,
St. Joseph Medical Center, Inc.

F:\USERS\HB\St. Joseph\Sign Variance\Pleading\Request for Postponement2.wpd

LAW OFFICES
Kramon & Graham, P.A.
One South Street
Suite 2600
Baltimore, Maryland 21202-3201
Telephone: (410) 752-6030
Facsimile: (410) 539-1269

FACSIMILE COVER LETTER

Transmission Date: August 11, 1999
Transmission Time:

Client : St. Josephs Medical Ctr
Client Number: 98-137

PLEASE TRANSMIT THE FOLLOWING PAGES TO:

NAME	NUMBER
Mr. Kenneth R. Walsch	410-337-1569
Ms. Linda Harder	410-337-3907
Mr. Sean P. Flanagan	410-337-3907
Mr. John P. Muhlhausen	770-642-8829
Mr. Wes Guckert	410-321-8458
Ms. Melanie Moser	410-296-4705
Francis X. Borgerding, Jr., Esquire	410-296-6884
Lawrence E. Schmidt, Zoning Commissioner for Baltimore County	410-887-3468

TOTAL NUMBER OF PAGES (including this cover sheet): 3

Sender: Jeffrey H. Scherr

Sending Fax No.: (410) 539-1269

MESSAGE:

If you do not receive all pages, please call back as soon as possible to (410) 752-6030; ask for Karen. Thank you.

HARD COPY TO FOLLOW: ☐ YES ☒ NO

The information contained in this Fax message is intended only for the **PERSONAL AND CONFIDENTIAL** use of the designated recipient(s) named above. This message may be an attorney-client communication, and as such is **PRIVILEGED AND CONFIDENTIAL**. If the reader of this message is not an intended recipient or an agent responsible for delivering it to an intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201
TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

JEFFREY H. SCHERR
DIRECT DIAL
(410) 347-7424

E-MAIL
jscherr@kg-law.com

August 11, 1999

VIA FACSIMILE
Mr. Kenneth R. Walsch
Ms. Linda Harder
Mr. Sean P. Flanagan
St. Joseph Medical Center
7601 Osler Drive
Towson, Maryland 21204

VIA FACSIMILE
Mr. John P. Muhlhausen
Muhlhausen Design and Associates, Inc.
1146 Green Street
Roswell, Georgia 30075

VIA FACSIMILE
Mr. Wes Guckert
Traffic Group
40 W. Chesapeake Avenue
Suite 600
Towson, Maryland 21204

VIA FACSIMILE
Ms. Melanie Moser
DMW, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21286

VIA FACSIMILE
Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204 296-6820

Re: St. Joseph Medical Center -
Sign Variance Hearing Before Zoning Commissioner

Dear Ken, Linda, Sean, John, Wes, Melanie and Frank:

I note in Mr. Schmidt's notice he states 9:00 a.m. as the time of the hearing. As I recall, when we were in his office rescheduling, we agreed on 10:00 a.m. I spoke with Mr. Schmidt's office and they would prefer to start at 9:00 a.m. I just want everyone to realize that the hearing will recommence at 9:00 a.m. and not 10:00 a.m. on Wednesday, August 18, 1999.

If you have any questions or need any additional information, please do not hesitate to give me a call.

Sincerely,

Jeffrey H. Scherr

JHS:kts
cc: Lawrence E. Schmidt, Zoning Commissioner for Baltimore County
(via facsimile)
F:\USERS\KAREN\St Joe - Sign Variances\walsch, harder, flanagan, muhlhausen, guckert, moser, borgerding 8-10-99.wpd

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201
TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

JEFFREY H. SCHERR
DIRECT DIAL
(410) 347-7424

E-MAIL
jscherr@kg-law.com

RECEIVED
AUG 23
ZONING COMMISSIONER

August 20, 1999

VIA FACSIMILE 410-887-3468
FOLLOWED BY HARD COPY

Lawrence E. Schmidt, Esquire
Zoning Commissioner for
Baltimore County
401 Bosley Avenue
Room 405
Towson, Maryland 21204

Re: Petition for Special Hearing & Variance
E/S Osler Drive and N S/S of Sister Pierre Drive
(7601 Osler Drive)
9th Election District - 3rd Councilmanic District
St. Joseph Medical Center, Inc. - Petitioner
Case No. 99-467-SPHA

Dear Commissioner Schmidt:

The list of exhibits introduced by the Petitioner are as follows:

1. Colorized plat accompanying the Zoning Petition is exhibit number 1;
2. Pictures of Irwin Drive on green boards are exhibit 2;
3. Pictures of Sister Pierre Drive on green boards are exhibit 3;
4. Letter from the Hamden Improvement Association is exhibit 4;
5. Pictures night/day are exhibits 5A and 5B;
6. Guiding Principals is exhibit 6;
7. Message Placement is exhibit 7;
8. Viewing Distance is exhibit 8;

9. Reaction Time is exhibit 9;

10. Legibility Analysis From Vehicular Traffic is exhibit 10;

11. Problems With Existing Signs is exhibit 11;

12. Proposed Signage for Irwin Drive (Main Entrance) is exhibit 12;

13. Aerial Plat is exhibit 13;

14. Proposed Signage for Emergency Room Exit (Sister Pierre Drive) is exhibit 14;

15. Proposed Exit for York Road is exhibit 15;

16. Proposed Exit for Service Road is exhibit 16;

17. Age Chart is exhibit 17;

18. Tree removal board is exhibit 18;

19. Topographic map is exhibit 19;

20. Photographs of Towson University and Osler Medical Building signs prepared by Ms. Moser are exhibit 20; and

21. Mr. Guckert's pictures are exhibit 21A through 21I.

Sincerely,

Jeffrey H. Scherr

JHS:kts
cc: Francis X. Borgerding, Jr., Esquire (via facsimile)
F:\USERS\KAREN\St. Joe - Sign Variances\Schmidt 8-20-99 wpd

7/6/98
OK PW
WCR/AJ -
Scherr must
call this person
+ get new
date agreeable
to both

THE GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, INC.
61 BURKSHIRE ROAD, TOWSON, MD 21286

July 3, 1998

Mr. Arnold Jablon, Director
Department of Permits and
Development Management
FAX: 410-887-5708

Dear Mr. Jablon,

I am writing (via FAX) to request a postponement of case # 98-467-SPHA, scheduled for Monday, July 13, 1998 at 10am. A delegate to the Greater Towson Council of Community Associations contacted me on behalf of herself and other members of GTCCA about their concern regarding the request from St. Joseph Hospital for zoning variances for their signs. I am especially concerned that communities have adequate time to research and develop an informed position on this matter. To date, Mrs. Jean Duvall has been unable to examine the file. It was completely empty on two occasions when she attempted to see it and still empty when she called a third time to arrange to see the file.

Given the substantial size changes that the petitioner is requesting and the possible precedent for increasing sign size that appears to be involved, I believe that the interested communities must have adequate time to understand the implications of this petition. Therefore, I respectfully request that the hearing be postponed to allow community representatives to have access to the facts provided by the St. Joseph Medical Center file and to develop an appropriate position for their communities.

I hope that you will give my request your favorable consideration.

Very truly yours,

Elizabeth Z. Kahl

EZK: ek

W. 887-3164
H. 321-5644

cc: Jean Duvall, Rodgers Forge
Joe Brennan, Burkleigh Square
Judith Giacomo, Aigburth Manor
William Ruppersburger, Yorkleigh
Peggy Squitieri, Ruxton, Riderwood, Lake Roland

Post-it® Fax Note 7671	Date 7/6/98	# of pages ▶ 2
To Jeff Scherr	From Sophie	
Co./Dept.	Co. PDM	
Phone #	Phone # 887-3391	
Fax # 539-1269	Fax #	

B: GTSTIZON.DOC

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 7, 1998

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street
Suite 2600
Baltimore, MD 21202-3201

RE: Case Number 98-467-SPHA
Petitioner: St. Joseph Med. Center
Location: 7620 York Road

Dear Mr. Scherr:

The above matter, previously assigned to be heard on July 13, 1998 has been postponed at the request of The Greater Towson Council of Community Associations, Inc..

Please be advised that the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

Arnold Jablon
Director

AJ:scj

c: St. Joseph Medical Center, Inc.
The Greater Towson Council of Community Associations, Inc.

Printed with Soybean Ink
on Recycled Paper

4/30/99
TO WCR
& file

Greater Towson Council of Community Associations, Inc.

334 Ridge Avenue, Towson, Maryland 21286

April 26, 1999

Peter Max Zimmerman
People's Counsel of Baltimore County
400 Washington Avenue
Towson, MD 21204

Dear Mr. Zimmerman,

I am writing to you as President of the Greater Towson Council of Community Associations (GTCCA), in regard to Case Number 98-467.

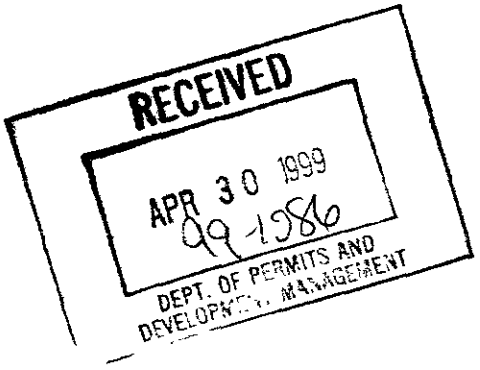
At the GTCCA meeting of April 15, 1999, the following motion was passed: The GTCCA opposes any zoning variance that would permit St. Joseph Medical Center to increase the square footage of their existing signs on Osler Drive and on York Road beyond the restrictions imposed by current Baltimore County sign regulations. We believe that Baltimore County should enforce these regulations rather than set a precedent that could substantially weaken them.

Thank you for your assistance in this matter.

Sincerely,

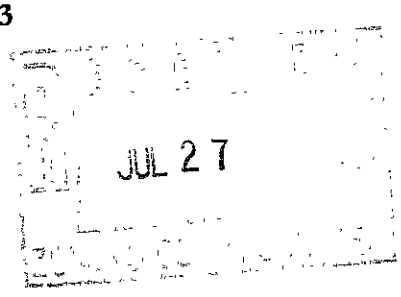
Susan Hughes Gray
President, Greater Towson Council of Community Associations
410/828-1474

cc: Councilman Wayne Skinner
✓Mr. Arnold Jablon
Mr. Pat Keller
Ms. Laurie Hay
Mr. Arnold Greenspun
Ms. Jean Duvall
Mr. Richard Parsons



The Aigburth Manor Association of Towson, Inc.

P.O. Box 20143 • Towson, Maryland 21284-0143



Laurie Hay
Planning Department, Room 406
401 Bosley Avenue
Towson, MD 21204

Ref: Zoning case #98-467-SPHA

July 26, 1999

Dear Ms. Hay,

The Aigburth Manor Association of Towson opposes any sign variance request petitioned by St. Joseph Medical Center where the petitioned replacement represents an increase in size over any existing sign.

Sincerely,

Paul Hartman

Paul Hartman, Vice-president (Zoning Issues)
Aigburth Manor Association of Towson, Inc.
Home phone: (410) 296-6934

cc: Pat Keller (Planning Office)
Peter Zimmerman (People's Counsel)
Lawrence Schmidt (Zoning Commissioner)
Jean Duvall (Rogers Forge)

WILTONDALE

P.O. Box 10116
Towson, Maryland 21204

Wiltondale
Improvement Association,
Incorporated
Reply to: 608 Wilton Road
Towson, MD 21286
Phone: (410) 828-5035

RECEIVED
JUL 27 1999
ZONING COMMISSIONER

July 21, 1999

Lawrence Schmidt, Zoning Commissioner
Baltimore County
401 Bosley Avenue, Room 406
Towson, Md. 21204

Re: No. 98-467

Dear Mr. Schmidt:

This Committee has been authorized by our Board of Directors and General Assembly to represent the community of Wiltondale in matters relating to zoning, long range planning and character of our community and its environs. Our charge of responsibility is to preserve the favorable reputation our neighborhood enjoys, thus preserving our investment in our homes and the surrounding communities.

The Wiltondale Improvement Association, Inc. opposes any sign variance request petitioned by St. Joseph Medical Center where the petitioned replacement represents an increase in size over any existing sign and/or is in direct conflict with existing county sign legislation..

Thank you for your anticipated very kind assistance and support of our preservation efforts.

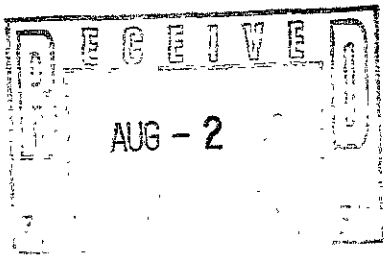
Respectfully yours,

Burton E. Greenwood

Burton E. Greenwood, Chairman
Long Range Planning and Zoning Committee

West Towson Neighborhood Association

P.O. Box 502
Riderwood, MD 21139-0502



July 29, 1999

Lawrence Schmidt, Esq.
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Schmidt:

The West Towson Neighborhood Association represents 765 families. Within our boundaries are Loyola High School, Baltimore County Board of Education at Greenwood, Blakehurst Retirement Community, Pickersgill Retirement Home, Mission Helper Center, Baltimore County Office of Personnel, Concentra Medical Center - Business Health Services, Towson WMCA, Towson Presbyterian Church, Bykota Senior Center, Versailles Apartments, and numerous commercial offices along Highland, Central, and Bosley Avenues.

This letter is to inform you of our community's deep concern for the granting of a variance to St. Joseph Medical Center for new and larger signage (Case # 98-467-SPHA). Granting a variance would undermine the existing **new** laws that govern signage throughout Baltimore County. Granting a variance could have a profound impact on our community and other communities in Baltimore County.

This community feels that the existing signs at St. Joseph Medical Center are more than adequate, although poorly placed, landscaped, worded, and colored. Improved on-campus signage would alleviate many problems that they are currently experiencing. A single emergency entrance sign placed on the west side of Osler Drive would not, could not be visibly blocked by vehicles entering their campus. It would also be visible sooner by north and south bound traffic because of the curve in the road. Have they asked the County for help?

West Towson opposes St. Joseph's request for a sign variance and that any future signage should be within the size and limitations that they currently enjoy. We also request that all future variance requests be denied and hold all parties in compliance with the current law. This would remove a great burden on your office and to the hundreds of community associations throughout Baltimore County.

Sincerely,

Donald R. Wright

Donald R. Wright
President

4-26-99

TC to Trip Burgunder. Address on latest revised petition is different - Osler Drive, not York Road. He said County changed address to 7601 Osler Drive. Will fax me the letter from the County reflecting this. WCR said they did not have to revise plats due to this change at this point in time. Fax, when it arrives, will be made part of the file.

Sophia

98-467-SPHA

TRANSMITTAL

DMW

Daft·McCune·Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

To: Zoning

Date: 7/16/99

Job No.: 9107912

Attention: Gwen

Reference: St Joseph's Medical Center Inc

We are sending you ☐ attached ☐ under separate cover: ☒ via Hand Del
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐ _____

Copies	Date	Number	Description
		1	Certificate of Posting
			Case # 98-467 SPHA
		2	Pictures

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☐ For review and comment ☐ _____

Remarks 2 signs posted

One @ York Rd & Aster Pierre Dr.

One @ Aster Dr & Jarvis Dr.

cc: Melanie Rosen w/pix
Tripp w/pix

Signed Lynda Jones

RECEIVED
JUL 16 1999
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Jeffrey H. Scheer	Kramon & Graham, P.A. One South St., Balto., MD 21202
Ken Walsch	St. Joseph M.C. 7601 Osler Dr. Towson, MD 21204
John Muhlhausen	1146 Green St Roswell GA 30075
Tripp Bergvander	Kramon & Graham One South St Ste 2600 21202
[illegible]	
Sean T. Flanagan	St. Joseph Medical Center 7601 Osler Dr., Towson MD
Linda Harder	St. Joseph Med. Center
Melanie Moser	DMW 200 E Pennsylvania 21286
Wes Guckert	Traffic Group, Inc. 40 W. Chesapeake Ave Towson 21204
Laurie Hay	Planning Office - 4th District Com. Plans

Printed with Soybean Ink on Recycled Paper

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

98-467 SPHA Cont 8-18-99

NAME		ADDRESS
J. Donald Gerding	COPY Please	335 OLD TRAIL 21212
Richard Parsons	COPY PLEASE	712 Woodbine Ave 21204
Donna Spicer	COPY PLEASE	8719 Eddington Rd. 21234
Arnold Greenspun	"	427 Regester Ave 21212
Burton E. Greenwood Sr.	" "	608 Wilton Rd. 21286 Wiltondale
Jean K. Duval II	" "	227 Murdock Road Reisterstown
Donald Wright	" "	403 Woodbine Ave 21204
Russell H. Davis		611 Round Oak Road 21204

7/30/99

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

98-467SPHA

NAME	ADDRESS
Richard Parsons COPY/DEC.	412 Woodbine Ave. Towson 21204
J. Donald GERDING COPY/Dec.	335 OLD TRAIL-BALTIMORE 21212
SUSAN H. GRAY COPY/Dec	334 RIDGE AVE TOWSON 21286
DONNA SPICER Copy/Doc.	8719 Eddington Rd 21234
PAUL HARTMAN	18½ Cedar Avenue 21286
DONALD R. WRIGHT	403 WOODBINE AVE 21204
Jay Brodison JD	409 Allegheny - left voice
Sally Ross	523 Yarmouth Rd 21286
ARNOLD H. GREENSPUN	417 REGESTER AVE 21212
JEAN K. Dudell	127 Middle Rd 21212

Petitioner's
Exhibits
21A -
21I
photographs
98-467-SPHA

Community Conservation Action Group

CCAG

July 27, 1999

Prot 1A

Lawrence Schmidt
Zoning Commissioner for Baltimore County
401 Bosley Avenue
Towson, MD 21204

Mr. Schmidt,

The Community Conservation Action Group (CCAG) was aided in establishment by the Office of Planning in 1991. Participants included umbrella and other community organizations, business associations, rental resident councils and nonprofit groups; basically any group that is working to improve life in our communities. Our goals include promoting open lines of communication between government agencies and citizens, empowering communities by fostering self-reliance and increasing knowledge and leadership skills. CCAG delegates focus on mutual concerns and solutions, working cooperatively with government and each other to identify and address issues that affect all communities.

This letter is to inform you of our concerns of the granting of variances that weaken and undermine all the long term efforts that were given to the creation and establishment of laws governing signage throughout Baltimore County. A specific example would be allowing a variance in case # 98-467-SPHA, increase of size of signs at St. Joseph Medical Center.

The existing signage is larger than law now allows. The longevity, viability, expansion and success of St. Joseph's proves no hardship will occur if this variance is denied.

St. Joseph Medical Center is a tremendous asset to our county and meaning no harm to them, we request that any new signage should be within the sign limitations they already enjoy.

Your consideration of our position is greatly appreciated.

Sincerely,

Donna Spicer

Donna Spicer, Chair

Community Conservation Action Group

CCAG

Part 13

Resolved: That at the June 29, 1999 meeting of the Community Conservation Action Group (CCAG) it was decided by the CCAG that responsibility for representing the position of the CCAG on issues and concerns with county wide implications or that may affect multiple or all representative groups will be the Chairperson or Vice Chairperson.

In the absence of the Chair or Vice Chair or to better represent CCAG position, the Chair or Vice Chair shall appoint, in writing, a representative as an alternate to speak on a particular issue.

Affidavit: By affirmative vote on June 29, 1999 for the term of one year to hold CCAG position as Chairperson is Donna Spicer and Vice Chairperson is Donna Cameron.

Attest: The above statement is true.

Albert Svehla,
Secretary

Donna Spicer,
Chairperson

Part 1c

1. Abstract of Program

In order to preserve the established neighborhoods that once attracted people to the county, the Baltimore County government is promoting the livability of these older communities. As part of this effort, the Community Conservation Advisory Group was formed to allow input from the residents of the affected neighborhoods. This group is open to all duly formed. community associations, neighborhood businesses and institutions, and government agencies and officials. Their monthly meetings provide a forum to discuss issues such as legislative matters, zoning and code violations and trends that affect all areas of the county. The purpose is to make both government and community associations more effective and to empower citizen leaders to work in partnership with county government to identify and address issues that affect all community conservation areas.

2. The Problem/Need for the Program

As Baltimore County experienced a rapid growth of population during the 1950's and 1960's, its response was to control that growth by concentrating it into specific areas. For the next twenty years the government concentrated on providing infrastructure and development in two, major "growth areas". Eventually, the county acknowledged that more attention needed to be given to the older neighborhoods. As the residents of Baltimore City began to move to the county, issues normally associated with urban areas grew. By the mid-1990's, it was clear that an effort must be made to conserve our older communities. Areas were designated as Community Conservation Areas. Funds were earmarked by county agencies to address the specific needs of these communities. In some areas, alleys were repaired, playground equipment was installed or replaced, areas were landscaped and neighborhoods cleaned. It was at this time that the Community Conservation Advisory Group (CCAG) was established to involve the citizens most directly affected. The county wanted to develop a partnership with the citizens to help their neighborhoods. This joining together of existing community groups, active leaders, government officials and agencies, developed into the CCAG. This group provided and continues to provide a monthly forum where community leaders can express their thoughts and needs to government representatives and to other community leaders. It also provides an opportunity for the community's visions of the future to be relayed and the government initiatives to be presented to the communities, for feedback, prior to implementation.

3. Description of the Program

The Community Conservation Advisory Group (CCAG) was an idea developed to help improve the older neighborhoods of Baltimore County. While this was consistent with the county's past master plans. it also was a forerunner of Maryland's Smart Growth Initiatives. The focus on existing neighborhoods is a major thrust of Maryland's governor's Priority Funding Area legislation. The CCAG became an integral part of this conservation effort.

The group's mission statement was adopted as follows. "The Community Conservation Advisory Group (CCAG) was formed to assist in developing a community conservation program for Baltimore County. Its purpose is to make both government and community associations more

effective and to empower citizen leaders to work in partnership with county government to identify and address issues that affect all community conservation areas."

The voting membership is composed of organizations within the designated Baltimore County Community Conservation Areas. The members are generally recognized umbrella organizations. Community based non-profit organizations can also be members.

General membership in the CCAG is open to neighborhood associations business organizations, institutions (e.g., religious, hospitals, schools), government agencies and their related groups (e.g., PTAs). Government and elected officials or their representatives are encouraged to attend and participate in the meetings and on the committees.

Two officers; a Chairperson and a Vice-Chairperson govern the CCAG. These officers are elected by the membership to serve one-year terms. The meetings are generally held monthly.

The standing committees are Community Living Task Force, Conference, Enforcement, Legislation, Notification and Public Education. Other committees are formed as needed (i.e., Master Plan, Zoning).

Baltimore County assists in formulating and conducting an annual community conservation conference. It serves as a forum for training of community leaders as well as an opportunity for them to share ideas with other activists from around the county and the state.

4. The Cost of the Program

In Baltimore County, the costs associated with the program have been minimal as the majority of expense has been "in-kind' services of the staff. The largest single outlay of funds is toward the annual training conference and this expenditure is approximately $600 each year. The cost of supplies totals approximately $1,000 per year. If another jurisdiction wanted to create a similar program, the investment would need to cover items such as monthly mailings, reproduction of agendas and minutes and stationary supplies. The conference expenditures could include facility rental, publicity, speakers' honorariums, refreshments (could be coffee and donuts or a full lunch), handouts and supplies. There is a donation requested of the attendees that helps defray this cost and there are businesses and corporate donations. The primary cost, to the communities, is the dedication of time from the committed community leaders.

5. The Results/Success of the Program

There is renewed interest in Baltimore County's older neighborhoods as citizens have seen these areas revitalized. Community groups have found an alliance with others who share their interests and concerns. Community leaders are willing to identify and propose solutions to the problems, which affect their neighborhoods. The county government has found a grassroots forum to give to and receive from those most directly affected, information that can be essential to both parties. Within the past year, the CCAG has rewritten proposed legislation that has had a direct relationship on the residential neighborhoods. Their input created major changes to the regulations affecting home occupations in residential neighborhoods. The CCAG also affected the advertising sign legislation and the business parking requirements. None of these changes

may have occurred without the group's interactions and discussions that occurred at the monthly meetings. The county has developed a credibility level with the citizen groups that would not have been possible without this monthly forum.

6. Worthiness of an Award

The development of this program has served the county well since its inception. While the cash investment is nominal, the resulting cooperation, goodwill, and citizen participation warrants consideration for this award. This program addresses many of the criteria used to evaluate a program's worthiness; therefore, the merits of the CCAG and its positive impact on improving the quality of life in Baltimore County are respectfully submitted.

1999 NACo Achievement Award Application Transmittal Form

(Please refer to "Step One: Completion of Transmittal Form" for directions on properly completing this form.)

I. Program Information *(See program category list included in "Step One" of the instructions.)*

County and State Baltimore County, Maryland
Program Title Community Conservation Advisory Group
Program Category 4 - Community/Economic Development

II. Contact Information

Name Arnold F. 'Pat' Keller, III
Title Director
Department Office of Planning
Address 401 Bosley Avenue, Room 406
Address
City/State/Zip Towson, MD 21204
Telephone 410-887-3211
Fax 410-887-5862
Email pkeller@co.ba.md.us

☐ Yes! Please add me to NACo's Peer to Peer Network (See reverse)

III. Signature of Chief Elected Official

Name
Title
Signature

V. Payment: Please choose one of two payment options listed below

Payment Option 1

☐ Check Check Number:
☐ Money Order Money Order Number:
☐ Credit Card

Credit Card Type: ☐ Visa ☐ Mastercard
Credit Card Number
Expiration Date
Name of Cardholder
Authorized Signature

Member Fee	$35	$ 35.00
Non-Member Fee	$80	$

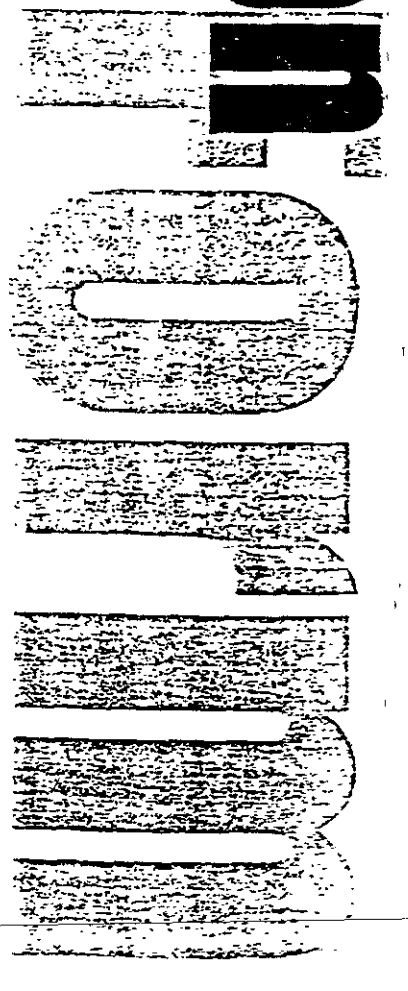
Payment Option 2

☐ Voucher Voucher Number:
☐ Purchase Order Purchase Order Number:

Member Fee	$45	$
Non-Member Fee	$90	$

DEADLINE FOR SUBMISSION OF APPLICATIONS: FEBRUARY 5, 1999

APPLICATION



National Association of Counties

Achievement Award Winner



This Award is presented to

Baltimore County, Maryland

for
its program

Community Conservation Advisory Group

in recognition of an innovative program
which contributes to and enhances county government in
the United States.

Betty Lou Ward
President

NACO National Association of Counties
Counties Care for America

Larry Naake
Executive Director

The Greater Towson Council of Community Associations, Inc.

334 Ridge Avenue, Towson, Maryland 21286

RESOLVED: That the Greater Towson Council of Community Associations, Inc. shall, for the Calendar Year of 1999, assign official responsibility for review, representation, and action on all zoning and development matters to the Executive Board and the Chair and Deputy Chair of the Zoning Committee, which consists of the following members:

Susan H. Gray, President
William Ruppersberger, Vice President
Robin Bruck, Treasurer
Conrad Poniatowski, Recording Secretary
Harvey Noyes, Corresponding Secretary
J. Donald Gerding, Zoning Committee Chair
Richard Parsons, Zoning Committee Deputy Chair

AS WITNESS: OUR HANDS AND SEAL THIS 21st DAY OF JANUARY 1999, AND AMENDED THIS 20th DAY OF MAY 1999.

