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IN RE: PETITIONS FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE W/S of York Road, 830 ft. S centerline of Cross Campus Drive 9th Election District 5th Councilmanic District (7601 Osler Drive)

Saint Joseph Medical Center, Inc. John K. Tolmie, President & CEO Petitioners

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 05-264-SPHXA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing, Special Exception and Variance filed by the legal owners of the subject property, Saint Joseph Medical Center, Inc., by John K. Tolmie, President and CEO. The Petitioners are requesting the special hearing, special exception and variance for property they own at 7601 Osler Drive in the Towson area of Baltimore County. The variance relief is requested from Section 300.2 of the B.C.Z.R., to allow a building height of 66 ft. in lieu of the allowed 55 ft. and from Section 1B01.2.C.1.a of the B.C.Z.R., to allow a front building face to side building face setback of 50 ft. in lieu of the required 90 ft. The special exception request is filed pursuant to Sections 1B01.2.B.2, 502 and 504 of the B.C.Z.R. (1987) and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970), for approval of a maximum building elevation width of 375 ft. in lieu of the allowed 300 ft. In addition, a special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the site plan approved in Case No. 05-020-SPHX

The property was posted with Notice of Hearing on January 4, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a

Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 4, 2005 to notify any interested persons of the scheduled hearing date.

Contested hearings were held on January 19, 2005, and February 16, 2005. On February 23, 2005 the Parties jointly requested and were granted a continuance to discuss settlement of their issues. At the April 4, 2005 hearing, the parties placed the terms of their agreement on the record as shown in Joint Exhibit 1.

Applicable Law

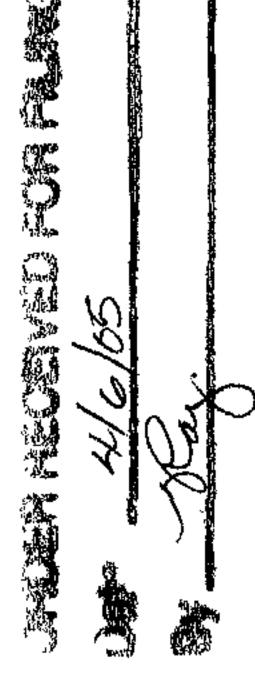
Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Section 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]



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- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was submitted by the Office of Planning dated December 10, 2004, a copy of which is attached hereto and made a part hereof. In addition, an Amended ZAC comment was submitted by the Office of Planning dated January 14, 2005, which indicates the Office of Planning support for the proposed uses. A letter of support was received from the Director, Commercial Revitalization Program dated February 22, 2005

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Sean Flanagan and Michael Erickson on behalf of the Petitioners. Attending the hearing in support of the Petitioners' request were Terry King, Kathy Larmore, Brandon Nevers, Dominic Seraphin, David Coleman, Michelle Lane, Carole Sody, George Patrick, Dick Parsons and Jack Dillon.

Robert A. Hoffman, Esquire and David Karceski, Esquire represented the Petitioners. Donald

Gerding, from the Greater Towson Council of Community Associations, appeared in support of the Petition. Virginia W. Barnhart, Esquire represented the parties who attended the hearing in opposition to the Petitioners' requests. Citizens attending the hearing in opposition to the request were Harvey Noyes, Jim Kirschner, Robert Rudolph, Brian Murphy, Ann Miller, Kathleen Cunningham, Alice Horan, Mary Miles, Michael Coan, Craig DeMallie, Christia Raborn, William W. Ensor, Jr., Thomas J. Morgan, Walter Cesewski, Ken Macintosh and Lisa Cottle.

Letters of support were received from the Towson Business Association Yorkleigh Association, and Mid Atlantic Cardiovascular Associates.

People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

This property is the site of the St. Joseph's Hospital complex on Osler Drive in Towson. The property is zoned DR 2, DR 3.5 and DR 16 and contains 37 acres. The Petitioners would like to build a new parking garage with 1067 spaces in order to consolidate employee parking on the campus and to provide more spaces for visitors and patients near the hospital facilities. The Protestants are members of the Wiltondale Improvement Association who are concerned about hospital traffic on Sr. Pierre Drive which may affect their access to York Road via Worchester Road.

Petitioner's Case

Mr. Fisher, Registered Landscape Architect from Site Resources Incorporated, indicated that he prepared Petitioner's Exhibits 1A and 1B, the Plan to Accompany. The Plan shows the proposed parking garage located on the north end of the campus. He noted the ravine at the north end of the campus, near the proposed garage, which he indicated limited location of the

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garage. He testified that the campus had few alternative locations for the garage as it was very much built out. He also thought the shape of the campus was unusual.

He indicated that the need for the variance from Section 1B01.2.C.1.a of the B.C.Z.R., to allow a front building face to side building face setback of 50 ft. in lieu