ATTEST GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, INC.

Conrad Poniatowski
Secretary

Susan H Gray
President

Pro. No 2

The Greater Towson Council of Community Associations, Inc.

334 Ridge Avenue, Towson, Maryland 21286

August 5, 1999

Mr. Tom Orisch
Vice President, Hampton Improvement Association
fax 410.324.4100

Dear Mr. Orisch,

Per our telephone conversation of August 4, 1999, I am faxing to you a copy of the letter written by Ron Porterfield, on Hampton Improvement Association stationery, and introduced as legal evidence in Zoning Case #98-467-SPHA on Friday, July 30, 1999.

The Greater Towson Council of Community Associations is requesting an immediate clarification of whether or not this letter accurately represents the voted-on position of the Board of the Hampton Improvement Association. Please also clarify whether or not Mr. Porterfield had the authority to write this letter. Time is of the essence since the continuation of this zoning hearing is set for August 18, 1999 and we want to be able to set the record straight.

Please also note that when the matter of this zoning case was brought to a vote at the GTCCA meeting, Mr. Porterfield, in his capacity as representing Hampton Improvement Association, actually abstained from voting, saying that Hampton was too far removed geographically from the site to participate in the decision.

Thank you for your assistance in resolving this matter. You may send your response by mail to the address above, or by fax to 410.433.7678.

Sincerely,

Susan H. Gray
President, GTTCA

Prot 3A

THE HAMPTON IMPROVEMENT ASSOCIATION

August 6, 1999

The Greater Towson Council
of Community Associations, Inc.
334 Ridge Avenue
Towson, Maryland 21286

ATTN: Susan H. Gray, President

RE: Ronald E. Porterfield, July 26, 1999 Letter
Concerning "Sign Variance for St. Joseph Medical Center"

Dear Ms. Gray:

As we discussed, since time is of the essence regarding the above-mentioned matter and the Hampton Improvement Association's (HIA) President, Neil Cohen, will not be available to act on this matter until August 23, 1999, I am responding to your request on behalf of the HIA Board.

The statements made in Mr. Porterfield's letter and your August 5, 1999 letter have never been approved or acted upon by our Board.

Please feel free to contact me with any comments or questions at (410) 821-5170.

Sincerely,

Thomas M. Orisich
Vice-President
Hampton Improvement Association

TMO:kal

cc: Neil Cohen

G:/misc/Orisich/Stjoseph.doc

Prot 3B

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF RESIDENTS OF RODGERS FORGE
P.O BOX 571
RIDERWOOD, MD. 21139

July 21,1999

This letter is to reiterate The Rodgers Forge Community, Inc. opposition to the Petition for Variance #98-467-SPHA and all of its revisions.

The Rodgers Forge Community, Inc. opposes any sign variance request petitioned by St. Joseph Medical Center where the petitioned replacement represents an increase in size over any existing sign.

Sincerely,

Arnold H. Greenspun,
President

Prot 4A

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE. MD. 21212

July 26, 1999

To Whom It May Concern:

This is to confirm that Don Gerding, Board Member of the Rodgers Forge Community Association (RFCA), has authority to represent and speak for the RFCA in all matters pertaining to the Petition for Variance #98-467-SPHA and all of its revisions.

Sincerely,

Arnold H. Greenspun

Prot 4B

WEST TOWSON NEIGHBORHOOD

ASSOCIATION, INC.

RESOLVED: That at the Annual Meeting of The West Towson Neighborhood Association held on May 11, 1999 it was decided by the association that responsibility for review and action on all relevant and appropriate matters for the period May 1999 thru April 2001 be placed in the board of governors consisting of the following members:

Beth Bugg
Russel Davis
Sarah Findley
Fred Hiser
Helen Hiser
Venetia Holland
Amy Kilian
Mary London
Richard Parsons
John Pyle
Ruth Pyle
Louise Teubner-Rhodes
John Ruppert
Sally Ruppert
Colin Wilkinson
Donald R Wright

AS WITNESS: OUR HANDS AND SEAL THIS11 th DAY OF MAY 1999

ATTEST

Venetia Holland

Secretary

WEST TOWSON NEIGHBORHOOD ASSOCIATION, INC.

Donald R. Wright

President

auth99.doc

Protestants
No 7

THE HAMPTON IMPROVEMENT ASSOCIATION

July 26, 1999

Zoning Commissioner
Baltimore County

Pet. No 4

Subject: Sign Variance for St. Joseph Medical Center

Name: Ronald E. Porterfield
Address: 1206 Doves Cove Road Towson 21286

I favor the petitioners request for a special exemption as St. Joseph provides a valuable humanitarian service to the residents of Baltimore County and adequate signage is VITAL to this service. Many of our Hampton residents have visited the Emergency Room in the middle of the night and present signage is woefully inadequate.

As a seven year Board member of the Hampton Improvement Association, community advocate and former member of the Greater Towson Council of CommunityAssociations (GTCCA) I know first hand that St. Joseph has done everything possible to work with Rodgers Forge on this issue. The completely inflexable and uncompromising postion of this community with the disregard for county wide patient care was and continues to be self serving. Also, the GTCCA adopts ANY policy or position of Rodgers Forge or West Towson.

Again, it would be in the best interest of Baltimore County and the Towson community to approve this sign variance requested by St. Joseph Medical Center.

Sincerely,

Ronald E. Porterfield

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 7, 1998

Jeffrey H. Scherr, Esq.
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, MD 21201-3201

RE: Item No.: 467
Case No.: 98-467-SPHA
Petitioner: St. Joseph
Medical Center, Inc.
Location: 7620 York Road

Dear Mr. Scherr:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 2, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) aremade aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs
Attachment(s)

Printed with Soybean Ink

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: June 23, 1998

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 22, 1998
Item Nos. 466, 467, 468, 469, 470, and 471

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0622.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6/16/98

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 6/15/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 466
467
468
469
470
471

RBS:sp

BRUCE2/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6.12.98
Item No. 467 CAM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

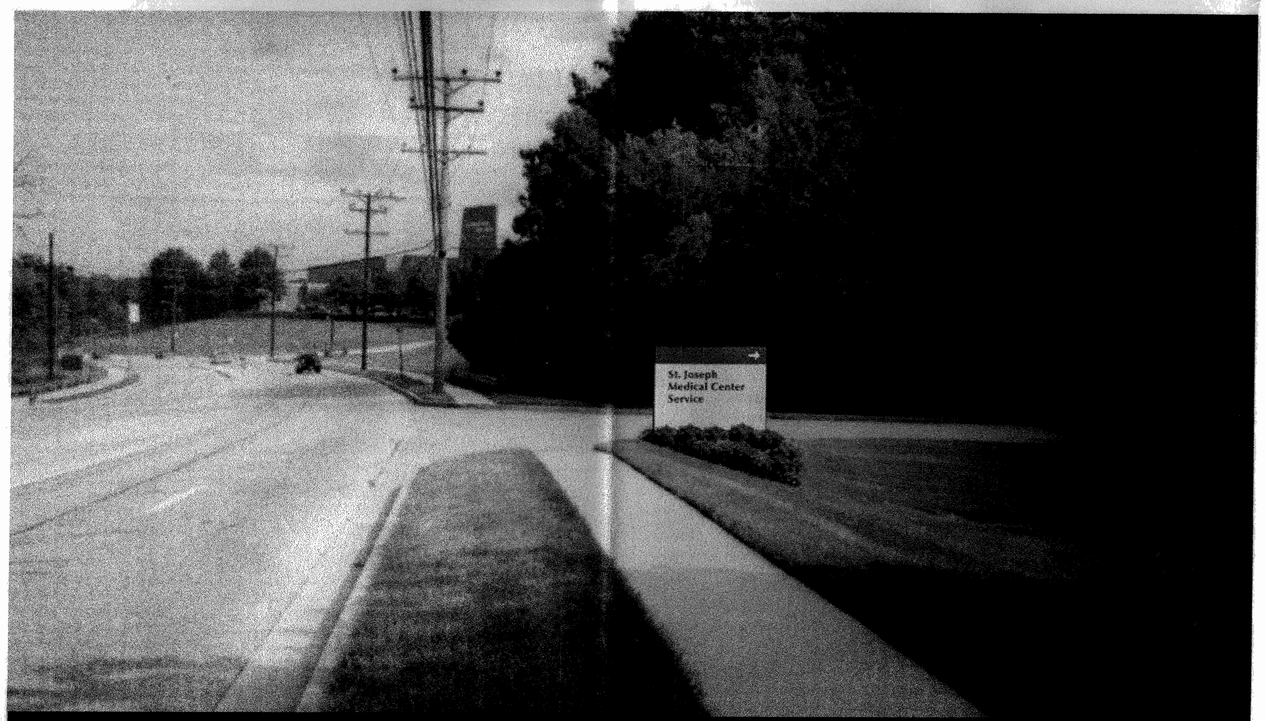
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

Problems with Existing Signs	Proposed Signage Recommendations
1. *Signs are mounted too low and are blocked from view by exiting and entering vehicles.*	1. Mount the signs higher.
2. *Signed messages are too small to be seen from safe distances, while traveling at the posted speed limits of 30 mph on Osler Drive and 35 mph on York Road.*	2. Enlarge the messages and the sign field backgrounds.
3. *Serif letterforms are not compliant with the Americans with Disabilities Act 1990.*	3. Use an ADA compliant non-serif letterform.
4. *Letters are spaced too closely together and are difficult to read; especially at night when the signs are internally illuminated.*	4. Open letter and word spacing.
5. *The predominately blue signs blend into their backgrounds and are hard to see in the environment.*	5. Change the background color of the signs to an off-white.
6. *The York Road entrance is difficult to find and dangerous to navigate.*	6. Minimize the use of this entrance by changing the Medical Center's address to Osler Drive and noting the Osler Drive entrance in all verbal directions and on all printed material.
7. *Emergency patients driving North on Osler Drive will enter the main entrance in search of the Emergency Room and become lost.*	7. Add an Emergency directive message to the main entrance sign.
8. *The street address is not displayed on primary entrance signs*	8. Display the street address as per Baltimore County code.



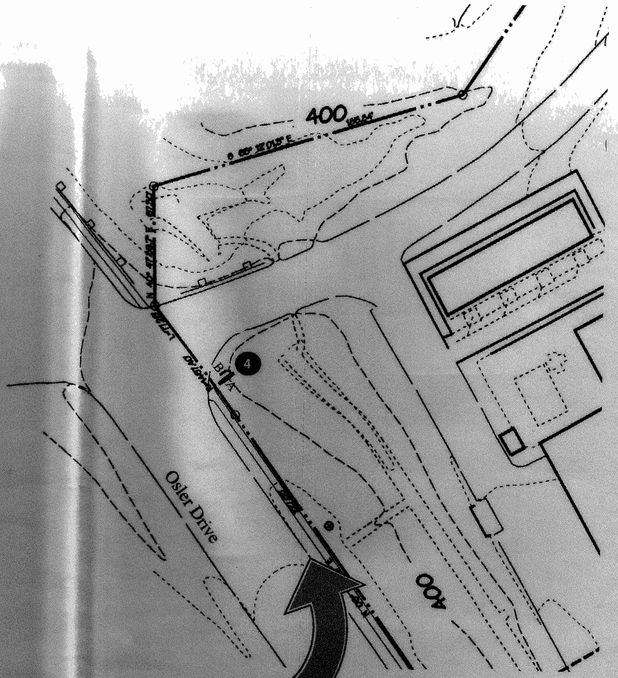
Existing Sign at Service Entrance



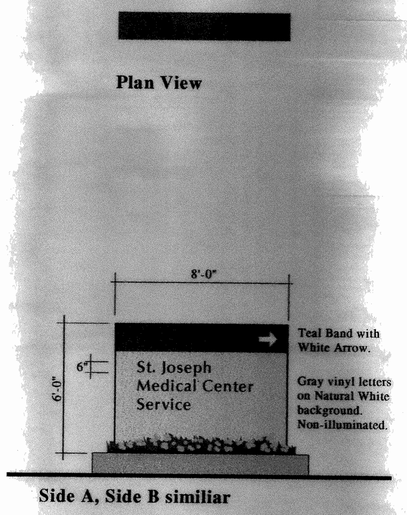
Proposed Sign Number 4 at Service Entrance

Notes:
One sign located at existing sign location.

Area shown is zoned DR-16



Proposed Location Plan for Sign Number 4 (Not to Scale)



Notes:
Proposed double sided sign.
Area of sign face is 48 square feet.
Aluminum sign construction with internal steel support structure.
Colors and graphics as noted.
Non illuminated.



Elevation for Sign Number 4 (Not to Scale)



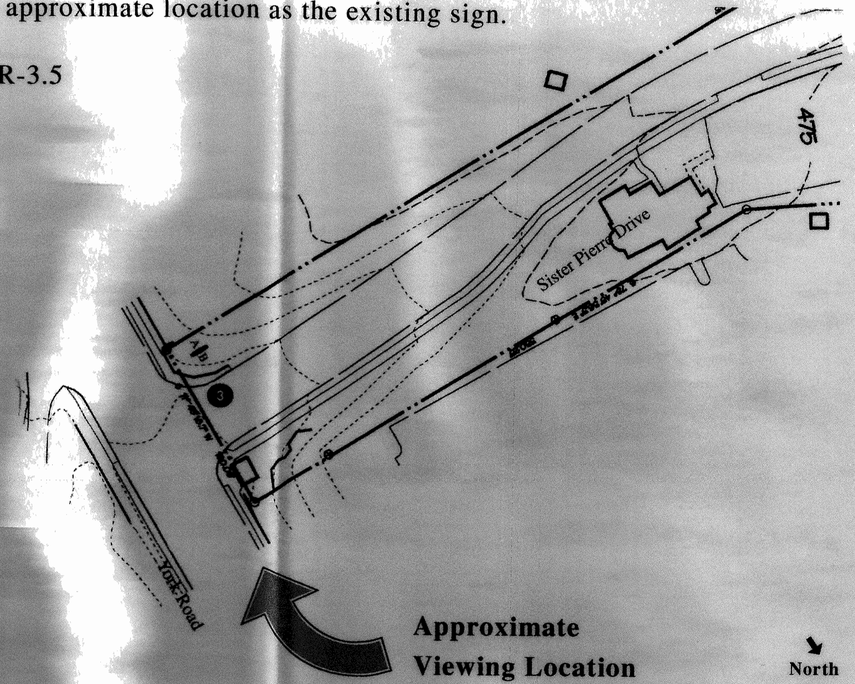
Existing Sign on York Road



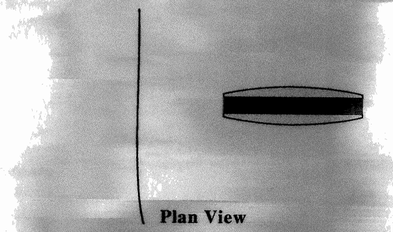
Proposed Sign Number 3 on York Road

Notes:
One sign located in the approximate location as the existing sign.

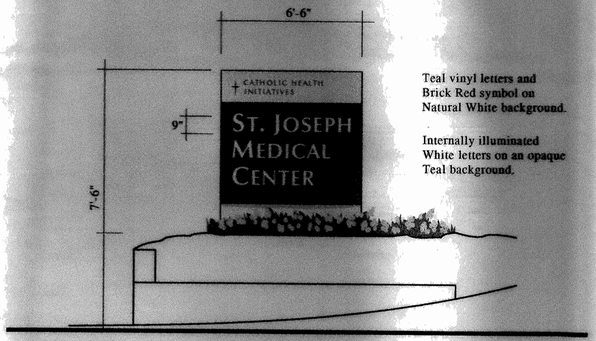
Area shown is zoned DR-3.5



Proposed Location Plan for Sign Number 3 (Not to Scale)

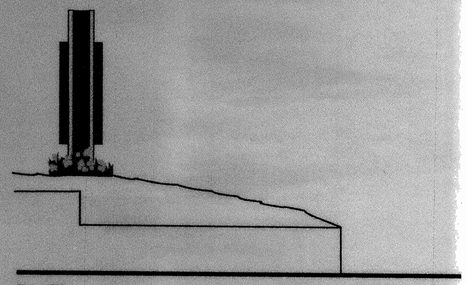


Plan View



Side B shown, opposite side similiar

Notes:
Proposed double sided sign. Area of sign face is 48.75 square feet. Aluminum sign construction with internal steel support structure. Colors and graphics as noted. Internal illumination behind SJMC name only.

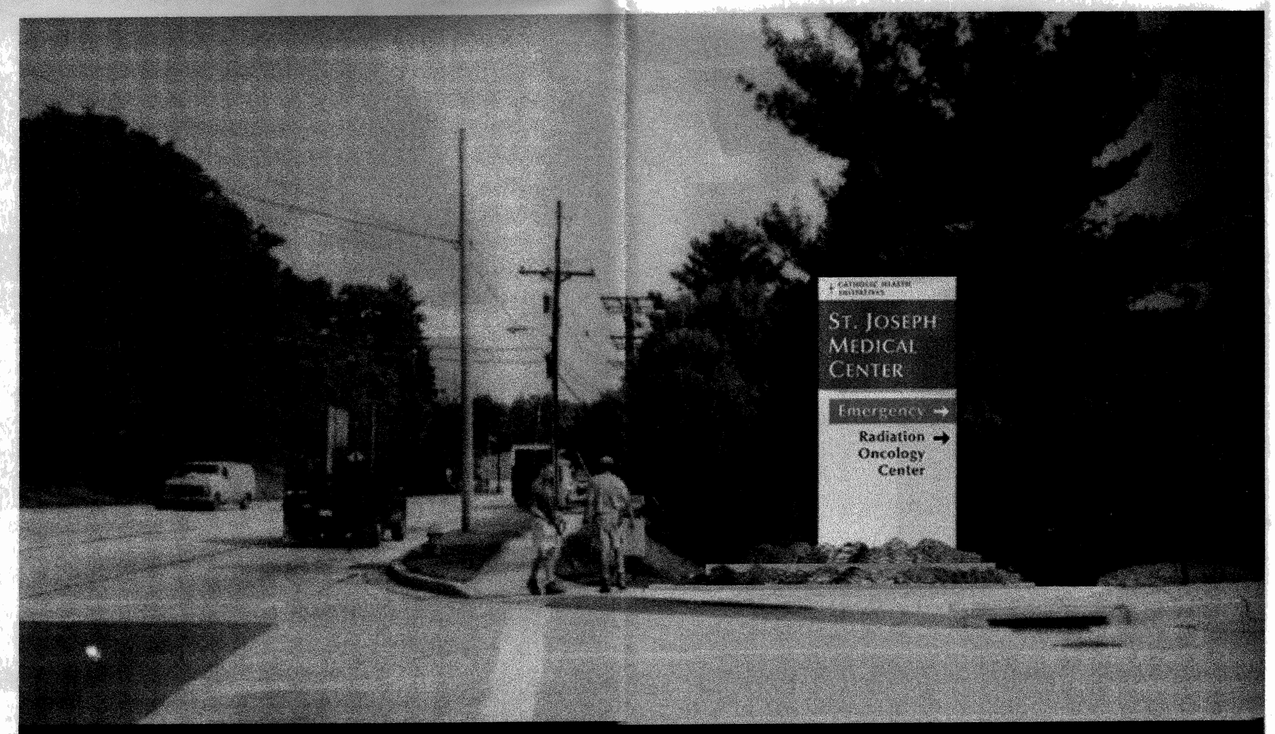


Profile

Elevation for Sign Number 3 (Not to Scale)



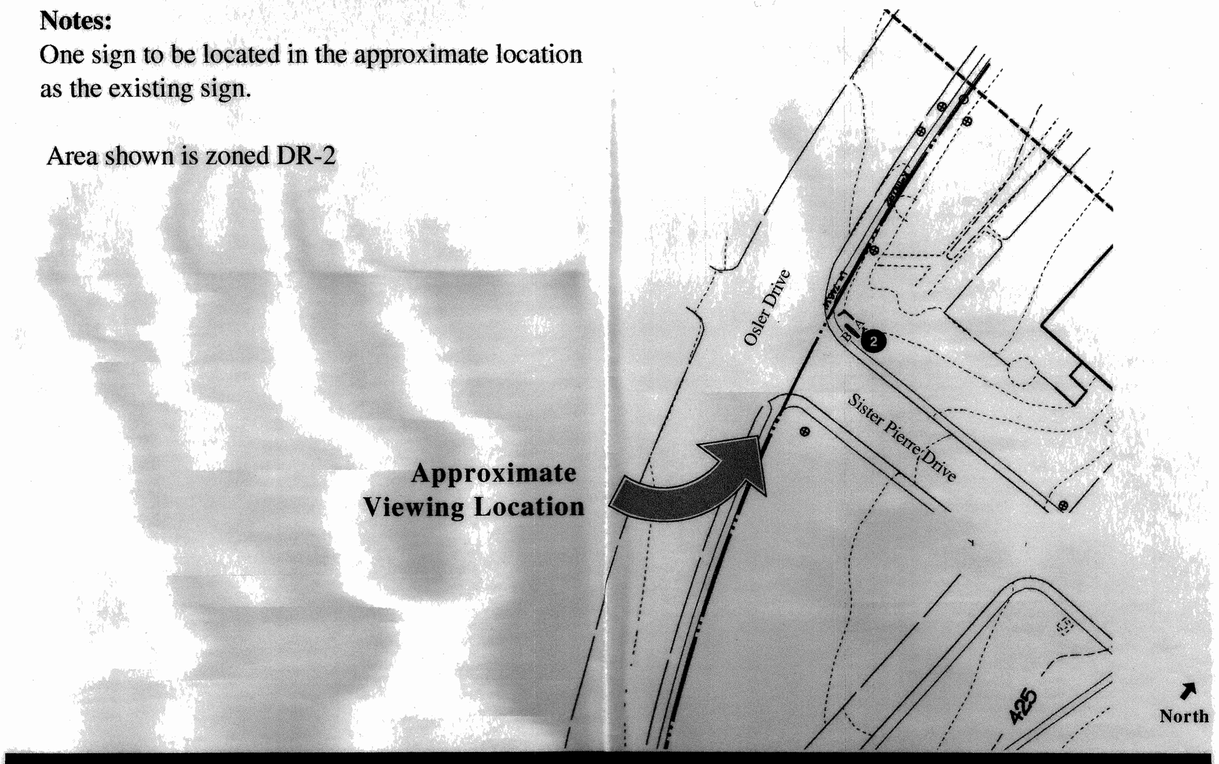
Existing Sign at Emergency Entrance



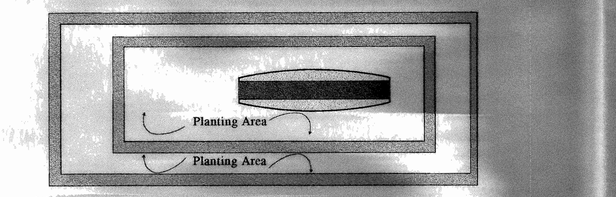
Proposed Sign Number 2 at Emergency Entrance

Notes:
One sign to be located in the approximate location as the existing sign.

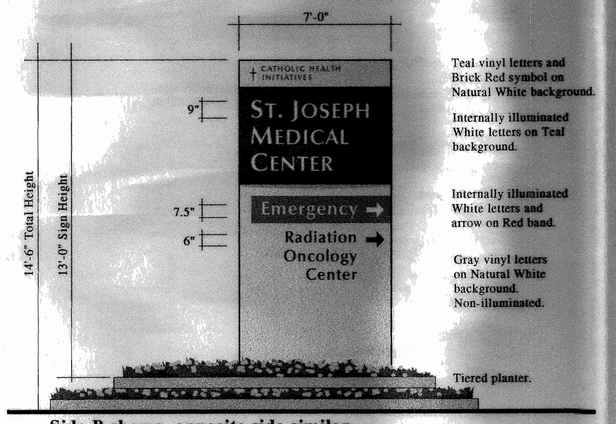
Area shown is zoned DR-2



Proposed Location Plan for Sign Number 2 (Not to Scale)

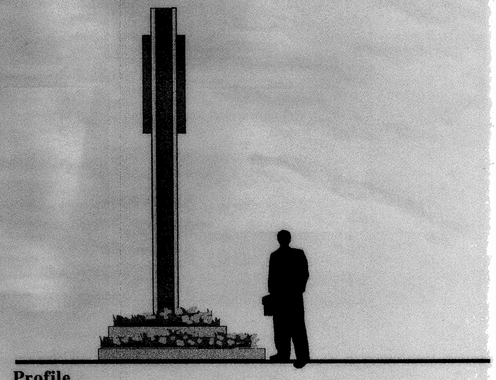


Plan View



Side B shown, opposite side similar

Notes:
Area of sign face is 91 square feet.
Aluminum sign construction with internal steel support structure.
Colors and graphics as noted.
Internal illumination behind SJMC name and Emergency band only.



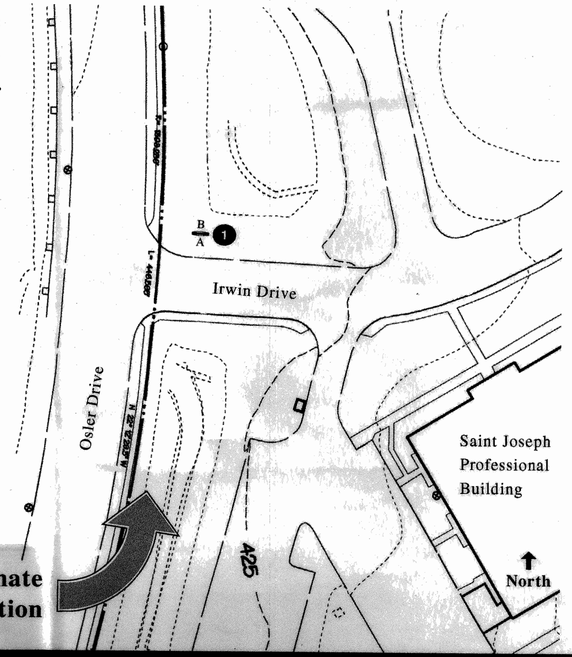
Profile

Elevation for Sign Number 2 (Not to Scale)



Existing Sign at Main Entrance

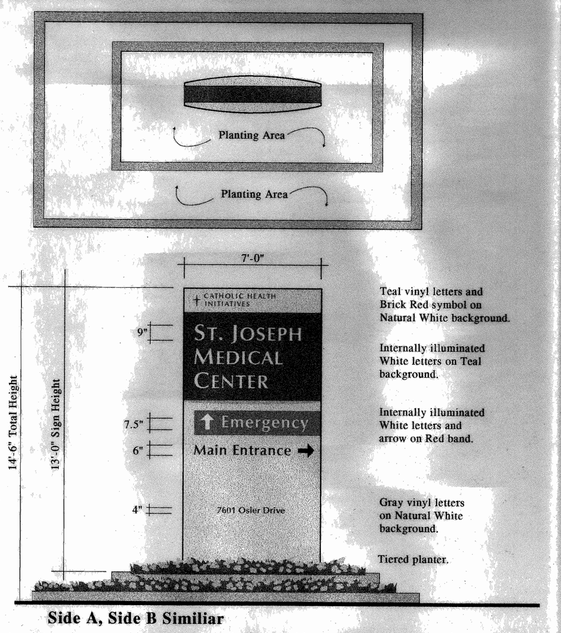
Notes:
One sign to be located in the approximate location as the existing sign. Sign mounts on top of a 1'-6" high tiered planting area. Area shown is zoned OR-1



Proposed Location Plan for Sign Number 1 (Not to Scale)

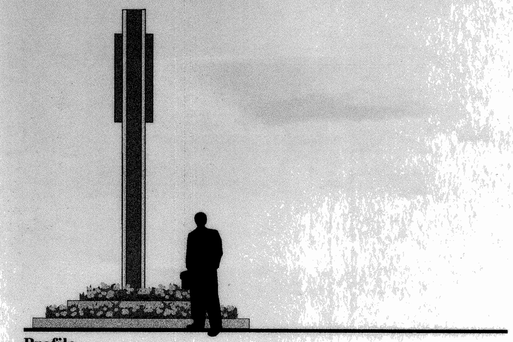


Proposed Sign Number 1 at Main Entrance



Side A, Side B Similiar

Notes:
Proposed double sided sign. Total area of sign face is 91 square feet. Aluminum sign construction with internal steel support structure. Colors and graphics as noted. Internal illumination behind SJMC name and Emergency band only.

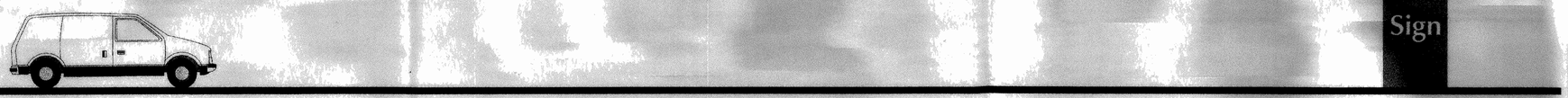


Profile

Elevation for Sign Number 1 (Not to Scale)

The faster a vehicle is moving the farther it travels while the driver is reacting to a message, therefore, the larger that message must be.

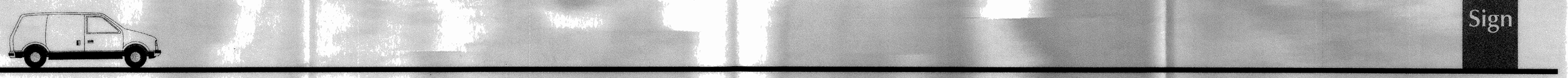
Distance traveled during Reaction Time: 440 Feet



Osler Drive: 4 Lane Road
Posted Speed Limit: 30 mph
Distance Traveled per second: 44 Feet
Driver Reaction Time: 10 seconds

Minimum primary letter height:
(440 divided by 50 equals) 8.8"

Distance traveled during Reaction Time: 510 Feet



York Road: 4 Lane Road
Posted Speed Limit: 35 mph
Distance Traveled per second: 51 Feet
Driver Reaction Time: 10 seconds

Minimum primary letter height:
(510 divided by 50 equals) 10.2"

Sources: **Manual on Uniform Traffic Control Devices**, USDOT and **Street Graphics**, Ewald & Mandelker, 1971

The most important consideration in designing vehicular oriented signs is reaction time.

Reaction time is the time it takes a driver to: see a sign, read its message, and to respond to that message by preparing to turn off the road.

2 lane road: 8 seconds

4 lane road: 10 seconds *(Osler Drive and York Road)*

6 lane road: 11 seconds

Expressway: 12 seconds

Source: Street Graphics, Ewald & Mandelker, 1971

Guiding Principle

The enhancement of personal safety for all users of the Medical Center and the roads bordering it, shall take precedence over all other considerations:

1. **Signs shall be legible over the distance at which they have been designed to be seen and understood.**

2. **Signs shall be positioned as not to obstruct the vision of drivers or pedestrians.**

3. **Signs shall display clear, brief, and unambiguous messages.**

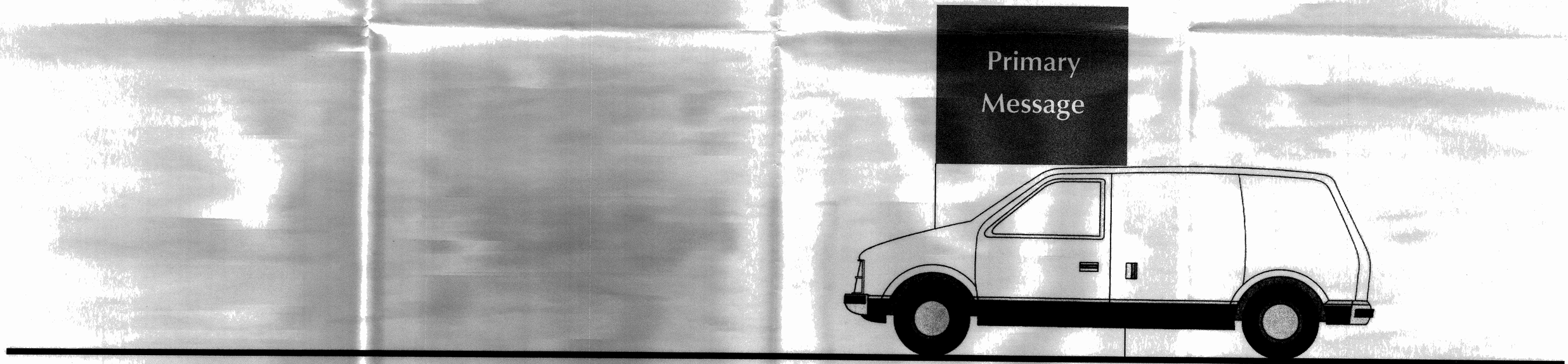
4. **Signs shall remain properly illuminated at all times or utilize reflective sheeting.**

5. **Signs shall comply with The Americans with Disabilities Act.**

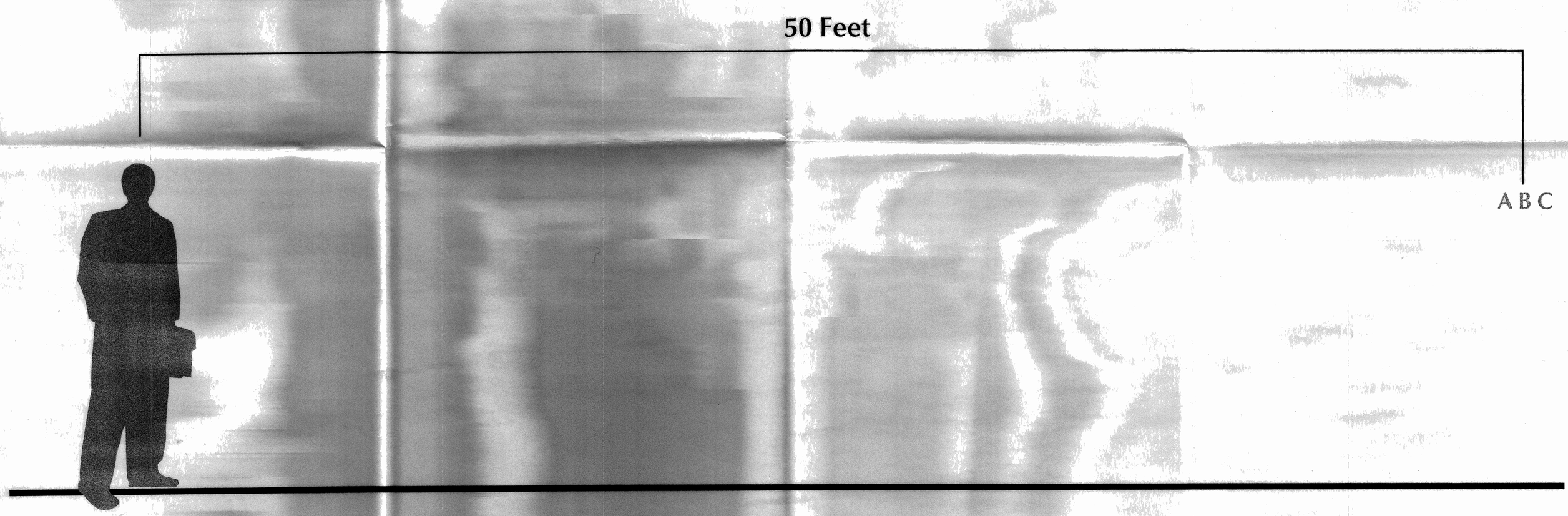
6. **Signs shall be sturdily constructed in accordance with State and local safety regulations.**

Source: **Campus Signing** , P. Arthur 1970

Drivers' sightlines for primary signed messages shall not be obstructed.



One inch of letter height is required for every 50 feet of viewing distance.



Source: **Campus Signing** , P. Arthur 1970

40 MPH = 58.8 FPS

8 SEC. X 58.8 = 470 FT.

470 ÷ 50 = 9.4" LETTER

JWS

Pat Nozz



Building Mounted Sign

Osler Drive

Approx. Height - 40 feet



Building Mounted Sign

Osler Drive

Approx. Height - 11.5 feet



Towson University Street Pole Signs

Osler Drive

24′ Total Pole Height
19′ to Top of Sign
Approx. Sign Height 4′

Pd No 20


Franciscan Health System
St. Joseph
Medical Center


Franciscan Health System


STOP
Franciscan Health System
Joseph
Center


Franciscan Health System
St. Joseph
Medical Center
→ Emergency
– Chest Pain Center
– Pediatric Express
SISTER PIERRE DR


Franciscan Health System


U.S. MAIL
115149


Rural/Metro
Ambulance
Medical Services


STOP
Franciscan Health System
St. Joseph

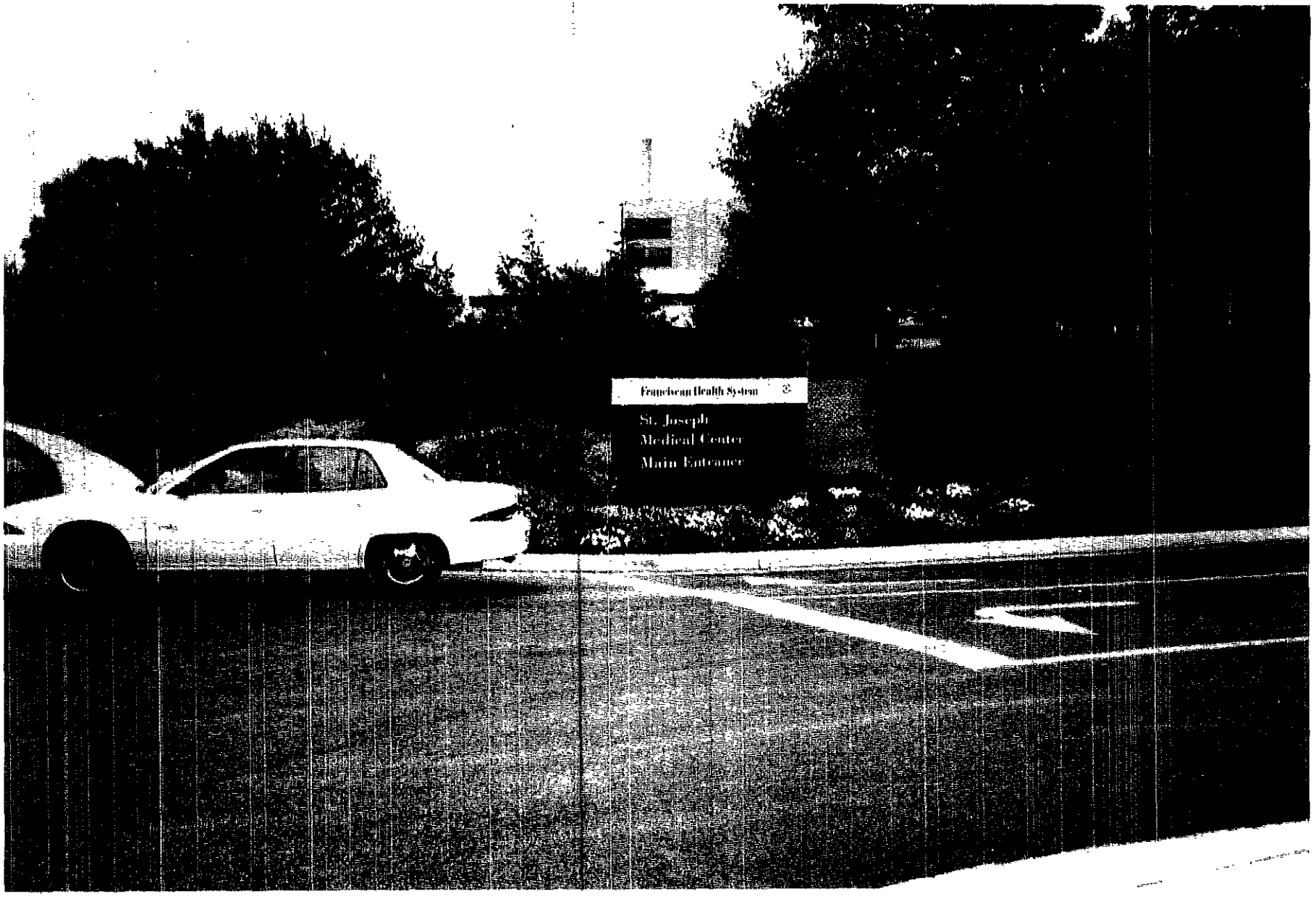


Proposed 14.5' Sign at Sister Pierre Drive with Existing Vegetation Trimmed &/or Removed

Pet No 18



View Looking Toward Sister Pierre Drive with Existing Vegetation


Franciscan Health System
St. Joseph
Medical Center
Main Entrance

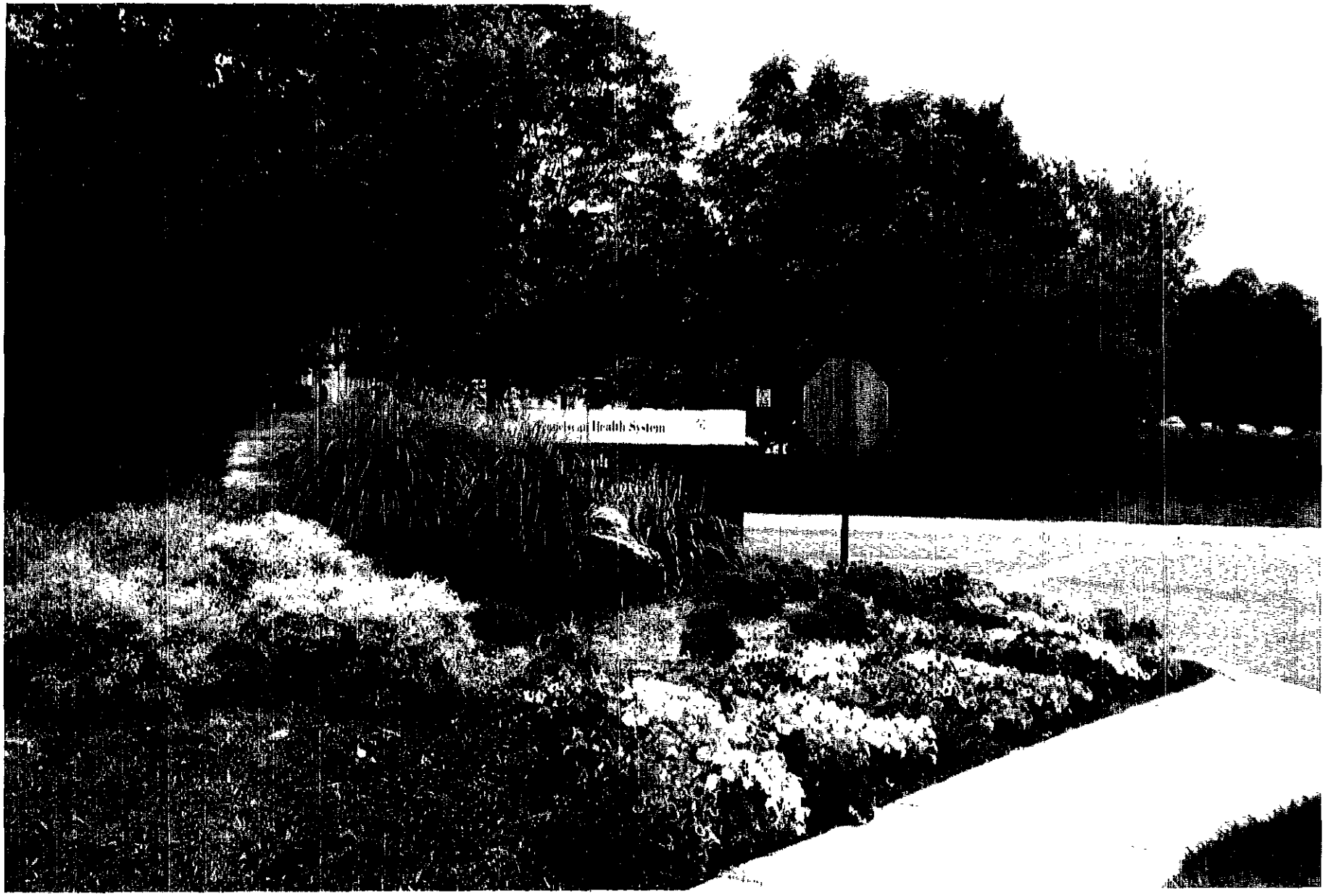
#1

Prob 5A



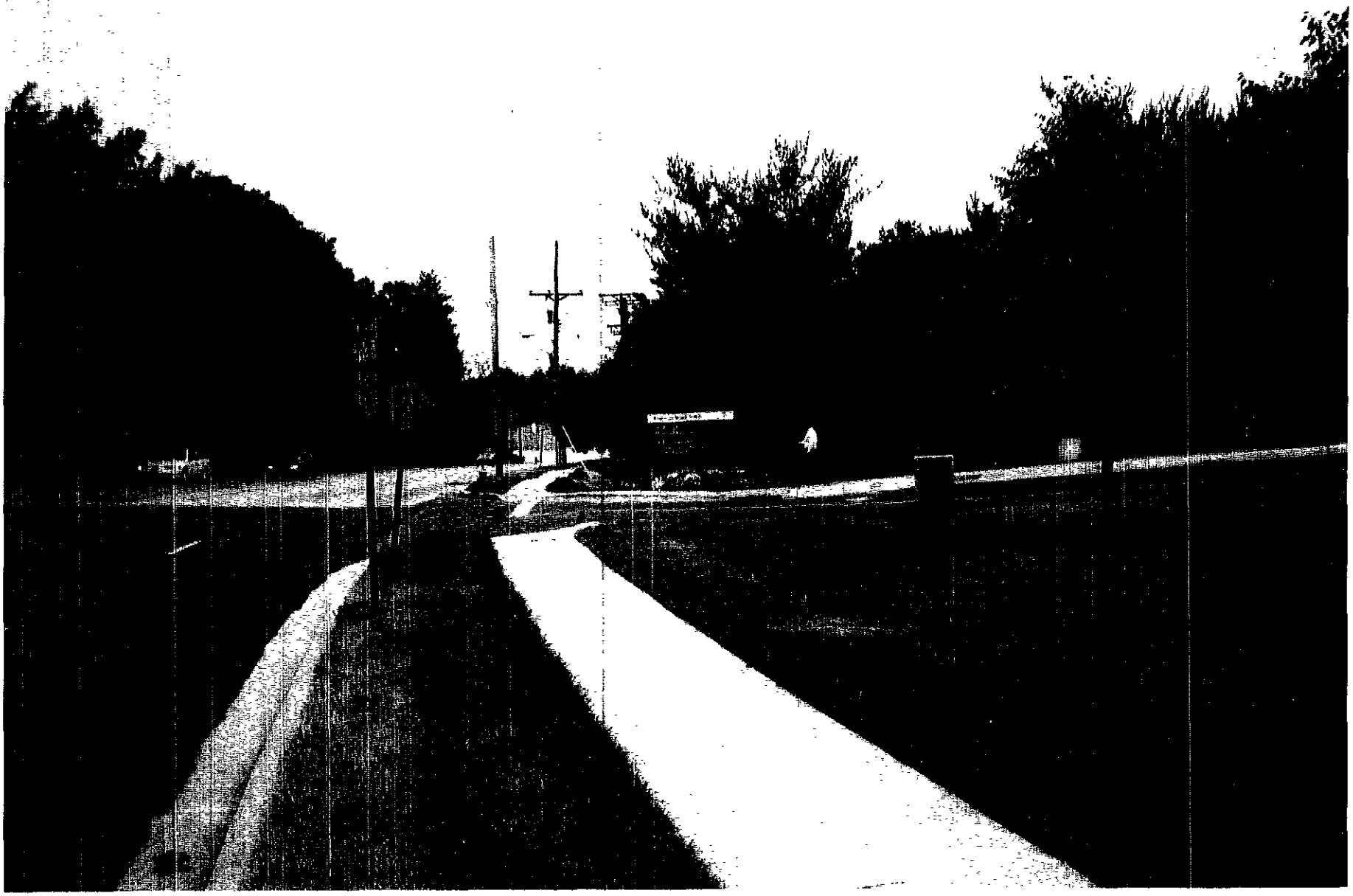
#2

Prob 5B



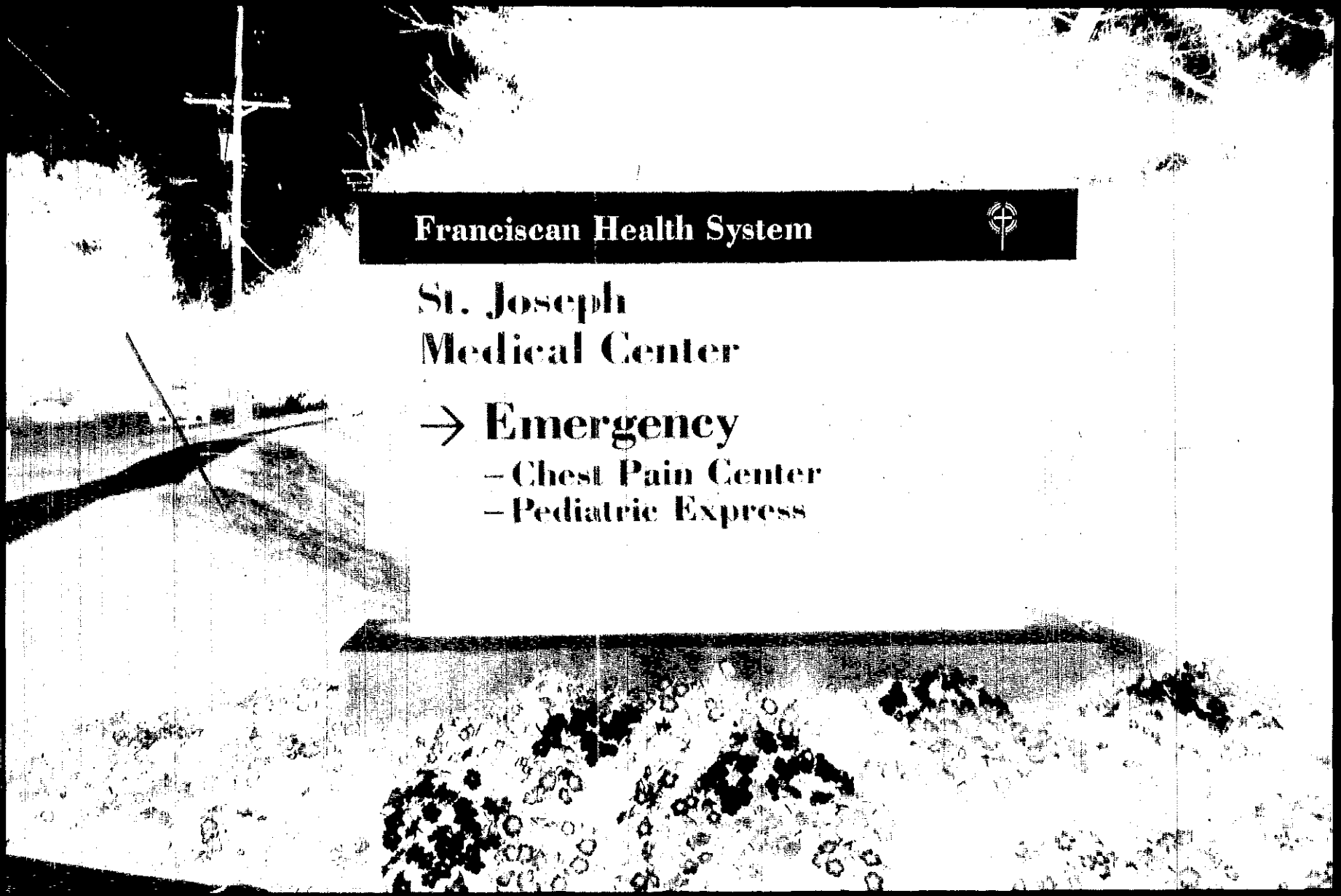
#3

Prot 5c



#4

Prot 5P


Franciscan Health System
St. Joseph
Medical Center
→ Emergency
– Chest Pain Center
– Pediatric Express

#5

Proof 5E



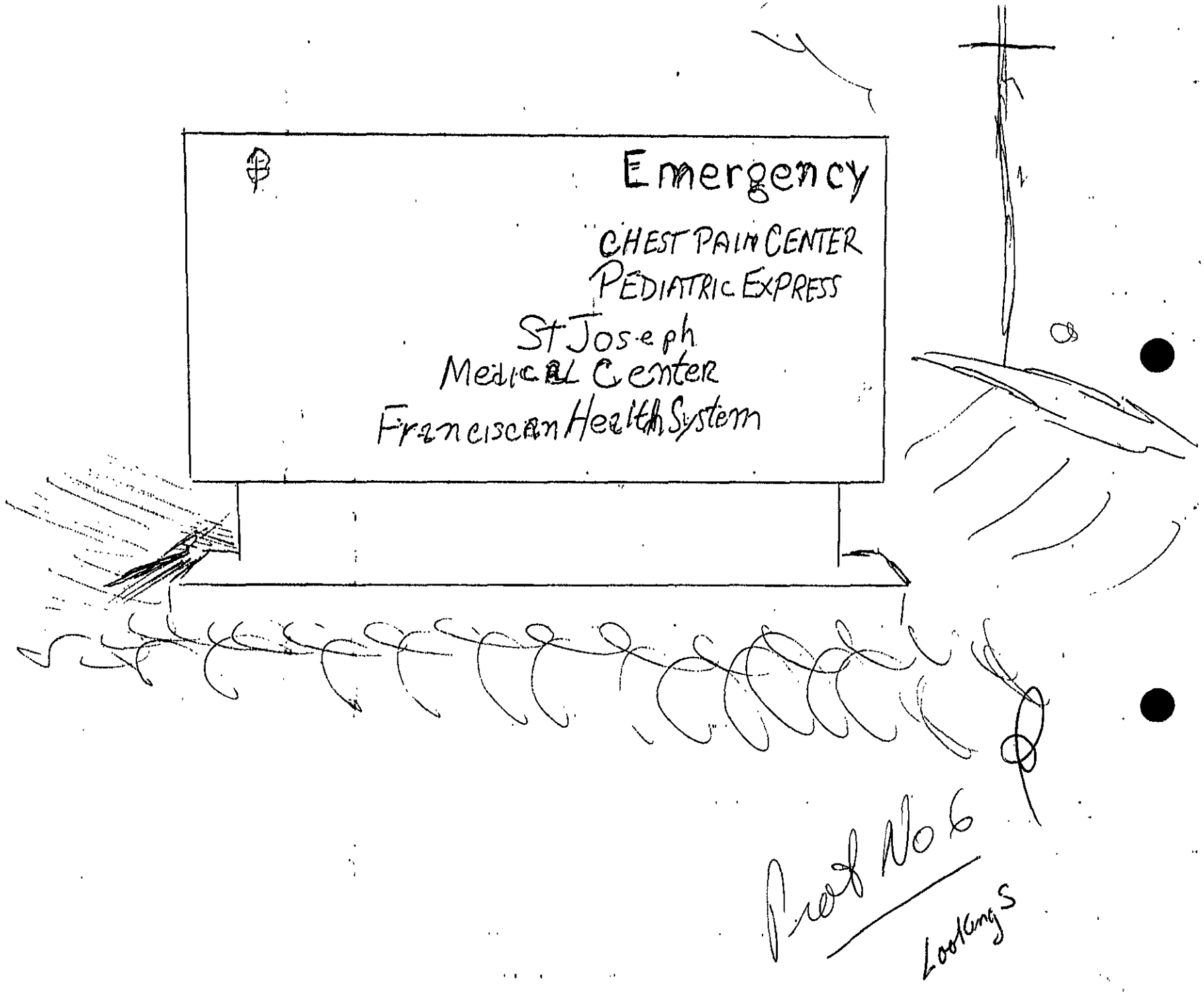
#6

Prot SF



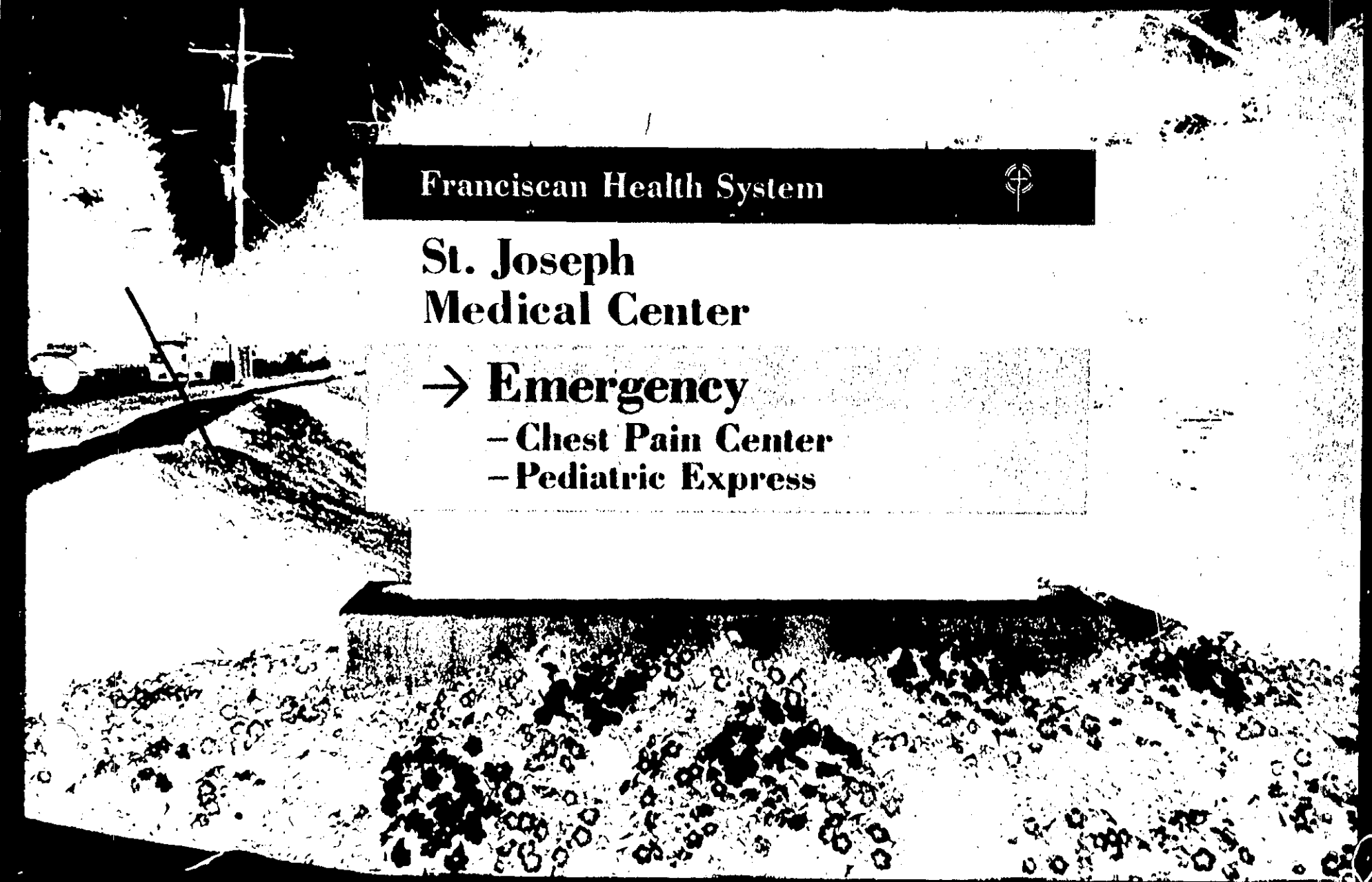
#7

Prof 5 G



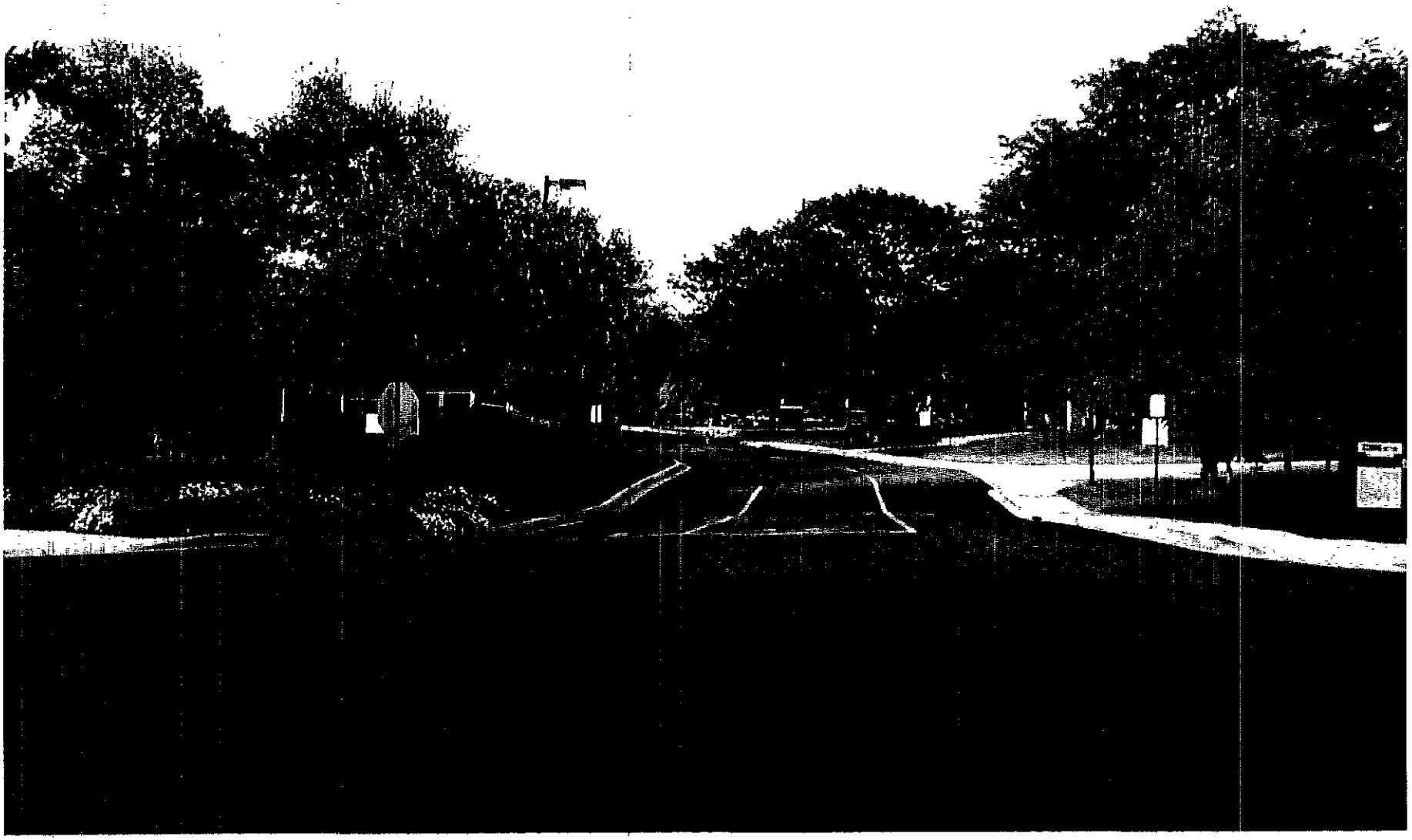
Proof No 6

Lookings



suggestion on re working the existing face sign looking N

OVER



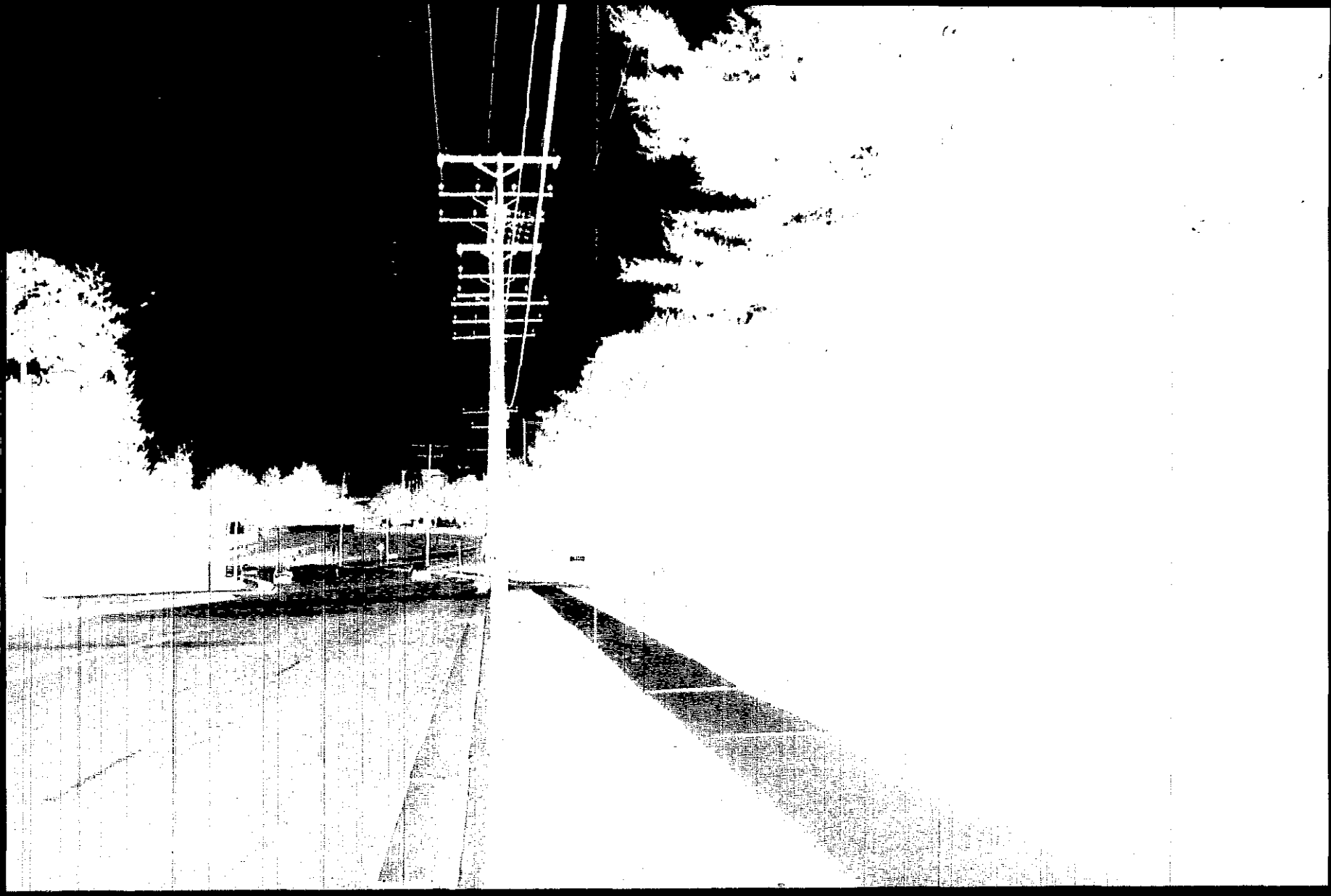
Main Entrance from Osler Drive

Prot 8A



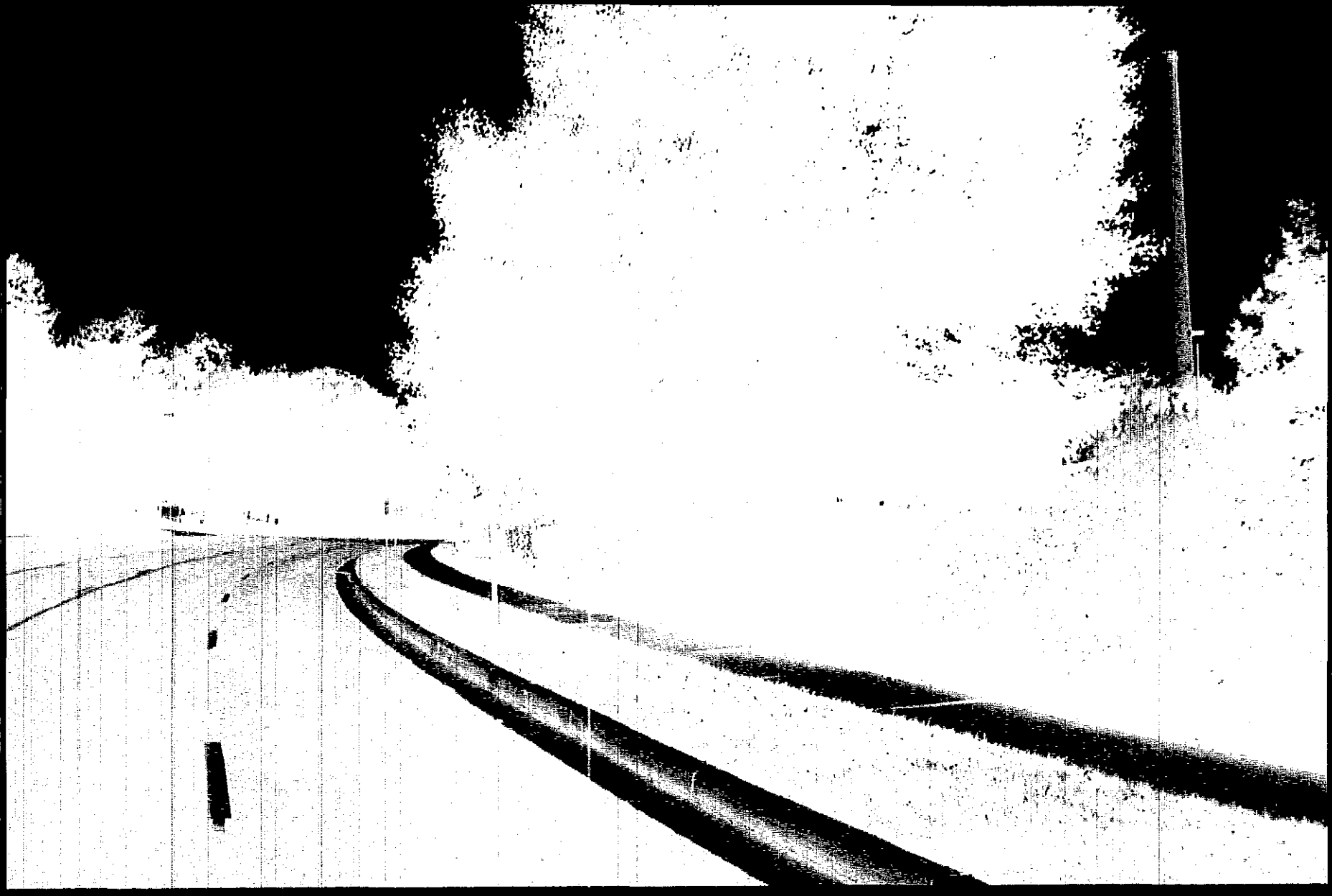
Maintenance and Delivery Entrance

Plot 8B



Facing north before the main entrance to the hospital

Prod 8c

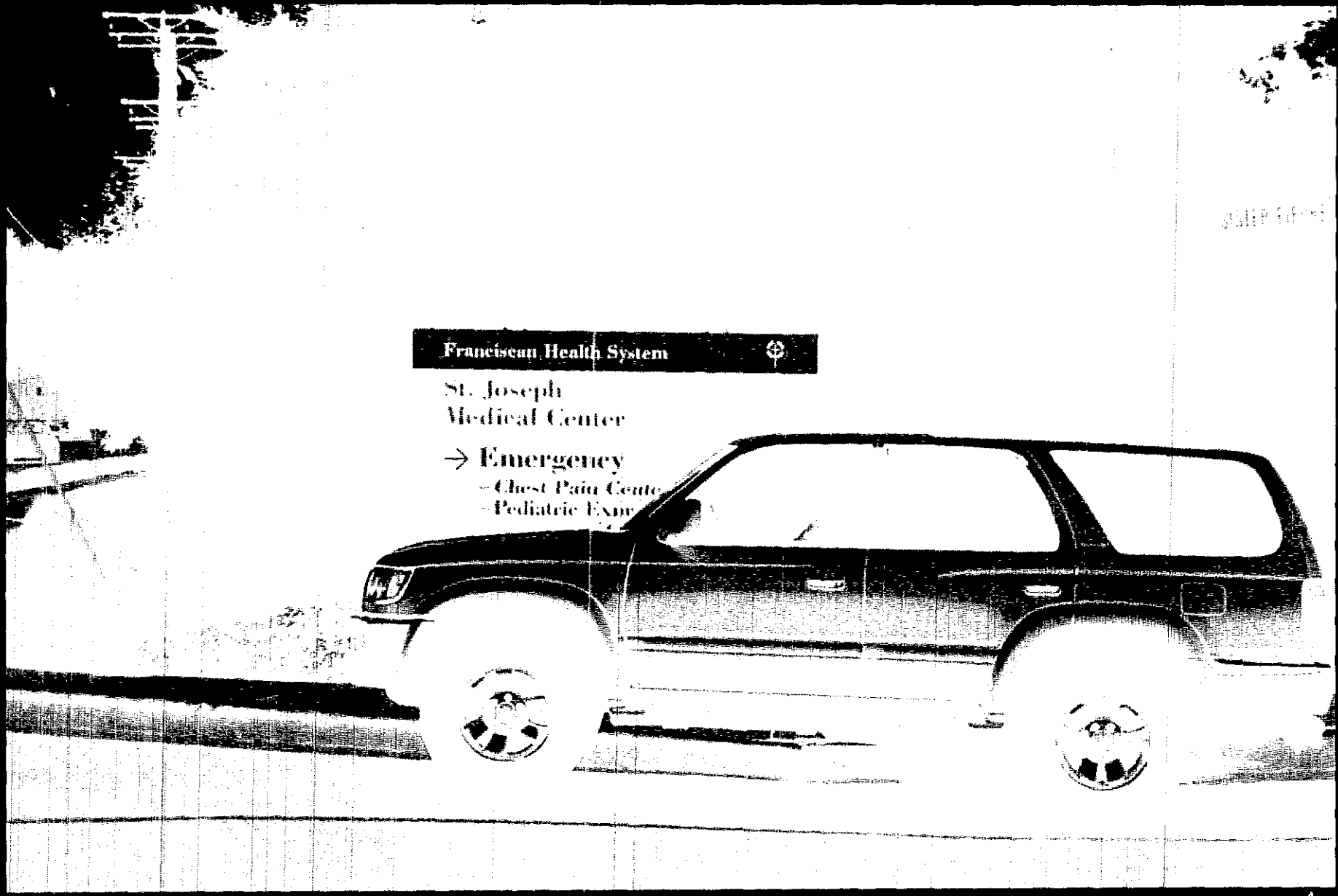


Facing north before the emergency entrance to the hospital

Prot 8D

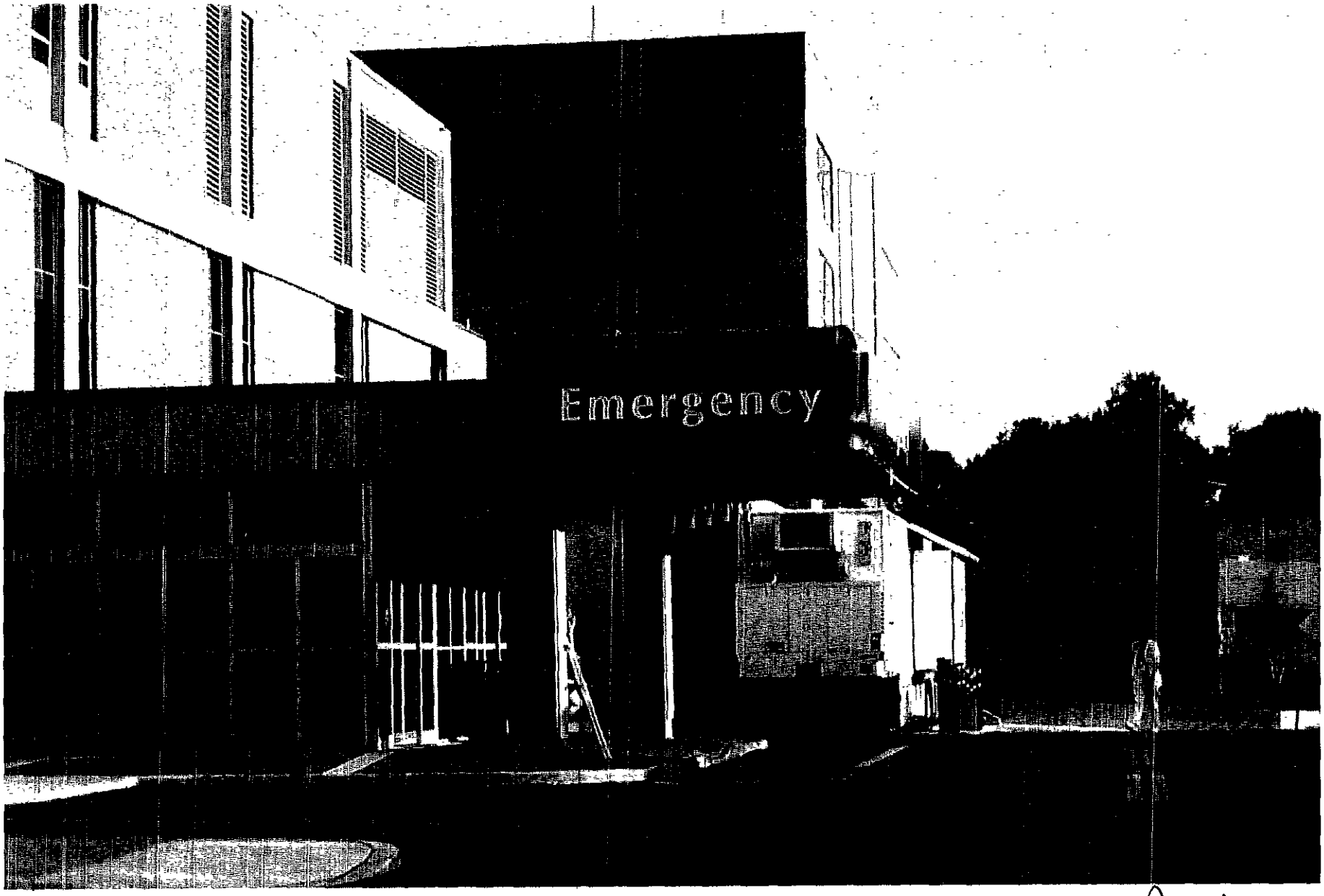

Petroleum Health Systems
St. Joseph
Medical Center
Emergency

Prod 8E



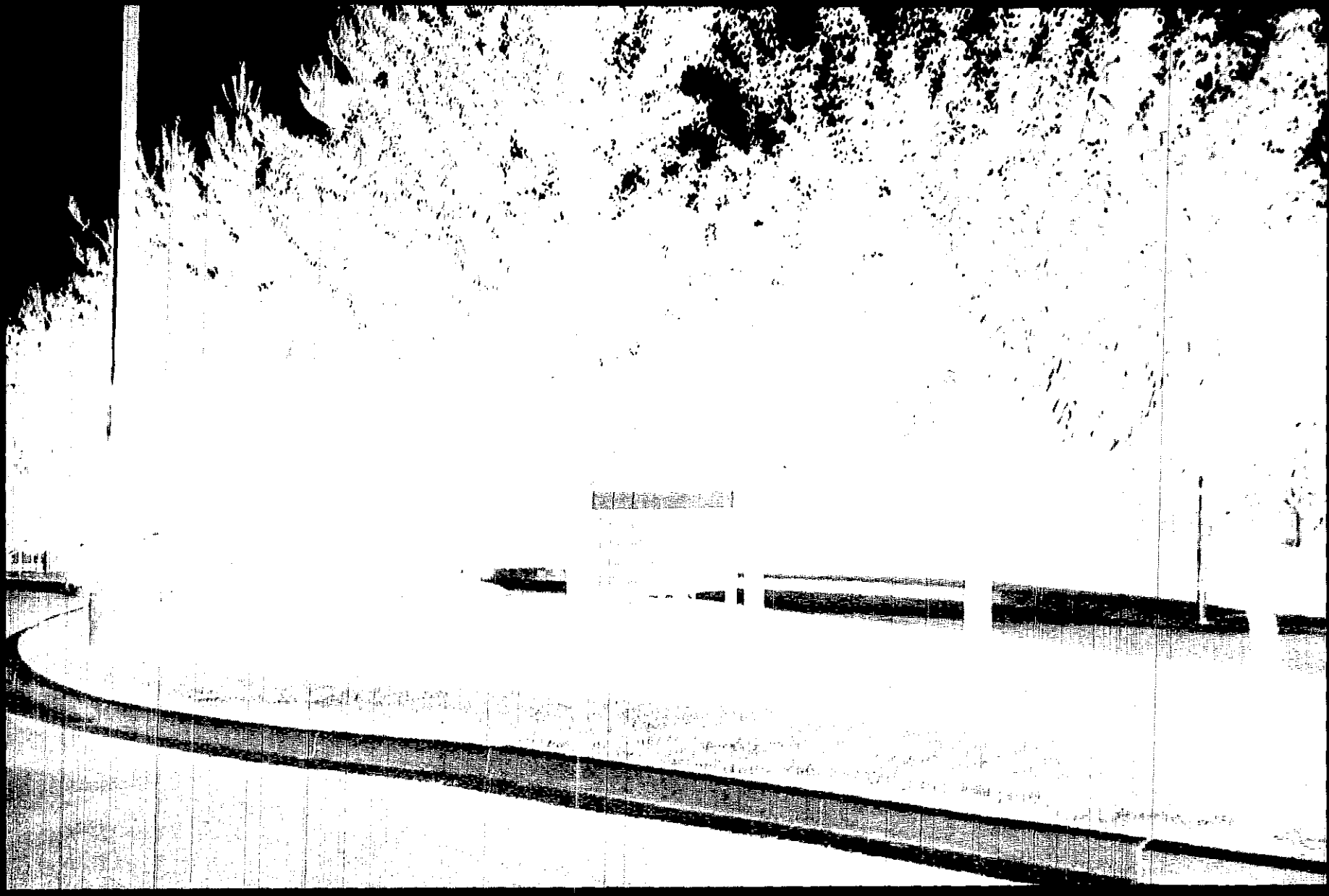
SUV (Ht. 6'2") Stopped at Emergency Entrance at Osler

Proof
8 F



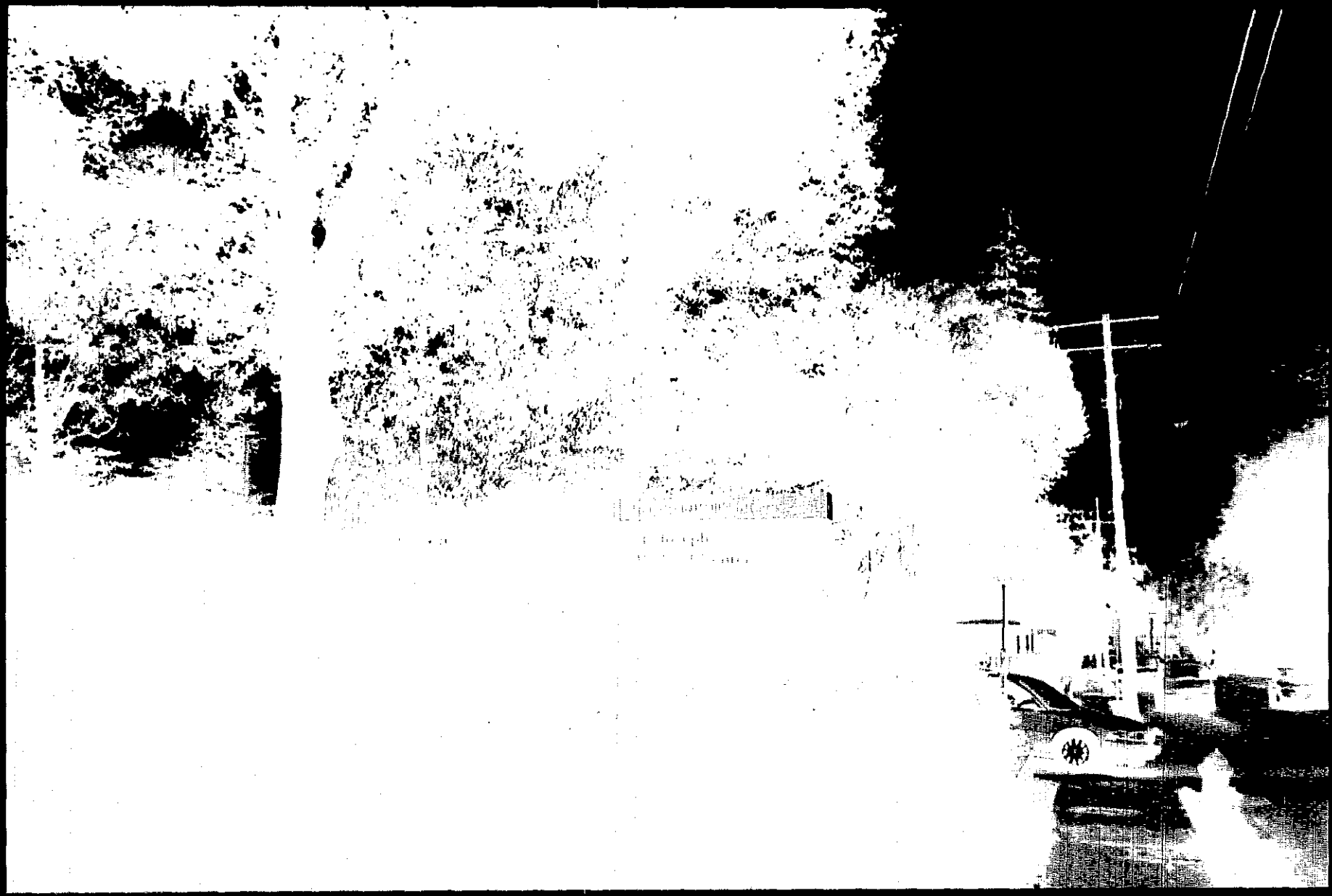
Emergency Entrance (Red & White Lettering)

Prot 86



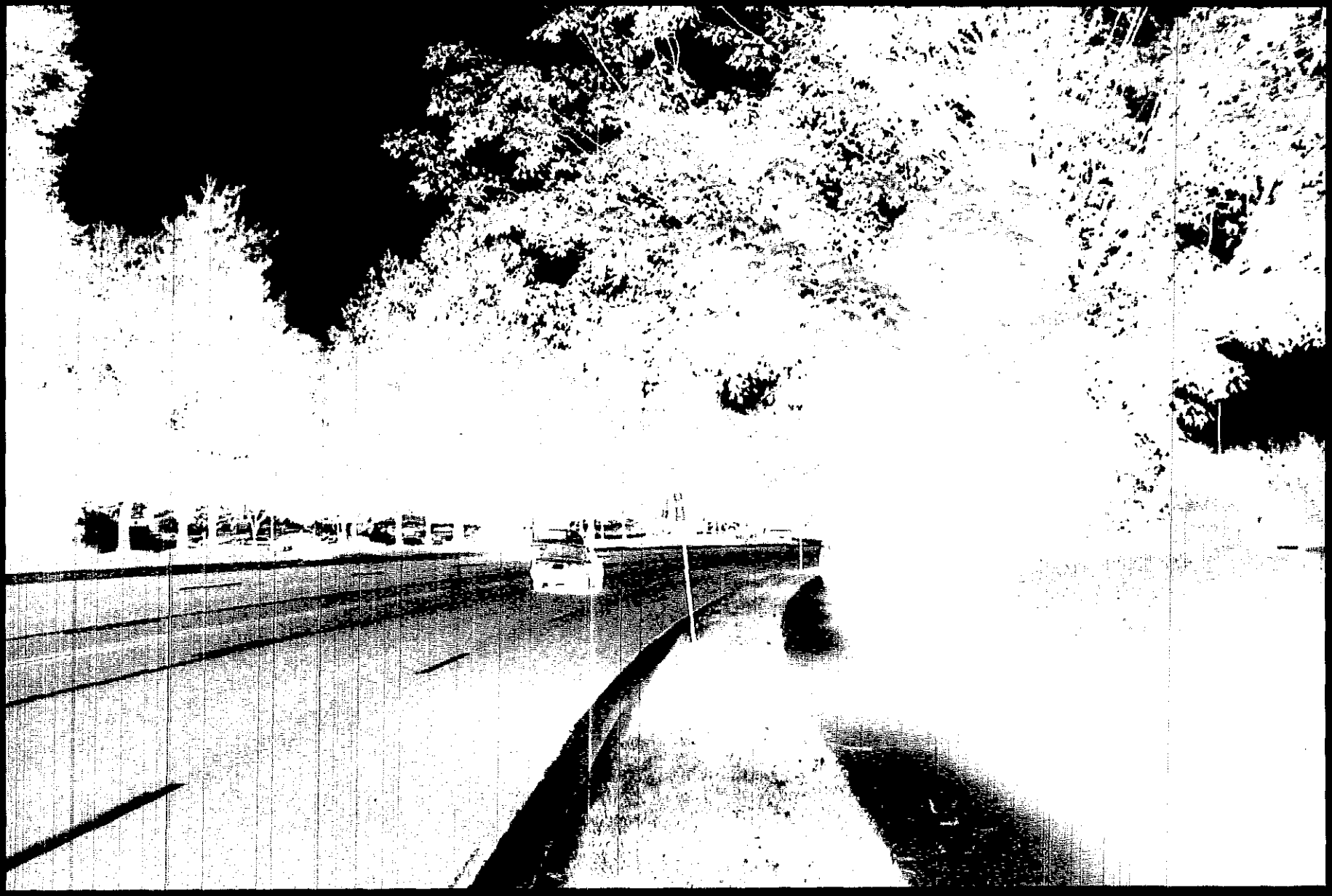
York Road Campus Sign (Emergency should be in red & white letters)

Post 8H



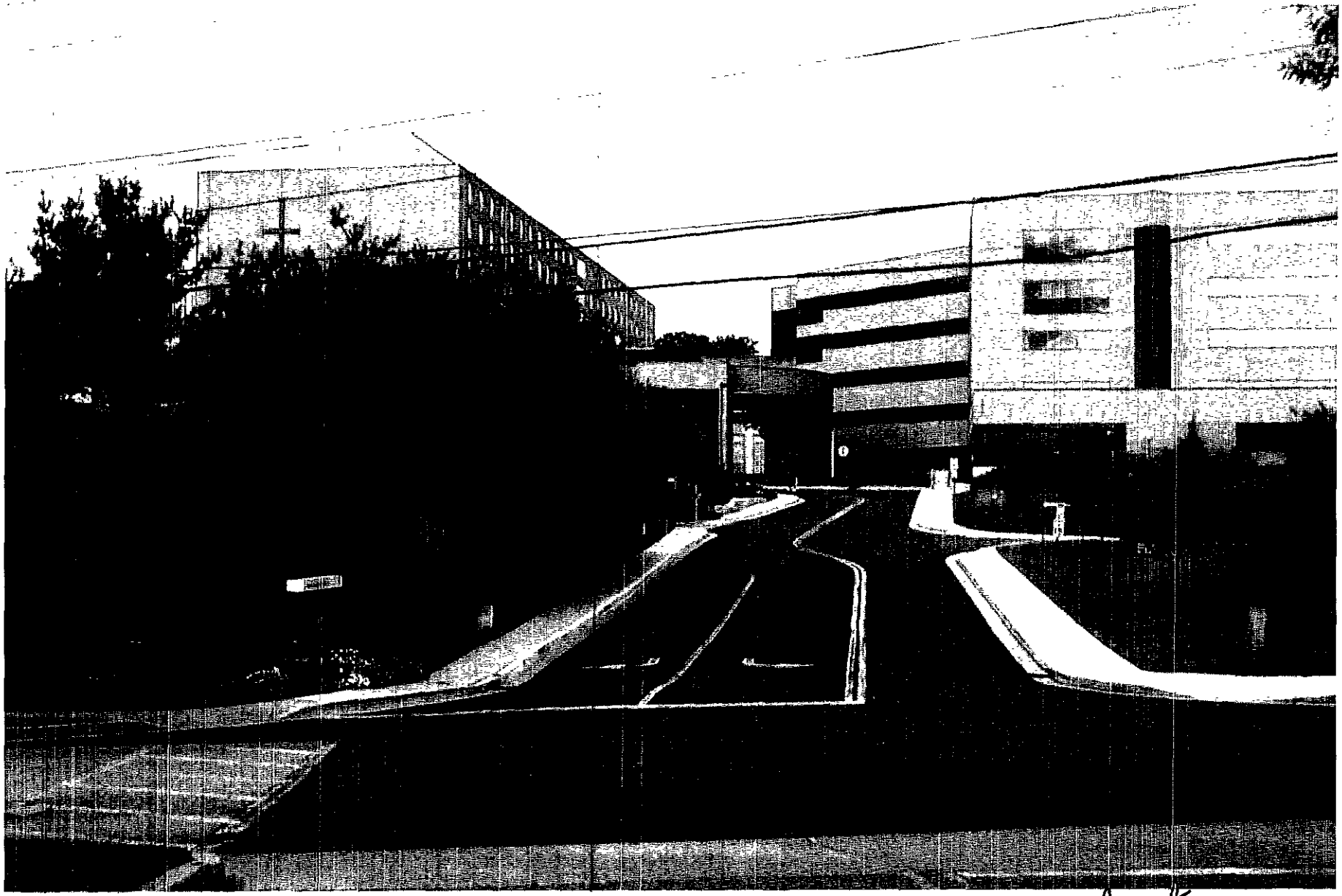
York Road Facing North (Entrance to hospital)

Proof
8 I



Approaching the Emergency Entrance from the south

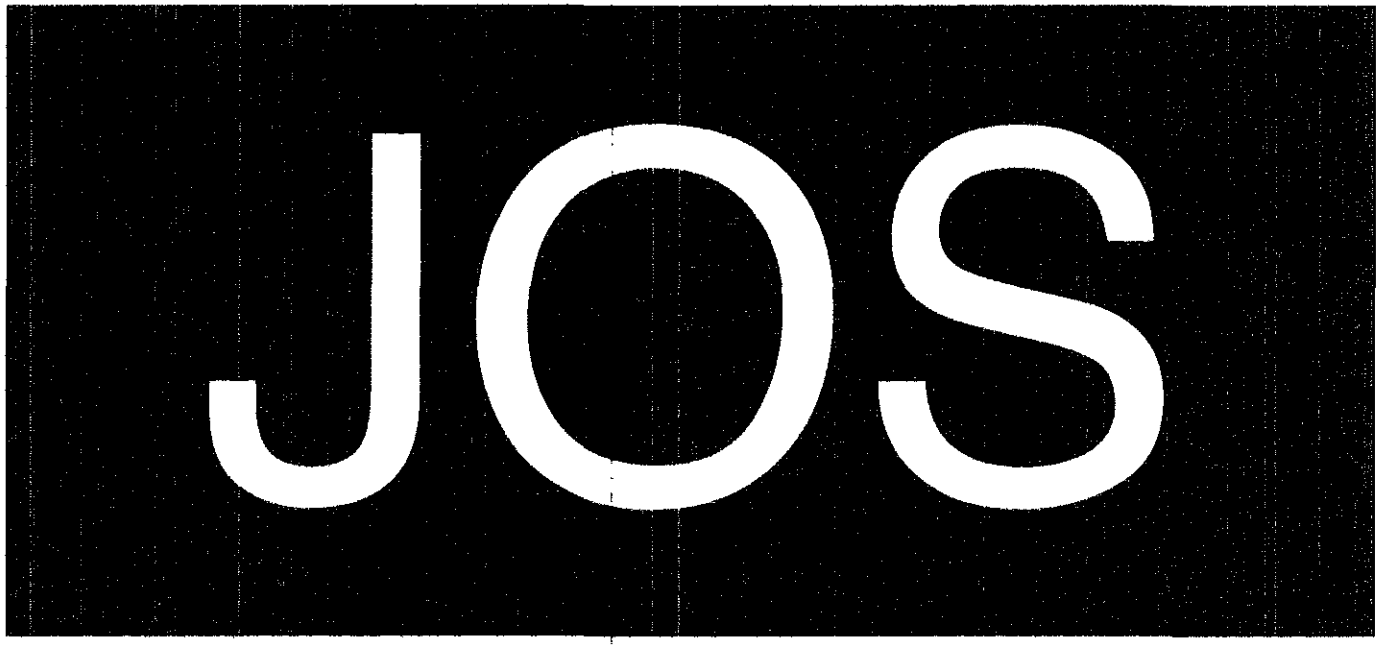
Pict.
8J



Emergency Entrance from Osler Drive

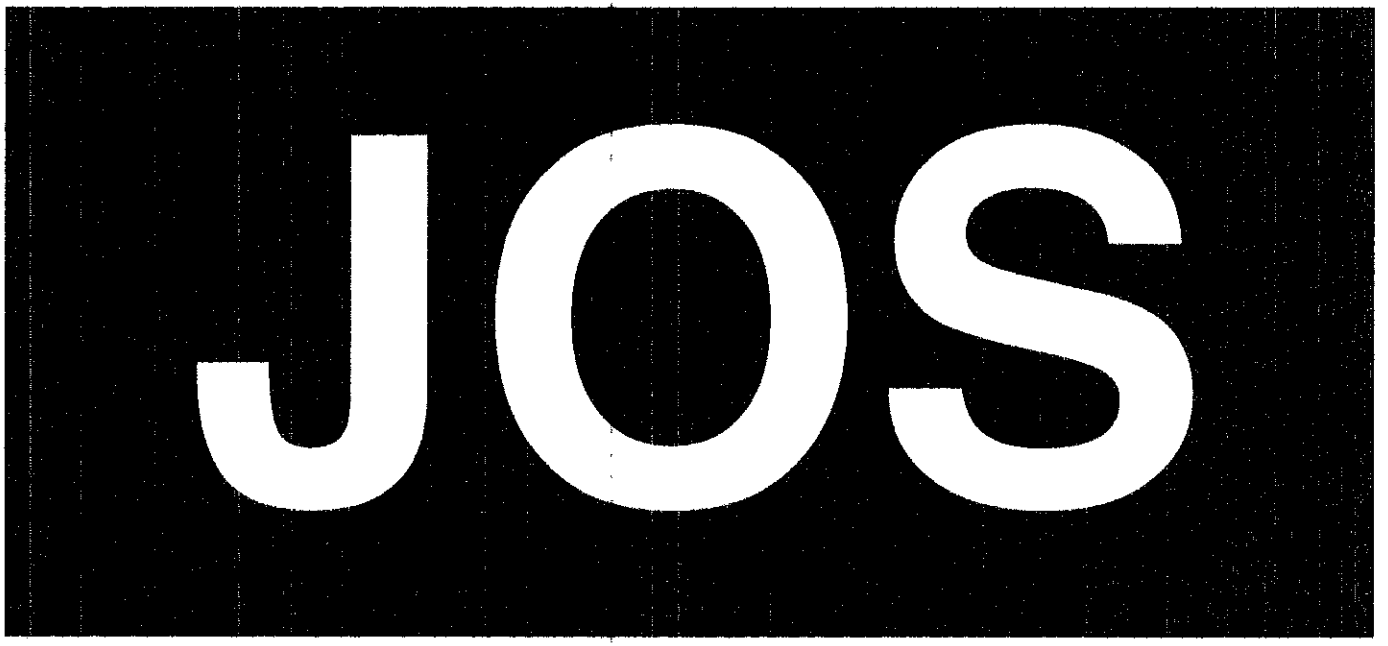
Prot
8K

JOS

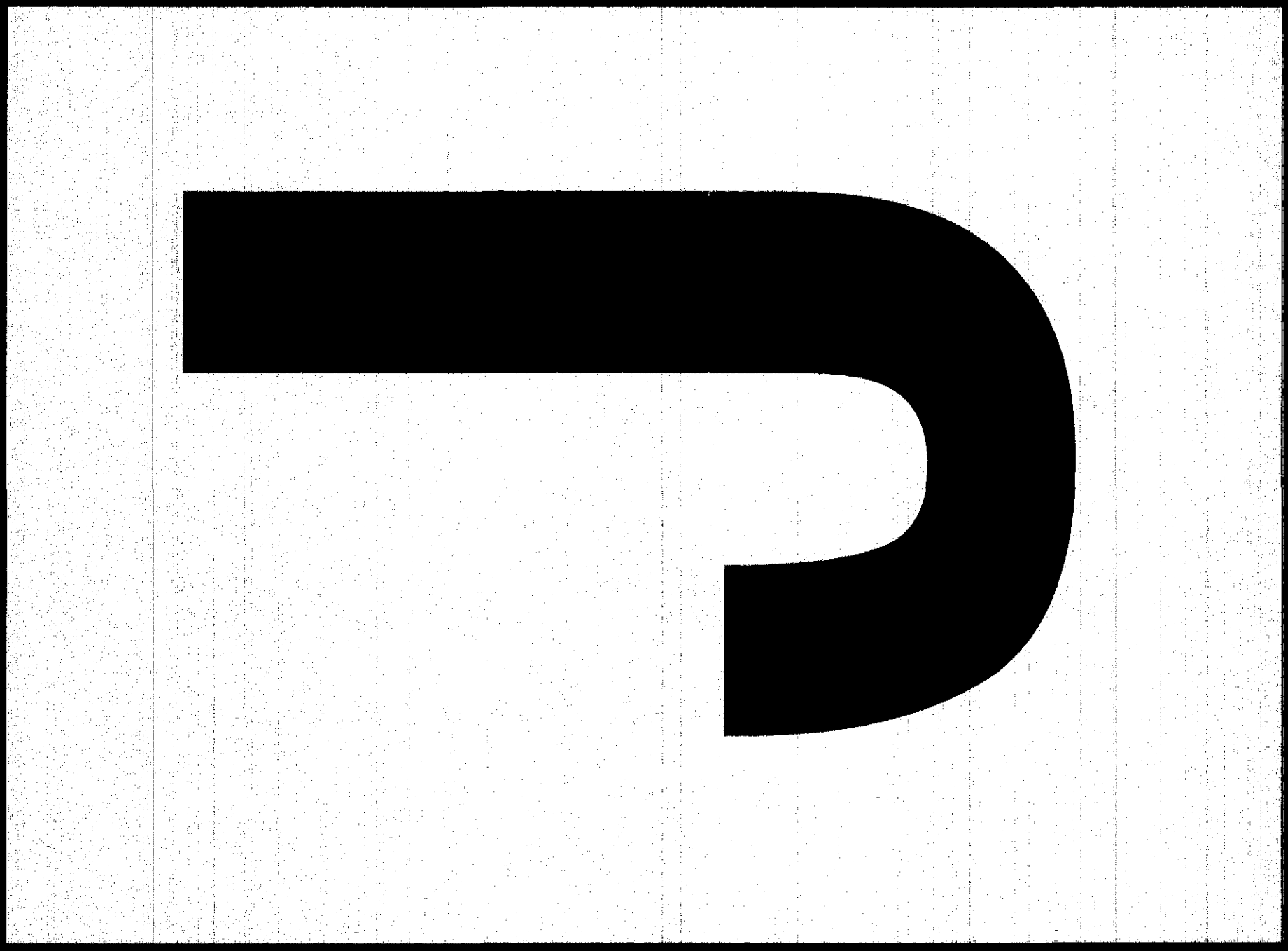


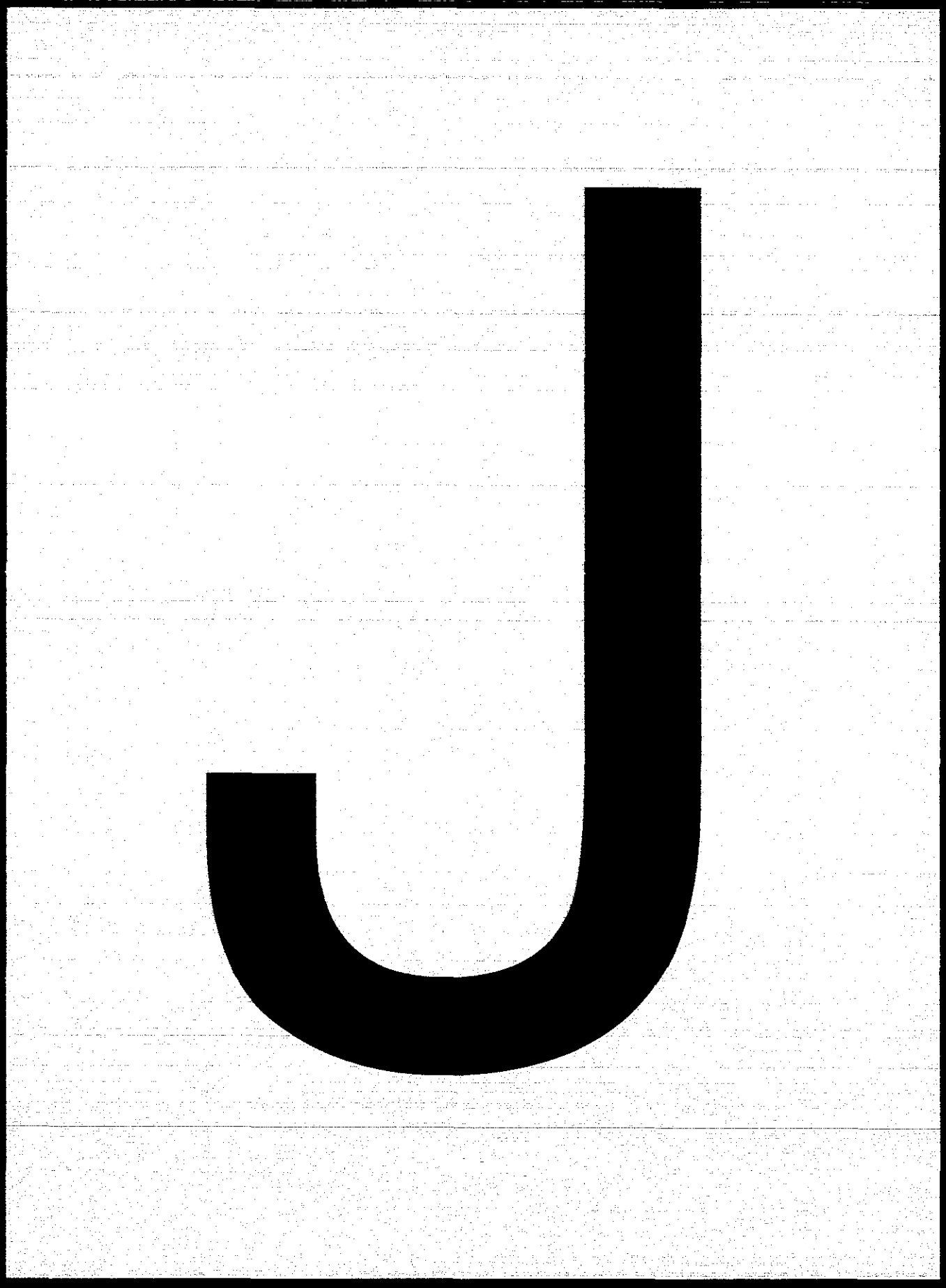
9A

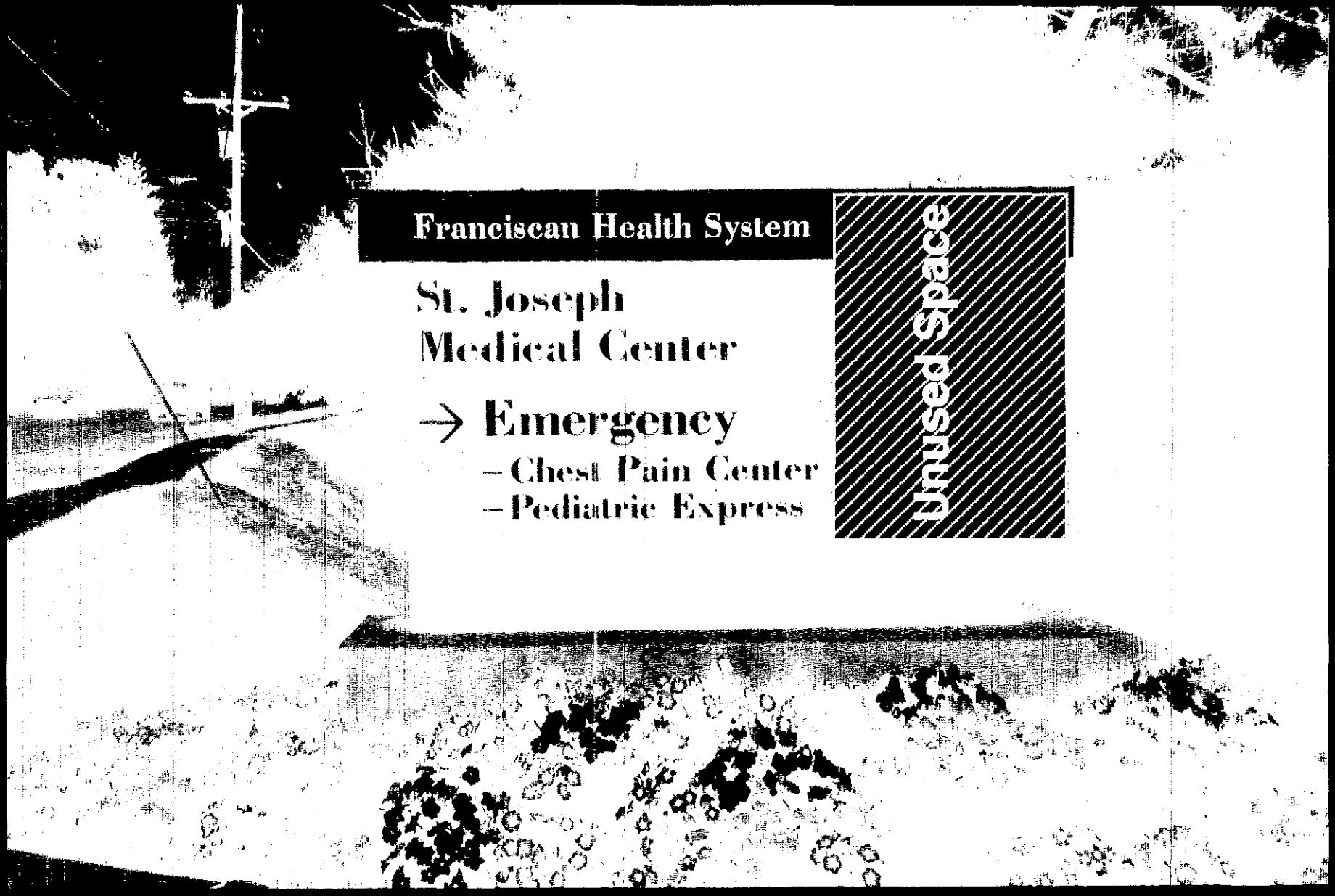
JOS



9B



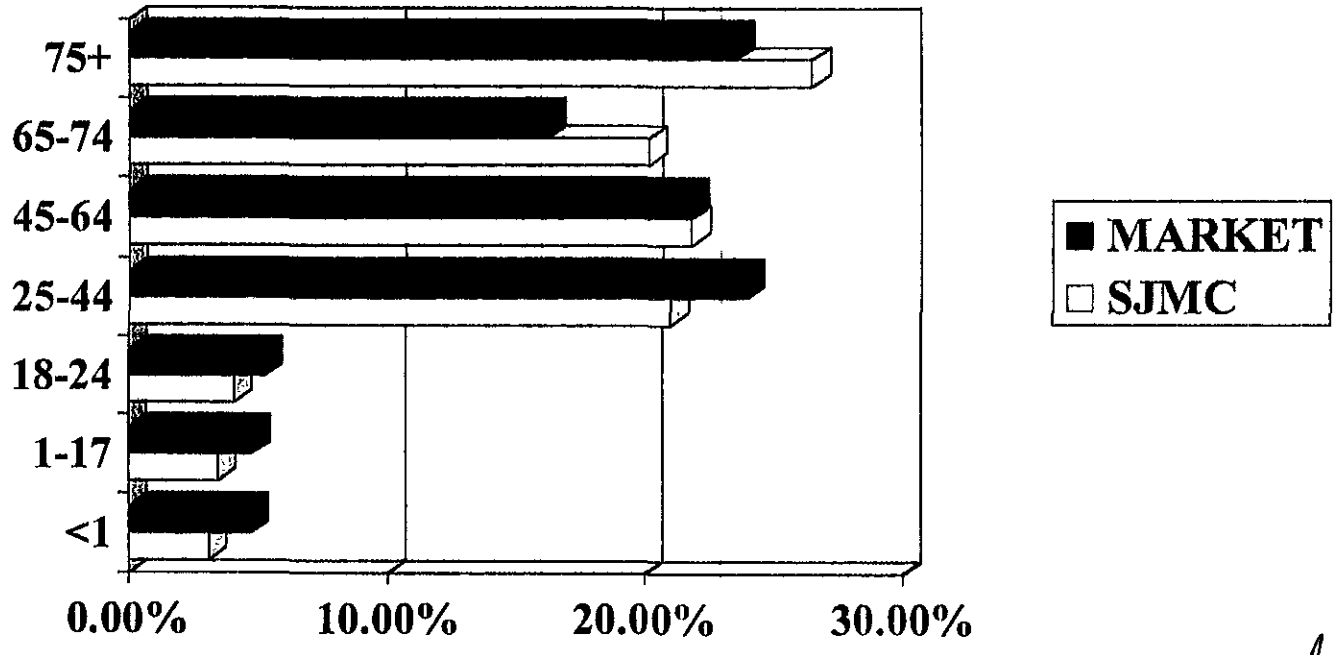




#5A Unused Space 30%

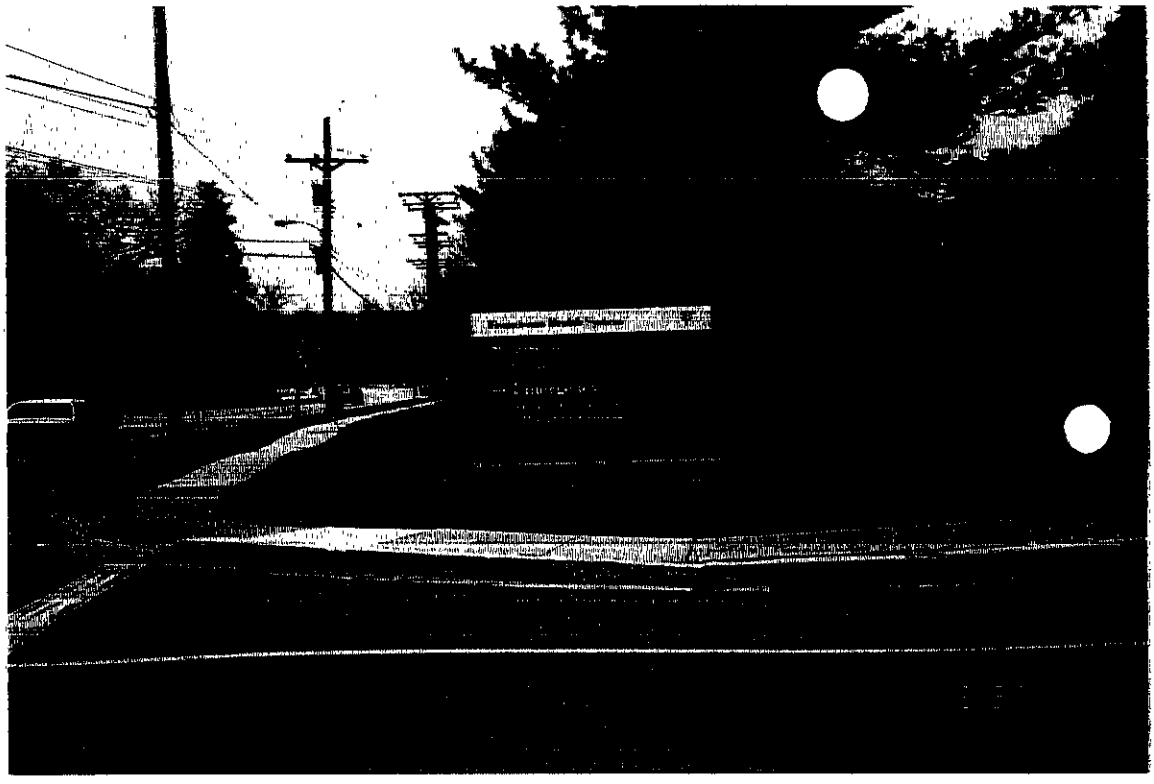
Prot. 10

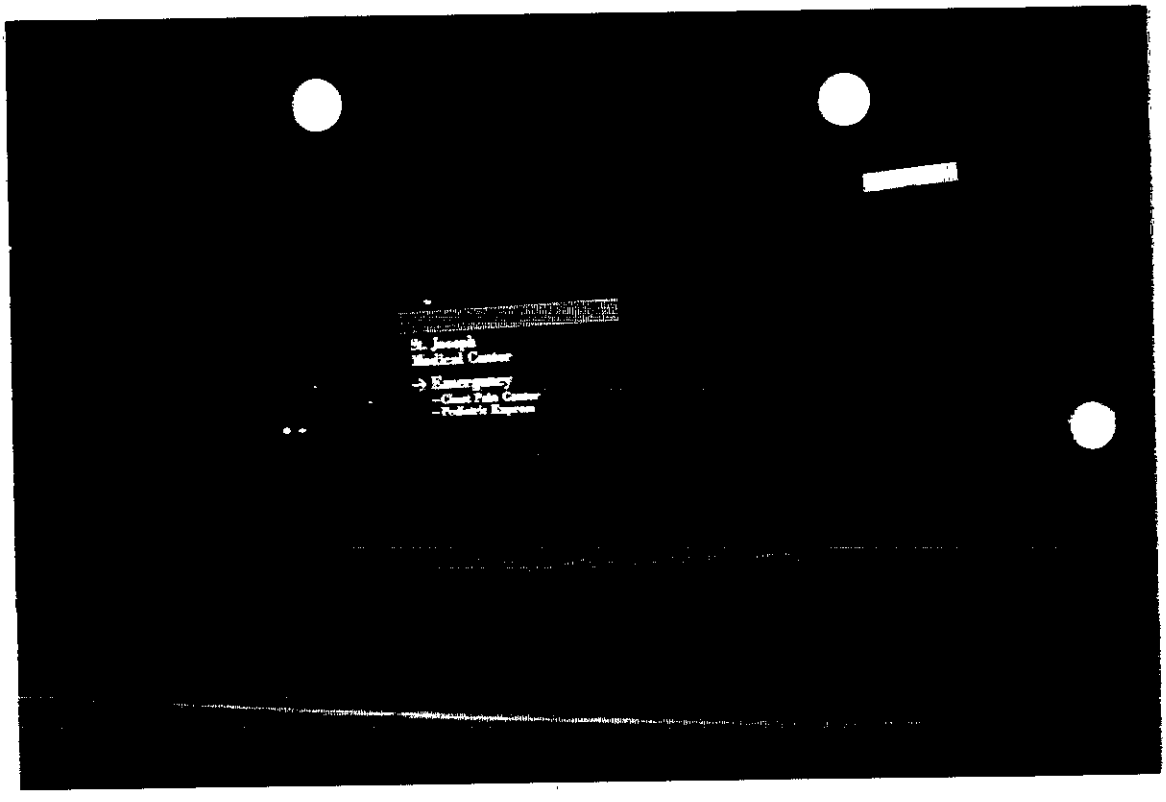
AGE OF PATIENT AT ADMISSION, FY 1998
SJMC vs. SJMC'S MARKET



Source: St. Paul Computer Center

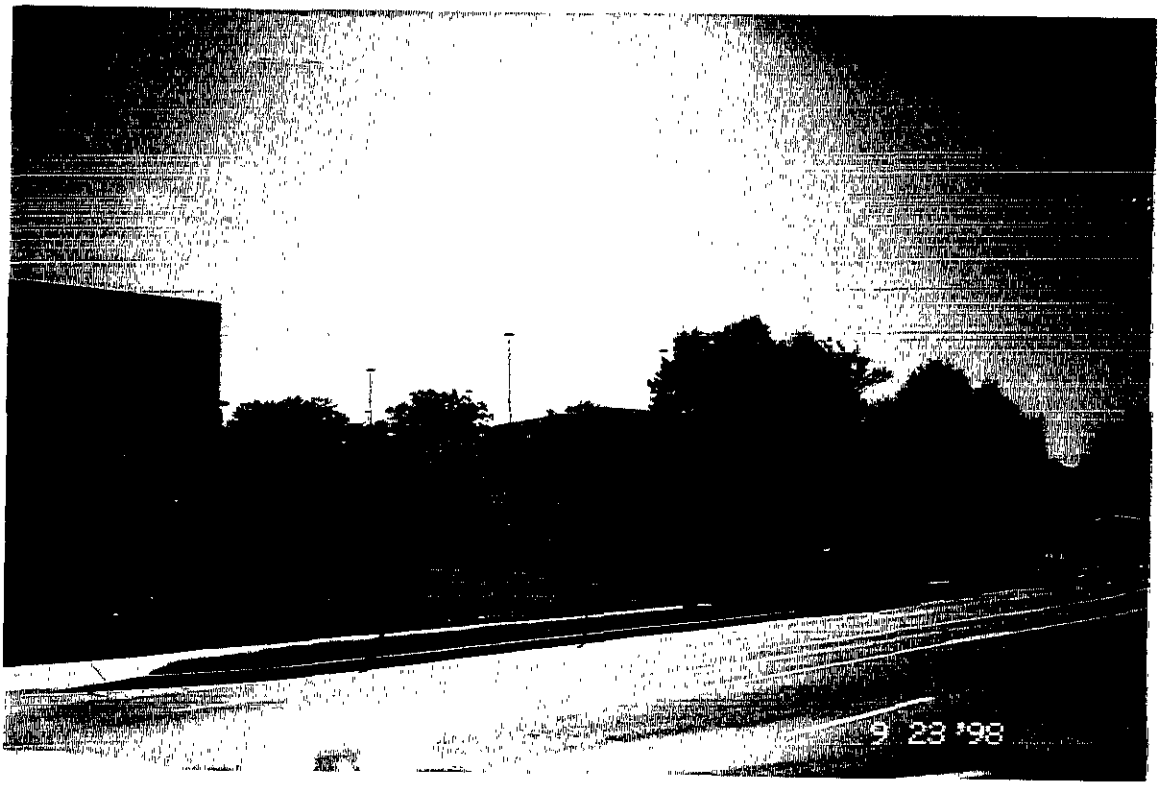
Ref No 17




St. Joseph
Medical Center
→ Emergency




9 23 '98


9 28 '98


9 28 '98

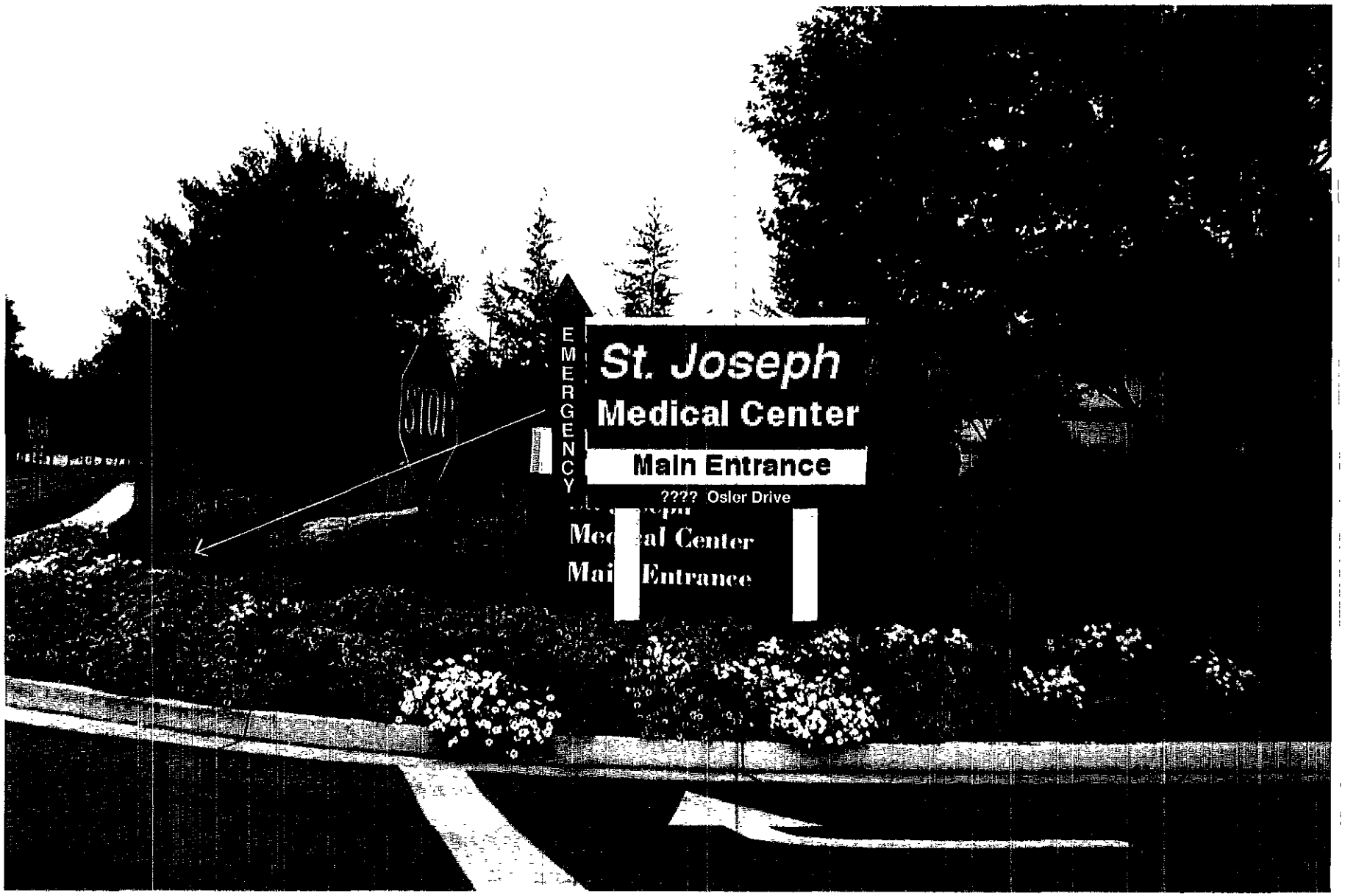

9 23 '98


9 23 '98

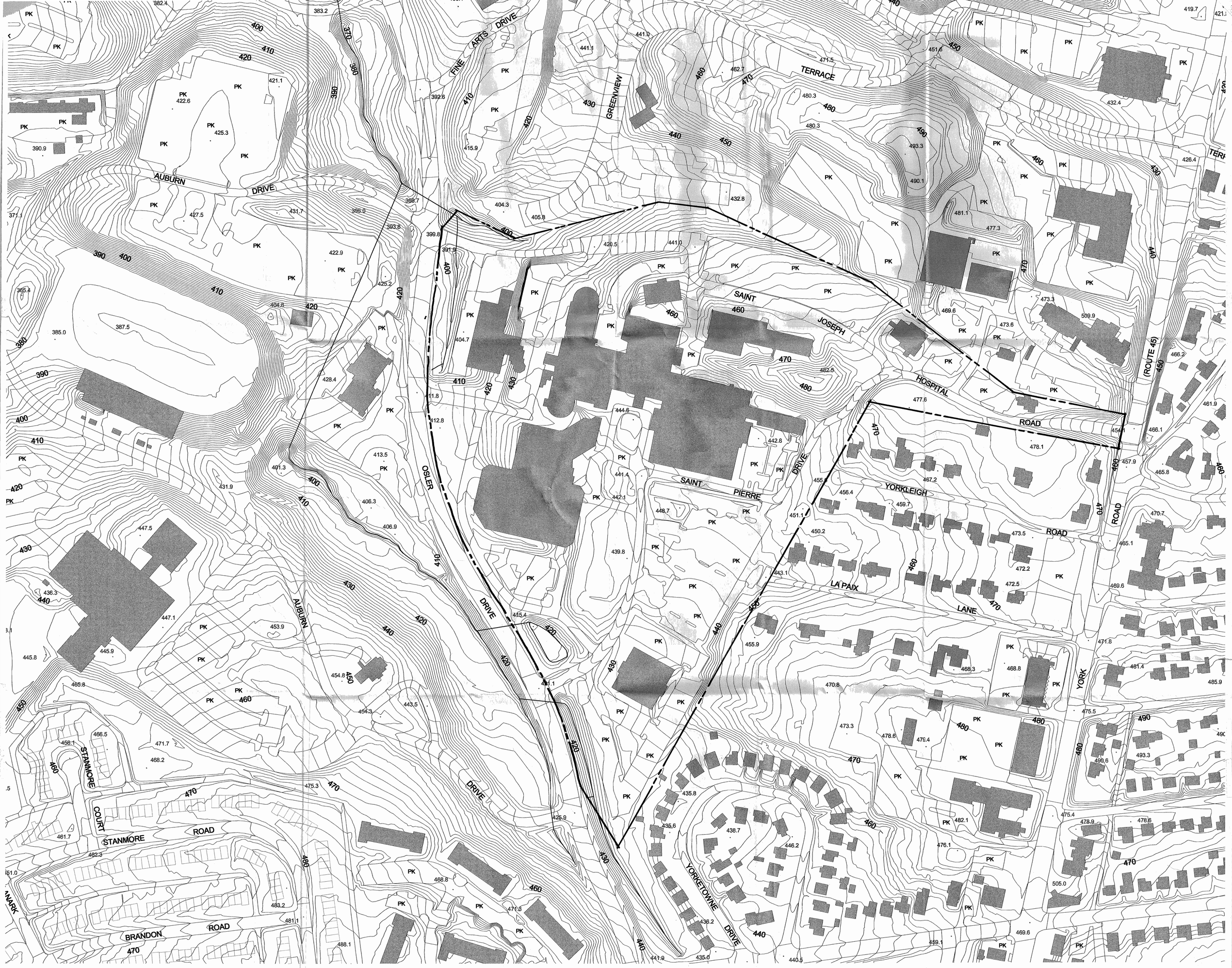

23 '98

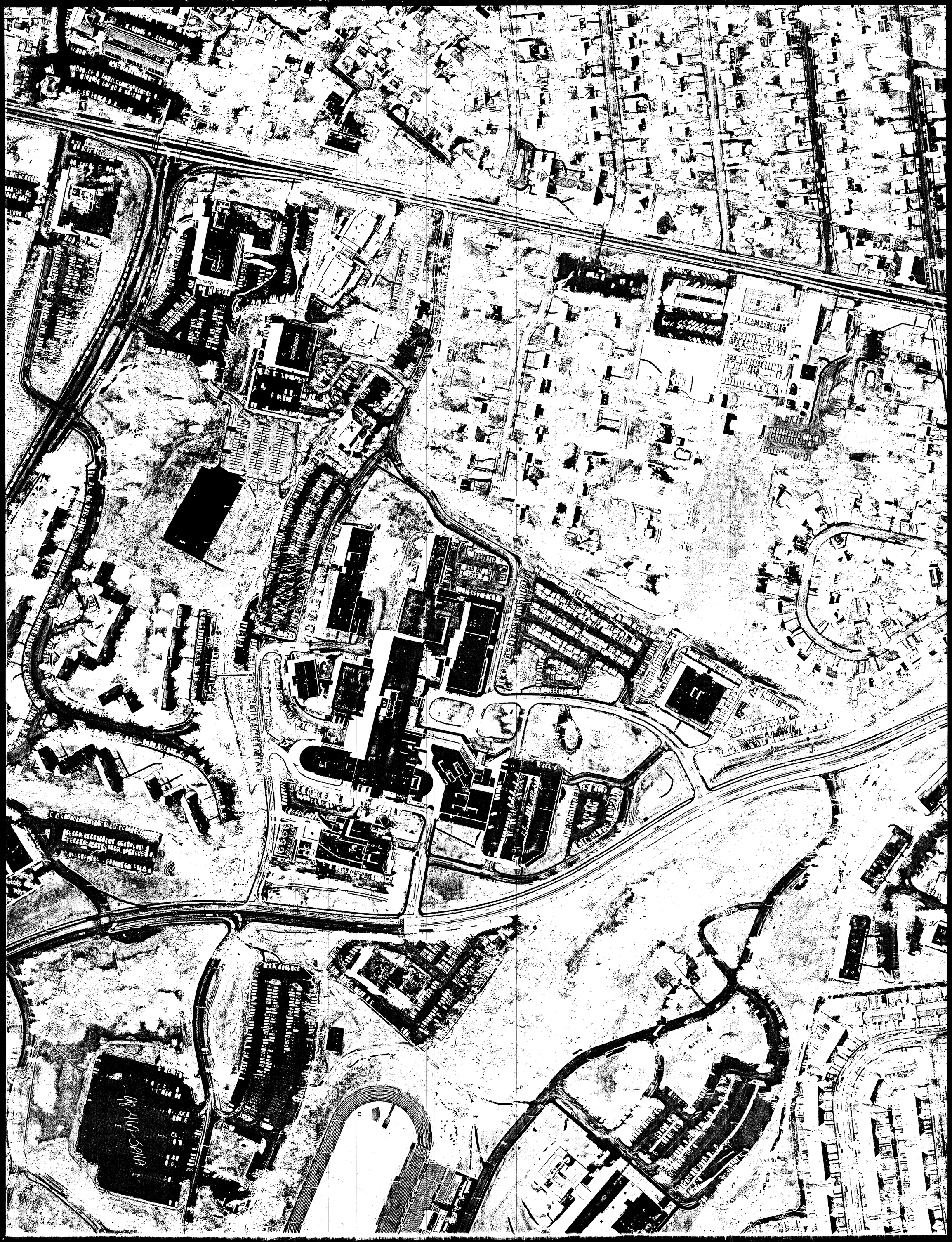


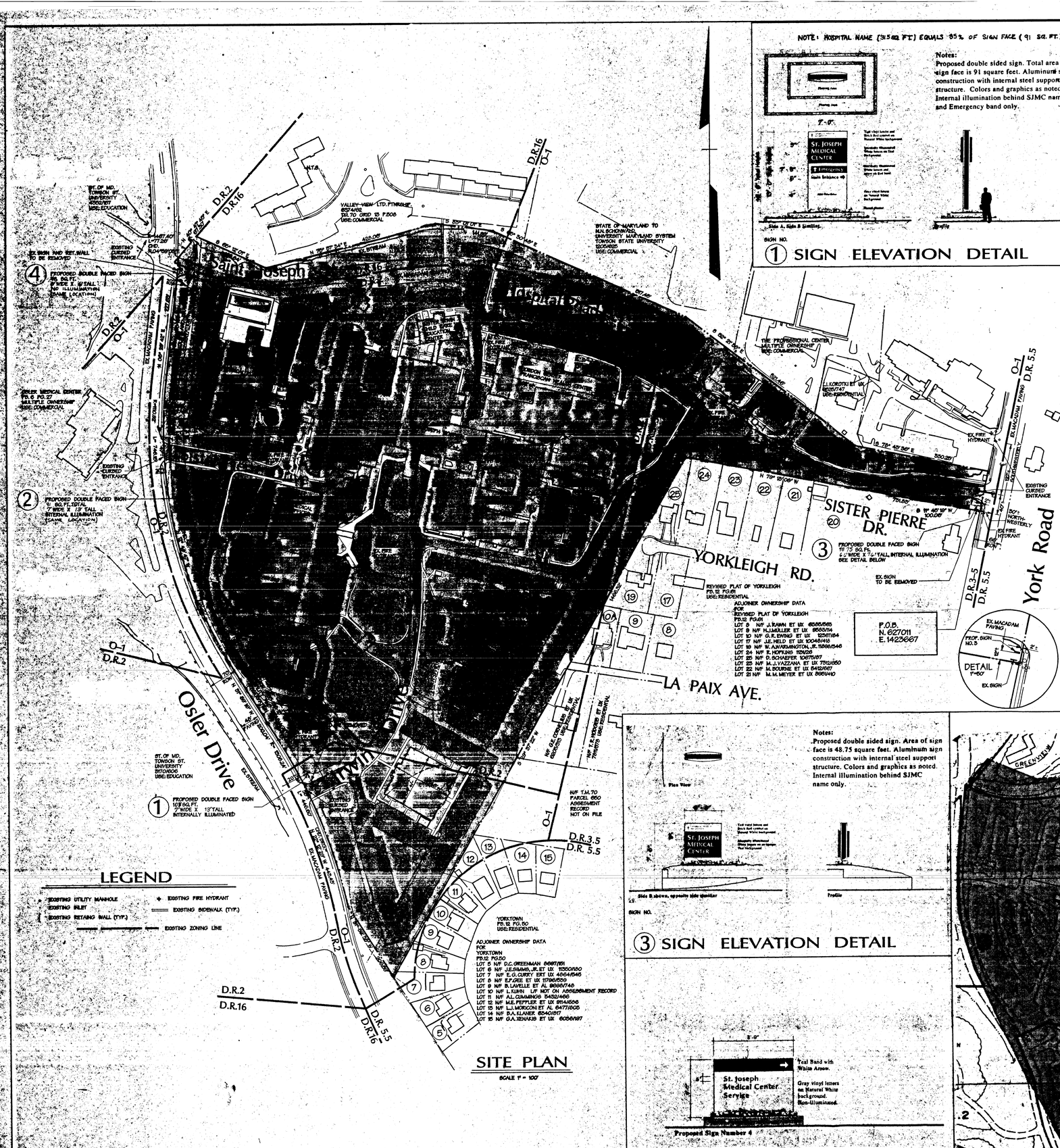

9 28 98



Zoning Comment
No 1


AUBURN DRIVE
FINE ARTS DRIVE
GREENVIEW TERRACE
SAINT JOSEPH HOSPITAL ROAD
(ROUTE 45)
OSLER DRIVE
SAINT PIERRE DRIVE
YORKLEIGH ROAD
LA PAIX LANE
YORK ROAD
STANMORE COURT
STANMORE ROAD
BRANDON ROAD
YORKETOWNE DRIVE
PK
N
Cball
Source: Baltimore County OIT/GIS
Date: 3/1996
100 0 100 200 300 400 500 600 Feet
Pict No 19




Saint Joseph
Osler Drive
YORKLEIGH RD.
SISTER PIERRE DR.
LA PAIX AVE.
York Road
YORKTOWN
D.R.2
D.R.16
O-1
D.R.3.5
D.R. 5.5
ST. OF MD. TOWSON ST. UNIVERSITY 5170/606 USE: EDUCATION
VALLEY-VIEW LTD. P.THRASHE 6274/402 TAX MAP 70 GRID 15 P.506 USE: COMMERCIAL
STATE OF MARYLAND TO M.N. BOCKWOLD UNIVERSITY MARYLAND SYSTEM TOWSON STATE UNIVERSITY 1205/602 USE: COMMERCIAL
THE PROFESSIONAL CENTER MULTIPLE OWNERSHIP USE: COMMERCIAL
L.KOROTILI ET UX 6295/747 USE: RESIDENTIAL
OSLER MEDICAL CENTER 79 & 79 ZZ MULTIPLE OWNERSHIP USE: COMMERCIAL
REVISED PLAT OF YORKLEIGH FOLIO 12 FOLIO 29 USE: RESIDENTIAL
YORKTOWN FOLIO 12 FOLIO 50 USE: RESIDENTIAL
N/F TAX 70 PARCEL 650 ASSESMENT RECORD NOT ON FILE
EX. FIRE HYDRANT
EXISTING CURBED ENTRANCE
EX. MACADAM PAVING
EX. SIDEWALK
EX. BUILDING
EX. RETAINING WALL
EX. ZONING LINE
PROPOSED DOUBLE FACED SIGN 16.75 SQ.FT. 6'-5" WIDE X 3'-11" TALL INTERNAL ILLUMINATION SEE DETAIL BELOW
EX. SIGN TO BE REMOVED
P.O.B. N. 627011 E. 1425667
PROP. SIGN NO. 5
DETAIL 1"=50'
EX. SIGN
PROPOSED DOUBLE FACED SIGN 10'8 SQ. FT. 7'WIDE X 13'TALL INTERNAL ILLUMINATION (SAME LOCATION)
PROPOSED DOUBLE FACED SIGN 9 SQ.FT.TOTAL 3'WIDE X 13'TALL INTERNAL ILLUMINATION (SAME LOCATION)
PROPOSED DOUBLE FACED SIGN 10'8 SQ. FT. 7'WIDE X 13'TALL INTERNALLY ILLUMINATED
EX. SIGN AND EXT. WALL TO BE REMOVED
EXISTING CURBED ENTRANCE
EXISTING CURBED ENTRANCE
EXISTING CURBED ENTRANCE

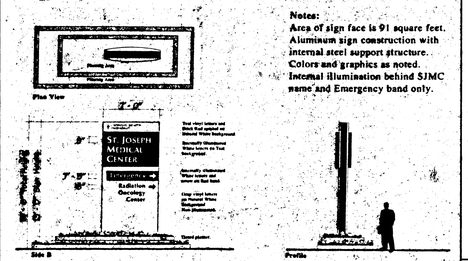
NOTE: HOSPITAL NAME (3.5 SQ. FT.) EQUALS 35% OF SIGN FACE (9.1 SQ. FT.)

SIGN NO. 1

1 SIGN ELEVATION DETAIL

Notes:
Proposed double sided sign. Total area of sign face is 91 square feet. Aluminum sign construction with internal steel support structure. Colors and graphics as noted. Internal illumination behind SJMC name and Emergency band only.

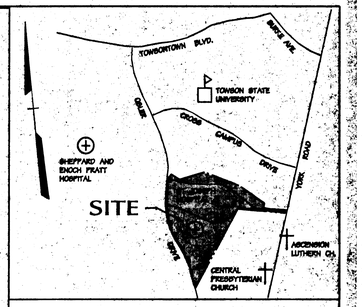
NOTE: HOSPITAL NAME (3.5 SQ. FT.) EQUALS 35% OF SIGN FACE (9.1 SQ. FT.)



SIGN NO. 2

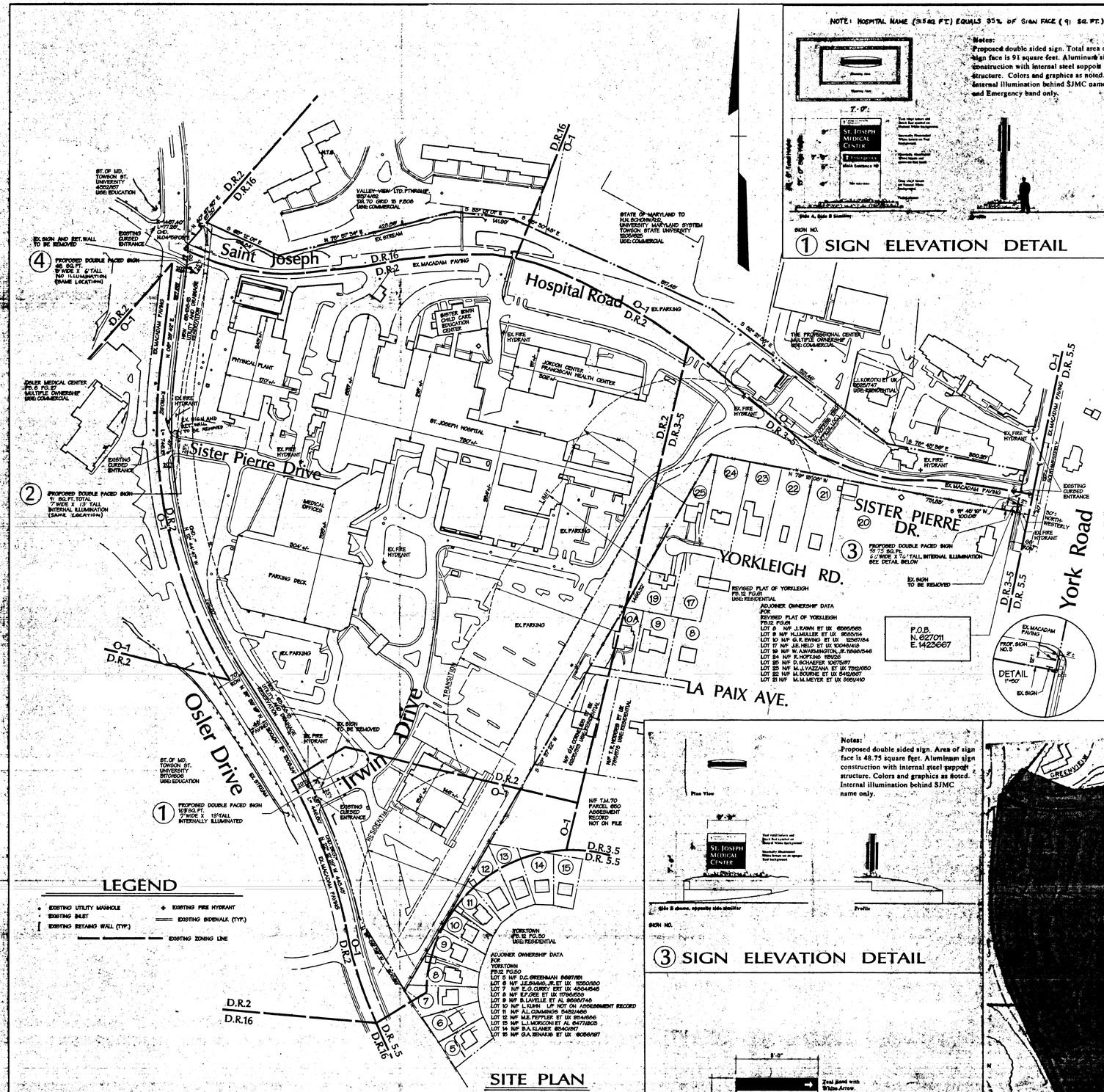
2 SIGN ELEVATION DETAIL

Notes:
Area of sign face is 91 square feet. Aluminum sign construction with internal steel support structure. Colors and graphics as noted. Internal illumination behind SJMC name and Emergency band only.



VICINITY MAP

SCALE 1" = 1000'



SITE PLAN

SCALE 1" = 100'

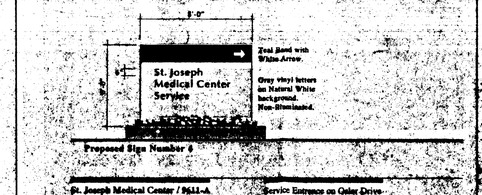
LEGEND

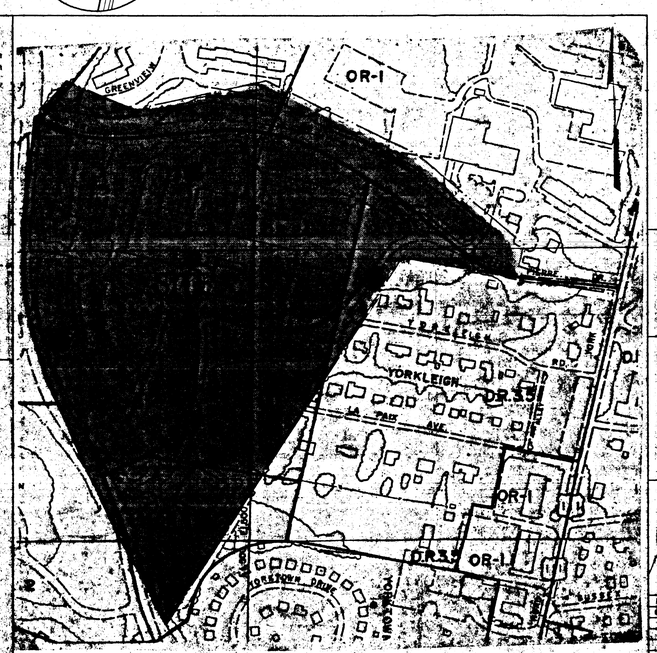
- EXISTING UTILITY MANHOLE
- EXISTING INLET
- EXISTING RETAINING WALL (TYP.)
- EXISTING FIRE HYDRANT
- EXISTING SIDEWALK (TYP.)
- EXISTING ZONING LINE

SIGN NO. 3

3 SIGN ELEVATION DETAIL

Notes:
Proposed double sided sign. Area of sign face is 48.75 square feet. Aluminum sign construction with internal steel support structure. Colors and graphics as noted. Internal illumination behind SJMC name only.





GENERAL NOTES

1. CURRENT OWNER AND STREET ADDRESS:
PARCEL 595:
SAINT JOSEPH MEDICAL CENTER INC.
formerly known as:
THE SISTERS OF THE THIRD ORDER OF ST. FRANCIS,
PHILADELPHIA FOUNDATION OF ST. JOSEPH'S HOSPITAL
c/o ST. JOSEPH MEDICAL CENTER INC.
7620 YORK ROAD
BALTIMORE, MD 21204
PARCEL 1166:
ST. JOSEPH HOSPITAL
c/o MICHAEL MATEJEVICH
ODEA MEDICAL ARTS LTD.
7620 YORK RD.
BALTIMORE MD 21204
PARCEL 865:
SAINT JOSEPH PROFESSIONAL BUILDING INC.
c/o WALLACE CAMPBELL
1701 MERIDENE DRIVE
BALTIMORE, MD 21239

2. SITE AREA: 37.012 AC.+/-

3. EXISTING USE: HOSPITAL

4. SITE ADDRESS: 7620 YORK RD TOWSON, MD 21204

5. SITE DATA:
DEED REFERENCE: 4097/857 (P.595), 4572/264 (P.865), 6582/704 (P.1166), 8653/225 (P.865)
TAX ACCOUNT NUMBER: 0612526145 (P.595), 0408026526144 (P.595), 2200009602 (P.1166), 1600002400 (P.865)
ELECTION DISTRICT: 9
ZONED: D.R.2, D.R.16, D.R.3.5, D.R.5.5, OR-1
TAX MAP: 70, BLOCK: 18, PARCELS 595 & 1166
COUNCILMATIC DISTRICT: 4

6. THE PROPERTY INFORMATION AND LOCATION SHOWN HEREON HAVE BEEN COMPILED FROM DEEDS AND OTHER SOURCES DEEMED TO BE RELIABLE. HOWEVER THEIR ACCURACY IS NOT GUARANTEED AND IS SUBJECT TO CHANGE.

7. EXISTING UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS FOR THE CONTRACTORS CONVENIENCE ONLY. WHILE THE INFORMATION SHOWN HAS BEEN GATHERED FROM SURVEYS AND SOURCES DEEMED TO BE RELIABLE, THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION SHOWN IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION.

8. THE CONTRACTOR IS TO NOTIFY MISS UTILITY (800)-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR IS TO ALSO NOTIFY A PRIVATE UTILITY CONTRACTOR FOR ALL ON-SITE UTILITY LOCATIONS.

9. FLOOR AREA RATIO: N/A - PROPOSED SIGNS WILL NOT EFFECT FLOOR AREA RATIO

10. PARKING REQUIRED* N/A,- EXISTING - PROPOSED SIGNS WILL NOT IMPACT PARKING.

11.* THIS SITE WAS THE SUBJECT OF THE FOLLOWING PERMITS: PERMIT INFORMATION RETRIEVED FROM RECORDS IN BALTIMORE COUNTY ZONING OFFICE

116-64	HOSPITAL	817-82	ALTERATION	1424-87	TANK	1545-91	GRADING
359-70	BUILDING	817-85	PARKING	164-86	ALTERATION	1550-90	STORAGE BUILDING
556-70	ALTERATION	601-87	FOUNDATION	1652-86	GRADING		
578-80	TANK	711-87	GRADING	1694-86	ALTERATION	B164405	ALTERATIONS
846-80	ALTERATION	836-87	ALTERATION	1831-86	ALTERATION	2072540	ALTERATIONS
1272-80	ADDITION	865-87	ALTERATION	2275-86	ALTERATION	B250219	GRADING
14-45-81	ALTERATION	1211-87	ALTERATION	2276-86	ALTERATION	B257569	GRADING
						B276569	ANTENNAS
						B299480	ANTENNAS

12.* ZONING HISTORY: * ALL INTERIOR ALTERATION PERMITS ARE NOT SHOWN AND ARE NOT AFFECTED BY THE PROPOSED SIGNS

79-215-X HELISTOP - MARCH 8 1979 SPECIAL EXCEPTION GRANTED BY ZONING COMMISSIONER
81-11-79 AFFIRMED BY BD. OF APPEALS
86-150-A 5 DOUBLE FACED, INTERNALLY ILLUMINATED SIGNS OF 250 SQ. FT. IN LIEU OF THE NON-ILLUMINATED 15 SQ. FT. SIGN GRANTED
C.R.G. 88-109 MEDICAL OFFICES AND PARKING STRUCTURE, APPROVED 5 / 5 / 91
ON DECEMBER 5 1986 ZONING CASE NO. 86-127-SPHA A SPECIAL HEARING AND VARIANCES WAS GRANTED FOR HOSPITAL STRUCTURES AND PARKING
ON FEBRUARY 3, 1988 AN AMENDED ORDER WAS GRANTED FOR SAME ZONING CASE NO. 86-127-SPHA
C.R.G. W-91-92 SOUTH WING AND DINING ADDITION APPROVED 5 / 5 /91
ON OCTOBER 17, 1995 THE ZONING COMMISSIONER OF BALTIMORE COUNTY ORDERED THAT SPECIAL EXCEPTION CASE #96-65-X BE GRANTED TO PERMIT A WIRELESS TRANSMITTING AND RECEIVING FACILITY

*ZONING CASE INFORMATION RETRIEVED FROM THE 1971 BALTIMORE COUNTY ZONING MAPS.

13. AMENITY OPEN SPACE: N/A - ALL BUILDINGS ARE EXISTING.

14. HEIGHT DETERMINATIONS: N/A - ALL BUILDINGS ARE EXISTING

15. UTILITIES: N/A - ALL UTILITIES ARE EXISTING

16. ZERO SETBACK BUILDINGS: N/A - ALL BUILDINGS ARE EXISTING.

DATA SOURCES:
Photogrammetric Mapping: Aerial Mapping, Inc.
Flight Date - March 1997
Issue Date - August, 1997

Boundaries:
Based on Plat prepared by Harris, Smariga, Metz, Inc.
"Plat Boundary Survey" 27,022 Acre tract
Baltimore County, June 6, 1996

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SITE PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE AND SPECIAL HEARING

ST. JOSEPH HOSPITAL

7620 YORK ROAD

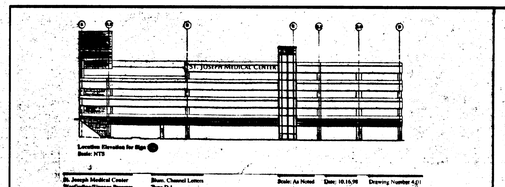
9 TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — WILLIAM M. MCKENZIE — NO. 5551 — REGISTERED LANDSCAPE ARCHITECT

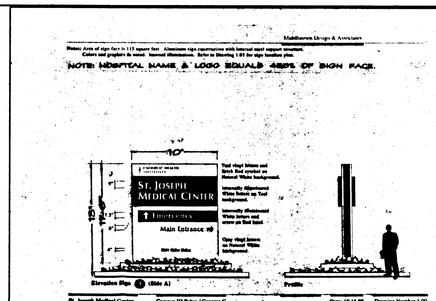
3RD REVISED 98-467-SPHA

DATE:	BY	REVISIONS
6-26-98	RC	PER MARYLAND DESIGN SIGNS

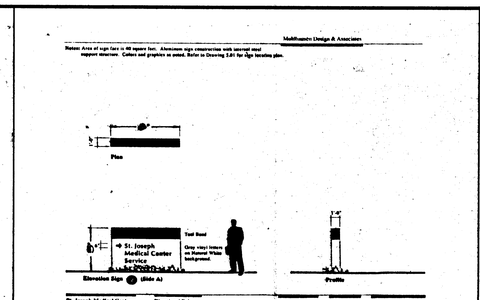
BASE: ADL
DRAWN: LTM
DESIGNED:
CHECKED BY:
DATE CHECKED:
SCALE: AS SHOWN



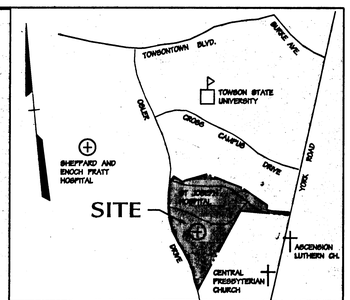
⑥ SIGN ELEVATION (TYPICAL)



SIGN NO. ① SIGN ELEVATION DETAIL

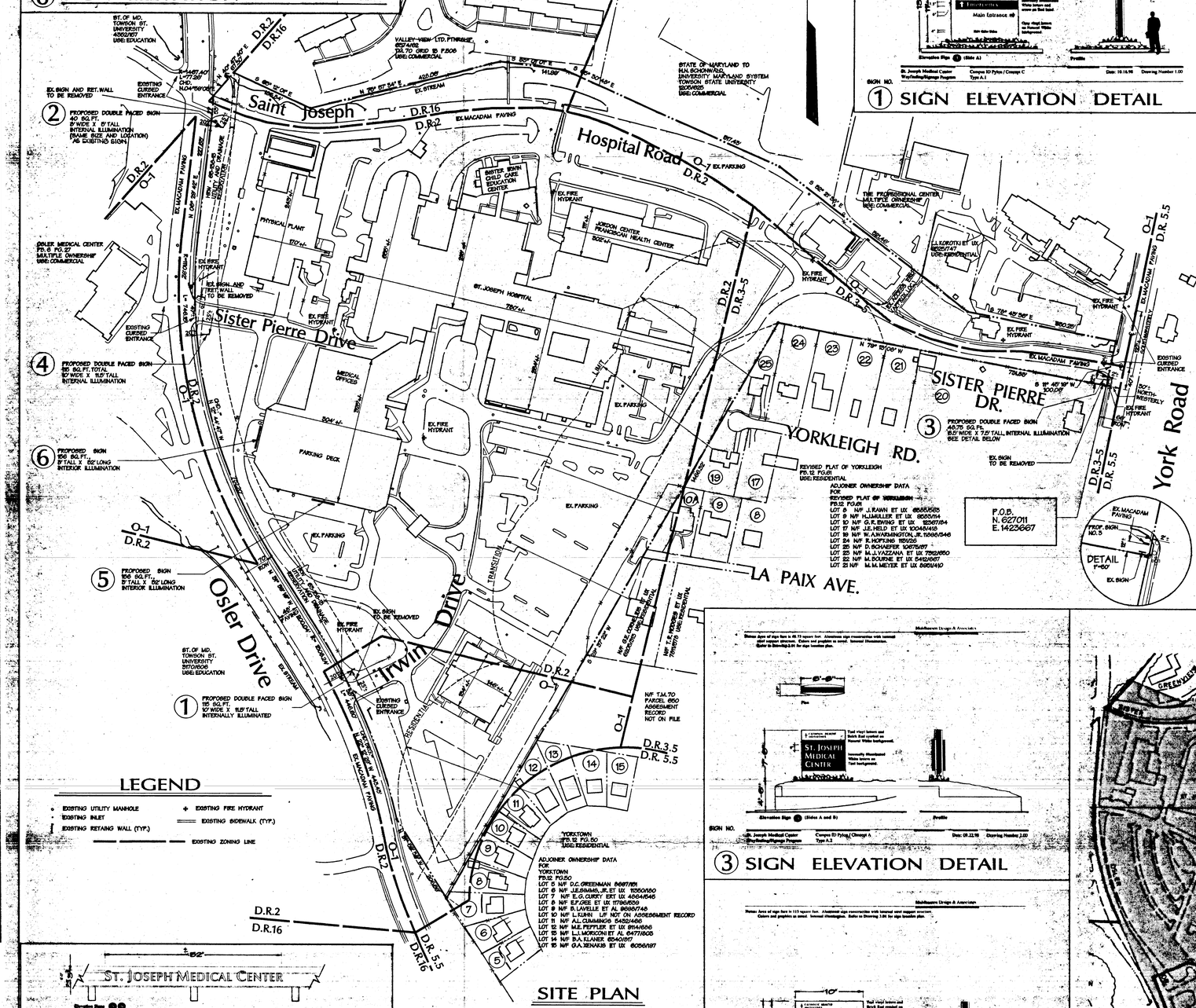


SIGN NO. ② SIGN ELEVATION DETAIL



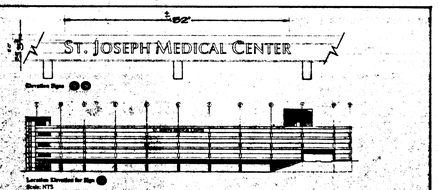
VICINITY MAP

SCALE: 1" = 1000'

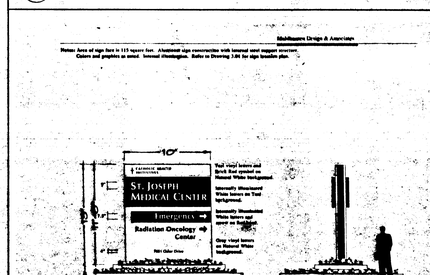


SITE PLAN

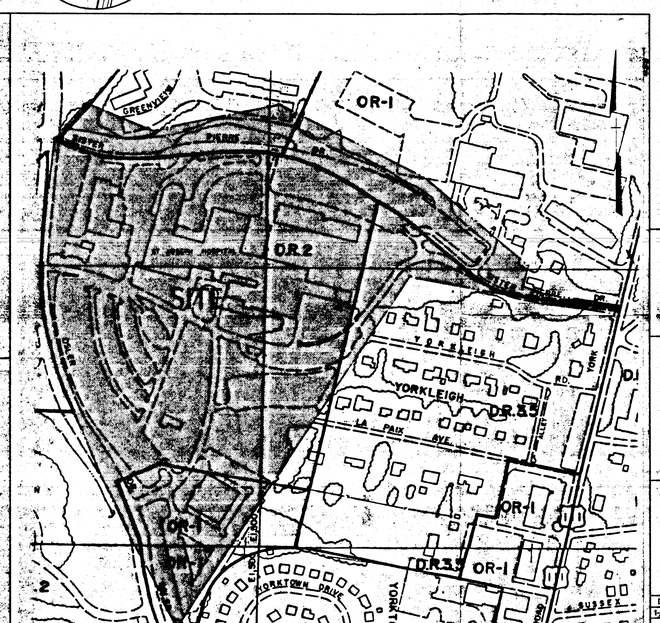
SCALE 1" = 100'



SIGN NO. ③ SIGN ELEVATION DETAIL



SIGN NO. ④ SIGN ELEVATION DETAIL



GENERAL NOTES

1. CURRENT OWNER AND STREET ADDRESS:
PARCEL 1566:
SAINT JOSEPH MEDICAL CENTER INC.
formerly known as:
THE SISTERS OF THE THIRD ORDER OF ST. FRANCIS, PHILADELPHIA FOUNDATION OF ST. JOSEPH'S HOSPITAL
c/o ST. JOSEPH MEDICAL CENTER INC.
7620 YORK ROAD
BALTIMORE, MD 21204
PARCEL 1565:
ST. JOSEPH HOSPITAL
c/o MICHAEL WATLEJEVICH
ODEA MEDICAL ARTS LTD.
7620 YORK RD
BALTIMORE MD 21204
PARCEL 883:
SAINT JOSEPH PROFESSIONAL BUILDING INC.
c/o WALLACE CAMPBELL
1701 MERIDENE DRIVE
BALTIMORE, MD 21286

2. SITE AREA: 37.012 AC.+/-

3. EXISTING USE: HOSPITAL

4. SITE ADDRESS: 7620 YORK RD TOWSON, MD 21204

5. SITE DATA:
DEED REFERENCE: 4067/117, 5961, 6570/164 (T. 5961, 5960/704 (T. 1966), 5950/225 (T. 1965)
TAX ACCOUNT NUMBER: 0915059645 (T. 2566), 0400009959644 (T. 2566), 2200009902 (T. 1955), 1600002400 (T. 1955)
ELECTION DISTRICT: 9
ZONED: D.R.2, D.R.3.5, D.R.5.5, OR-1
TAX MAP: 70, BLOCK: 19, PARCELS 1566 & 1955
COINCIDENTIC DISTRICT: 4

6. THE PROPERTY, INFORMATION AND LOCATION SHOWN HEREON HAVE BEEN COMPILED FROM DEEDS AND OTHER SOURCES BELIEVED TO BE RELIABLE, HOWEVER THEIR ACCURACY IS NOT GUARANTEED AND IS SUBJECT TO CHANGE.

7. EXISTING UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS FOR THE CONTRACTORS CONVENIENCE ONLY, WHILE THE INFORMATION SHOWN HAS BEEN GATHERED FROM SURVEYS AND SOURCES DEEMED TO BE RELIABLE, THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION SHOWN IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION.

8. THE CONTRACTOR IS TO NOTIFY MISS UTILITY (800)-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR IS TO ALSO NOTIFY A PRIVATE UTILITY CONTRACTOR FOR ALL ON-SITE UTILITY LOCATIONS.

9. FLOOR AREA RATIO: N/A - PROPOSED SIGNS WILL NOT EFFECT FLOOR AREA RATIO

10. PARKING REQUIRED* N/A.- EXISTING - PROPOSED SIGNS WILL NOT IMPACT PARKING.

11.* THIS SITE WAS THE SUBJECT OF THE FOLLOWING PERMITS: PERMIT INFORMATION RETRIEVED FROM RECORDS IN BALTIMORE COUNTY ZONING OFFICE

116-64	HOSPITAL	217-82	ALTERATION	1424-87	TANK	1945-91	GRADING
259-70	BUILDING	317-85	PARKING	164-88	ALTERATION	B50-90	STORAGE
1256-70	ALTERATION	1301-87	FOUNDATION	1682-88	GRADING		BUILDING
1276-80	TANK	711-87	GRADING	1804-88	ALTERATION	B116465	ALTERATIONS
1446-80	ALTERATION	1366-87	ALTERATION	1981-88	ALTERATION	B0772546	ALTERATIONS
1272-80	ADDITION	1803-87	ALTERATION	2275-88	ALTERATION	B1275259	GRADING
1445-81	ALTERATION	1911-87	ALTERATION	2276-88	ALTERATION	B1875568	GRADING
						B1251563	ANTENNAS
						B1284480	ANTENNAS

12.* ZONING HISTORY: * ALL INTERIOR ALTERATION PERMITS ARE NOT SHOWN AND ARE NOT AFFECTED BY THE PROPOSED SIGNS

78-212-X HEARING OFFICER MARCH 5 1978, SPECIAL EXCEPTION GRANTED BY ZONING COMMISSIONER

8-11-78 AFFIRMED BY BD. OF APPEALS

86-150-A 5 DOUBLE FACED, INTERNALLY ILLUMINATED SIGNS OF 226 SQ.FT. IN LIEU OF THE NON-ILLUMINATED 15 SQ.FT. SIGN GRANTED

C.R.G. 88-109 MEDICAL OFFICES AND PARKING STRUCTURE. APPROVED 5 / 5 / 91.

ON DECEMBER 5 1986 ZONING CASE NO. 86-157-SPHA A SPECIAL HEARING AND VARIANCES WAS GRANTED FOR HOSPITAL STRUCTURES AND PARKING

ON FEBRUARY 5, 1988 AN AMENDED ORDER WAS GRANTED FOR BASE ZONING CASE NO. 86-157-SPHA

C.R.G. W-91-02 SOUTH WING AND DINING ADDITION. APPROVED 5 / 5 /91.

ON OCTOBER 17, 1995 THE ZONING COMMISSIONER OF BALTIMORE COUNTY ORDERED THAT SPECIAL EXCEPTION CASE 96-55-X BE GRANTED TO PERMIT A WIRELESS TRANSMITTING AND RECEIVING FACILITY

*ZONING CASE INFORMATION RETRIEVED FROM THE 1971 BALTIMORE COUNTY ZONING MAPS.

15. AMENITY OPEN SPACE: N/A - ALL BUILDINGS ARE EXISTING.

14. HEIGHT DETERMINATION: N/A - ALL BUILDINGS ARE EXISTING

15. UTILITIES: N/A - ALL UTILITIES ARE EXISTING

16. ZERO SETBACK BUILDINGS: N/A - ALL BUILDINGS ARE EXISTING.

DATA SOURCES:

Photogrammetry: Wingo Aerial Mapping, Inc.
Flight Date - March, 1997
Issue Date - August, 1997

Boundaries:
Based on Plat prepared by Harris, Smariga, Matz, Inc.
Titled Boundary Survey 27.0122 Acre tract
Baltimore County, June 6, 1989

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SITE PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE AND SPECIAL HEARING

ST. JOSEPH HOSPITAL

7620 YORK ROAD

9 TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

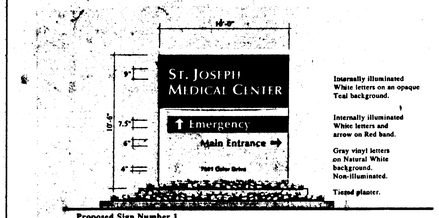
STATE OF MARYLAND MELANIE MORGAN REGISTERED LANDSCAPE ARCHITECT NO. 551

DATE	BY	REVISIONS
1-20-99	CSC	PER MULTI-HUNDRED DESIGN DWGS.
1-28-99	CSC	DATED 10-16-98 ADD NAME & LOGO PERCENT OF SIGN #1

BASE: ADL
DRAWN: LTM
DESIGNED:
CHECKED BY:
DATE CHECKED:
SCALE: AS SHOWN

98-467-SPHA
Revised 1/28/99

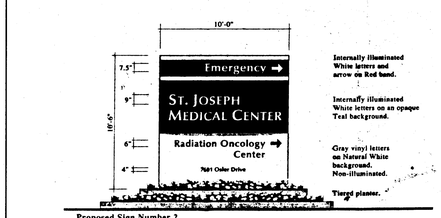
NOTE: HOSPITAL NAME (40 SQ. FT.) EQUALS 38% OF SIGN FACE (105 SQ. FT.)



Proposed Sign Number 1

SIGN NO. 1 — St. Joseph Medical Center / 9611-A — Wayfinding/Signage Program — Main Entrance on Osler Drive — Sign Number 1

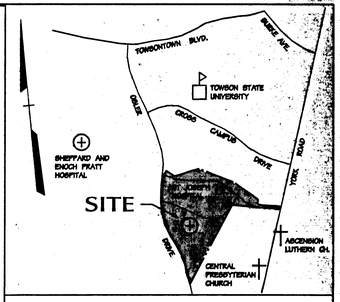
1 SIGN ELEVATION DETAIL



Proposed Sign Number 2

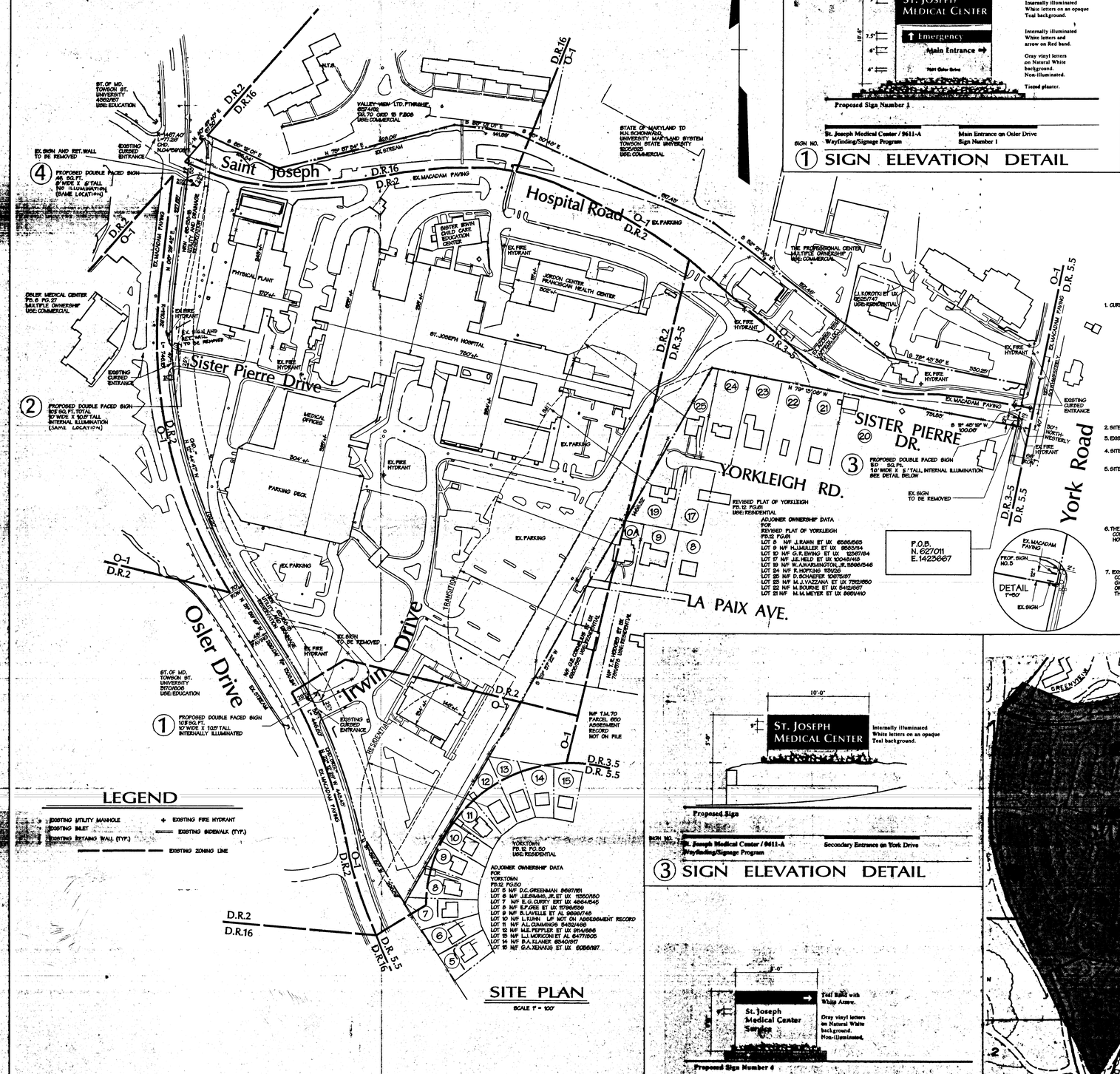
SIGN NO. 2 — St. Joseph Medical Center / 9611-A — Wayfinding/Signage Program — Emergency Entrance on Osler Drive — Sign Number 2

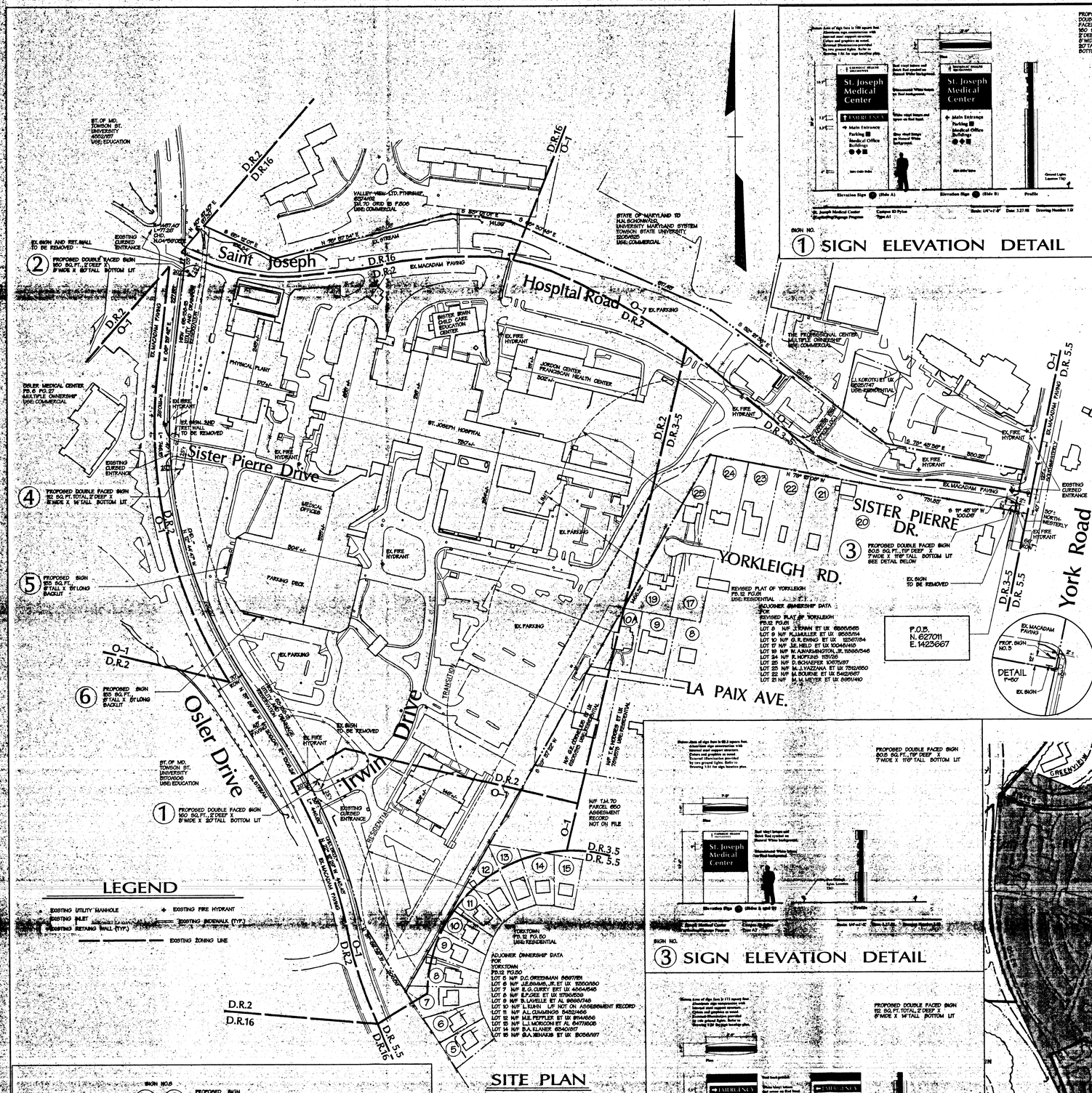
2 SIGN ELEVATION DETAIL



VICINITY MAP

SCALE: 1" = 1000'


ST. OF MD. TOWSON ST. UNIVERSITY 4/2001/167 USE: EDUCATION
VALLEY-VIEW LTD. PTNRSHIP 6127/402 TAX ID 0822 15 P.206 USE: COMMERCIAL
STATE OF MARYLAND TO H.N. BOHONNAN UNIVERSITY MARYLAND SYSTEM TOWSON STATE UNIVERSITY 1820/492 USE: COMMERCIAL
THE PROFESSIONAL CENTER MULTIPLE OWNERSHIP USE: COMMERCIAL
J.J. KOROTKI ET UX 5625/747 USE: RESIDENTIAL
OSLER MEDICAL CENTER 90.6 PG.27 MULTIPLE OWNERSHIP USE: COMMERCIAL
EXISTING CURBED ENTRANCE
EX. SIGN AND RET. WALL TO BE REMOVED
PROPOSED DOUBLE FACED SIGN 66 SQ.FT. 8' WIDE X 8' TALL NO ILLUMINATION (SAME LOCATION)
Saint Joseph
Hospital Road
Sister Pierre Drive
Osler Drive
Irwin Drive
YORKLEIGH RD.
LA PAIX AVE.
SISTER PIERRE DR.
York Road
EX. MACADAM PAVING
EX. PARKING
EX. FIRE HYDRANT
PHYSICAL PLANT
ST. JOSEPH HOSPITAL
JORDON CENTER FRANCISCAN HEALTH CENTER
BARBARA BUSH CHILD CARE EDUCATION CENTER
MEDICAL OFFICES
PARKING DECK
EX. STREAM
PROPOSED DOUBLE FACED SIGN 50 SQ.FT. TOTAL 10' WIDE X 10'-0" TALL INTERNAL ILLUMINATION (SAME LOCATION)
PROPOSED DOUBLE FACED SIGN 105 SQ.FT. 10' WIDE X 10.5' TALL INTERNALLY ILLUMINATED
PROPOSED DOUBLE FACED SIGN 50 SQ.FT. 10' WIDE X 5' TALL INTERNAL ILLUMINATION SEE DETAIL BELOW
EX. SIGN TO BE REMOVED
REVISED PLAT OF YORKLEIGH FD.12 FOLIO 81 USE: RESIDENTIAL
ADJOINER OWNERSHIP DATA FOR REVISED PLAT OF YORKLEIGH FD.12 FG.81
LOT 6 N/F J.RAWN ET UX 6356/565
LOT 9 N/F H.J.MILLER ET UX 8563/114
LOT 10 N/F G.K.EWING ET UX 5224/154
LOT 17 N/F J.E.HELD ET UX 10048/416
LOT 19 N/F N.J.HARRINGTON, JR. 11995/546
LOT 24 N/F F. HOFFLING 1570/56
LOT 25 N/F D.SCHAEFER 10675/67
LOT 23 N/F M.J.VAZZANA ET UX 7702/1650
LOT 22 N/F M.BOURKE ET UX 5442/697
LOT 21 N/F M.M.MEYER ET UX 8985/410
P.O.B. N. 627011 E. 1423667
DETAIL 1"=50'
EX. MACADAM PAVING
PROP. SIGN NO. 3
EX. SIGN
ADJOINER OWNERSHIP DATA FOR YORKTOWN FD.12 FG.50 USE: RESIDENTIAL
LOT 5 N/F D.C. GREENMAN 8667/151
LOT 6 N/F J.E.SHAW, JR. ET UX 10250/150
LOT 7 N/F E.G.CURRY EST. UX 4604/545
LOT 8 N/F E.P.GEE ET UX 11756/256
LOT 9 N/F B.LAVELLE ET AL 9686/745
LOT 10 N/F L.KUHN L/F NOT ON ASSESSMENT RECORD
LOT 11 N/F A.L.CUMMINGS 5452/466
LOT 12 N/F M.E.PEFFLER ET UX 914/666
LOT 13 N/F L.J.MORCONI ET AL 8477/605
LOT 14 N/F B.A.KLANER 8540/197
LOT 15 N/F G.A.RENARIS ET UX 6066/187
N/F T.M.70 PARCEL 850 ASSESMENT RECORD NOT ON FILE
EX. 8" WATER MAIN
EX. 8" SANITARY SEWER
EX. 12" STORM DRAIN
EX. 24" STORM DRAIN
EX. 36" STORM DRAIN
EX. 48" STORM DRAIN
EX. 60" STORM DRAIN
EX. 72" STORM DRAIN
EX. 96" STORM DRAIN
EX. 108" STORM DRAIN
EX. 120" STORM DRAIN
EX. 132" STORM DRAIN
EX. 144" STORM DRAIN
EX. 156" STORM DRAIN
EX. 168" STORM DRAIN
EX. 180" STORM DRAIN
EX. 192" STORM DRAIN
EX. 204" STORM DRAIN
EX.


ST. OF MD. TOWSON ST. UNIVERSITY 4052/107 USE: EDUCATION
EX. SIGN AND EST. WALL TO BE REMOVED
EXISTING CURBED ENTRANCE
2 PROPOSED DOUBLE FACED SIGN 150 SQ.FT., 2' DEEP X 8'WIDE X 18'TALL BOTTOM LIT
VALLEY-VIEW LTD. PTNRSHIP 6027/492 LOT 70 GRID 18 P.606 USE: COMMERCIAL
STATE OF MARYLAND TO H.N. SCHONWALD, UNIVERSITY MARYLAND SYSTEM TOWSON STATE UNIVERSITY 5512/45/25 USE: COMMERCIAL
Saint Joseph
Hospital Road
EX. MACADAM PAVING
EX. STREAM
EX. PARKING
SISTER BROWN CHILD CARE EDUCATION CENTER
EX. FIRE HYDRANT
ADMISSION CENTER FOR AMBULATORY HEALTH CENTER
PHYSICAL PLANT
ST. JOSEPH HOSPITAL
EX. MON. AND STREET WALL TO BE REMOVED
Sister Pierre Drive
DELER MEDICAL CENTER FOLIO 27 MULTIPLE OWNERSHIP USE: COMMERCIAL
4 PROPOSED DOUBLE FACED SIGN 192 SQ.FT. TOTAL, 2' DEEP X 16' WIDE X 16' TALL BOTTOM LIT
EXISTING CURBED ENTRANCE
MEDICAL OFFICES
PARKING DECK
5 PROPOSED SIGN 225 SQ.FT., 8' TALL X 25' LONG BACKLIT
6 PROPOSED SIGN 225 SQ.FT., 8' TALL X 25' LONG BACKLIT
Osler Drive
TRANSITION
Irwin Drive
EX. SIGN TO BE REMOVED
ST. OF MD. TOWSON ST. UNIVERSITY 3170/606 USE: EDUCATION
1 PROPOSED DOUBLE FACED SIGN 150 SQ.FT., 2' DEEP X 8'WIDE X 20'TALL BOTTOM LIT
N/F T.M.TO PARCEL 1550 ASSESSMENT RECORD NOT ON FILE
YORKTOWN FD. 12 FO. 50 USE: RESIDENTIAL
ADJOINER OWNERSHIP DATA FOR YORKTOWN FD.12 FO.50
LOT 5 N/F D.C. GREENHAUN 5687/126
LOT 6 N/F J.E.SHANKS, JR. ET UX 1220/350
LOT 7 N/F S.G. CURRY ERT UX 4804/546
LOT 8 N/F E.P.GEE ET UX 1736/550
LOT 9 N/F B.LEVELLE ET AL 5686/746
LOT 10 N/F L. EIKIN L/F NOT ON ASSESSMENT RECORD
LOT 11 N/F A.L. CUMMINGS 5452/466
LOT 12 N/F M.E. PEIFFLER ET UX 3144/446
LOT 13 N/F L.J. MORICONI ET AL 6477/605
LOT 14 N/F B.A. KLAMER 6540/107
LOT 15 N/F B.A. MENKUS ET UX 5056/107
D.R.2 D.R.16 O-1 D.R.3-5 D.R. 5.5
SITE PLAN
SCALE 1" = 100'
LEGEND
EXISTING UTILITY MANHOLE
EXISTING FIRE HYDRANT
EXISTING INLET
EXISTING SIDEWALK (TYP.)
EXISTING RETAINING WALL (TYP.)
EXISTING ZONING LINE
THE PROFESSIONAL CENTER MULTIPLE OWNERSHIP USE: COMMERCIAL
L. KOROTH ET UX 6825/747 USE: RESIDENTIAL
EXISTING CURBED ENTRANCE
3 PROPOSED DOUBLE FACED SIGN 50.0 SQ. FT., 7'WIDE X 7'TALL BOTTOM LIT SEE DETAIL BELOW
EX. SIGN TO BE REMOVED
SISTER PIERRE DR.
York Road
REVISED PLAT OF YORKLEIGH FD.12 FO.28 USE: RESIDENTIAL
ADJOINER OWNERSHIP DATA FOR YORKLEIGH
REVISED PLAT OF YORKLEIGH FD.12 FO.28
LOT 6 N/F J.ZEMAN ET UX 6555/565
LOT 9 N/F K.J.MILLER ET UX 9600/574
LOT 12 N/F G.R.EVANS ET UX 1526/764
LOT 17 N/F J.E.HELD ET UX 1004/5412
LOT 19 N/F W. AJAKWUNGTON, JR. 1558/546
LOT 24 N/F R. HOPKINS 1531/26
LOT 25 N/F D.SCHAEFER 1067/597
LOT 23 N/F M. J.YAZZANA ET UX 7512/650
LOT 22 N/F M. BOURNE ET UX 5462/467
LOT 21 N/F M. M. MEYER ET UX 5691/440
YORKLEIGH RD.
LA PAIX AVE.
P.O.B. N. 627011 E. 1425667
DETAIL 1"=50'
EX. MACADAM PAVING
PROP. SIGN NO. 5
EX. SIGN
GENERAL NOTES
1. CURRENT OWNER AND STREET ADDRESS:
PARCEL 596: SAINT JOSEPH MEDICAL CENTER INC. formerly known as: THE SISTERS OF THE THIRD ORDER OF ST. FRANCIS, PHILADELPHIA FOUNDATION OF ST. JOSEPH'S HOSPITAL a/o ST. JOSEPH MEDICAL CENTER INC. 7620 YORK ROAD BALTIMORE, MD 21204
PARCEL 1155: ST. JOSEPH HOSPITAL a/o MICHAEL MATEJEVICH ODEA MEDICAL ARTS LTD. 7620 YORK RD. BALTIMORE MD 21204
PARCEL 885: SAINT JOSEPH PROFESSIONAL BUILDING INC. a/o WALLACE CAMPBELL 1701 MERIDENE DRIVE BALTIMORE, MD 21228
2. SITE AREA: 57.012 AC+/-
3. EXISTING USE: HOSPITAL
4. SITE ADDRESS: 7620 YORK RD TOWSON, MD 21204
5. SITE DATA:
DEED REFERENCE: 4037/117, 596), 4570/164 (T. 596), 5660/704 (T. 1155), 1958/225 (T. 885)
TAX ACCOUNT NUMBER: 0915595145 (T. 596), 0408091935144 (T. 596), 2200009902 (T. 1155), 1600002400 (T. 885)
ELECTION DISTRICT: 9
ZONED: D.R.2, D.R.16, D.R.3.5, OR-1
TAX MAP: 70, BLOCK 19, PARCELS 596 & 1155
COMCLIMATIC DISTRICT: 4
6. THE PROPERTY INFORMATION AND LOCATION SHOWN HEREON HAVE BEEN COMPILED FROM DEEDS AND OTHER SOURCES BELIEVED TO BE RELIABLE. HOWEVER THEIR ACCURACY IS NOT GUARANTEED AND IS SUBJECT TO CHANGE.
7. EXISTING UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS FOR THE CONTRACTORS CONVENIENCE ONLY. WHILE THE INFORMATION SHOWN HAS BEEN GATHERED FROM SURVEYS AND SOURCES DEEMED TO BE RELIABLE, THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION SHOWN IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION.
8. THE CONTRACTOR IS TO NOTIFY MISS UTILITY (800)-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR IS TO ALSO NOTIFY A PRIVATE UTILITY CONTRACTOR FOR ALL ON-SITE UTILITY LOCATIONS.
9. FLOOR AREA RATIO: N/A - PROPOSED SIGNS WILL NOT EFFECT FLOOR AREA RATIO
10. PARKING REQUIRED* N/A.- EXISTING - PROPOSED SIGNS WILL NOT IMPACT PARKING.
11.* THIS SITE WAS THE SUBJECT OF THE FOLLOWING PERMITS: PERMIT INFORMATION RETRIEVED FROM RECORDS IN BALTIMORE COUNTY ZONING OFFICE

115-64	HOSPITAL	217-82	ALTERATION	1484-87	TANK	1545-91	GRADING
259-70	BUILDING	217-85	PARKING	164-88	ALTERATION	650-90	STORAGE
2566-70	ALTERATION	604-87	FOUNDATION	1552-88	GRADING		BUILDING
378-80	TANK	711-87	GRADING	1584-88	ALTERATION	B116466	ALTERATIONS
846-80	ALTERATION	846-87	ALTERATION	1651-88	ALTERATION	B072246	ALTERATIONS
1272-80	ADDITION	902-87	ALTERATION	2275-88	ALTERATION	B203269	GRADING
1445-81	ALTERATION	1311-87	ALTERATION	2276-88	ALTERATION	B197569	GRADING
						B215536	ANTENNAS
						B229490	ANTENNAS

* ALL INTERIOR ALTERATION PERMITS ARE NOT SHOWN AND ARE NOT AFFECTED BY THE PROPOSED SIGNS

12.* ZONING HISTORY:
79-215-X HELISTOP -MARCH 5 1979, SPECIAL EXCEPTION GRANTED BY ZONING COMMISSIONER
5-11-79 AFFIRMED BY BD. OF APPEALS
86-135-A 3 DOUBLE FACED, INTERNALLY ILLUMINATED SIGNS OF 288 SQ.FT. IN LIEU OF THE NON-ILLUMINATED 15 SQ.FT. SIGN GRANTED
C.E.G. 86-109 MEDICAL OFFICES AND PARKING STRUCTURE. APPROVED 5 / 5 / 91.
ON DECEMBER 5 1958 ZONING CASE NO. 59-127-SPHA A SPECIAL HEARING AND VARIANCES WAS GRANTED FOR HOSPITAL STRUCTURES AND PARKING
ON FEBRUARY 5, 1959 AN AMENDED ORDER WAS GRANTED FOR BASE ZONING CASE NO. 59-127-SPHA
C.E.G. 91-91-252 "SOUTH END" AND SIGNS EDITION, APPROVED 5 / 8 /91.
ON OCTOBER 17, 1990 THE ZONING COMMISSIONER OF BALTIMORE COUNTY ORDERED THAT SPECIAL EXCEPTION CASE #90-90-X BE GRANTED TO PERMIT A WIRELESS TRANSMITTING AND RECEIVING FACILITY
*ZONING CASE INFORMATION RETRIEVED FROM THE 1971 BALTIMORE COUNTY ZONING MAPS.
15. AMENITY OPEN SPACE: N/A - ALL BUILDINGS ARE EXISTING.
14. HEIGHT DETERMINATION:N/A - ALL BUILDINGS ARE EXISTING
15. UTILITIES: N/A - ALL UTILITIES ARE EXISTING
16. ZERO SETBACK BUILDINGS: N/A - ALL BUILDINGS ARE EXISTING.
DATA SOURCES:
Photogrammetry: Wings Aerial Mapping, Inc. Flight Data - March, 1997 Issue Date - August, 1997
Boundaries: Based on Plat prepared by Harris, Smariga, Matta, Inc. Titled Boundary Survey, 57.0122 Acre tract Baltimore County, June 61958
PROPOSED DOUBLE FACED SIGN 150 SQ.FT., 2' DEEP X 8'WIDE X 20'TALL BOTTOM LIT
Elevation Sign (Side A)
Elevation Sign (Side B)
Profile
SIGN NO. 1 SIGN ELEVATION DETAIL
PROPOSED DOUBLE FACED SIGN 150 SQ.FT., 2' DEEP X 8'WIDE X 20'TALL BOTTOM LIT
SIGN NO. 2 SIGN ELEVATION DETAIL
TOWSON BLVD.
TOWSON STATE UNIVERSITY
CROSS
CHAPEL
DRIVE
YORK ROAD
SHEPPARD AND ENOCH PRATT HOSPITAL
SITE
ASCENSION LUTHERAN CH.
CENTRAL PRESBYTERIAN CHURCH
VICINITY MAP
SCALE: 1" = 1000'
PROPOSED DOUBLE FACED SIGN 50.0 SQ. FT., 7'0" DEEP X 7'WIDE X 7'0" TALL BOTTOM LIT
SIGN NO. 3 SIGN ELEVATION DETAIL
PROPOSED DOUBLE FACED SIGN 112. SQ.FT. TOTAL, 2' DEEP X 8'WIDE X 14'TALL BOTTOM LIT
SIGN NOS 5 6 PROPOSED SIGN 225 SQ.FT. TOTAL 8' TALL X 25' LONG BACKLIT
GREENVIEW
OR-1
YORKLEIGH RD.
DR 3.5
LA PAIX AVE.
YORKTOWN DRIVE
BUSSER
DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
SITE PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE AND SPECIAL HEARING
ST. JOSEPH HOSPITAL
7620 YORK ROAD
9 TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
STATE OF MARYLAND RICHARD E. MUNDIE 21552 REGISTERED PROFESSIONAL ENGINEER
DATE BY REVISIONS
BASE: ADL
DRAWN: LTM
DESIGNED:
CHECKED BY: RMM
DATE CHECKED: 6/21/98
SCALE: AS SHOWN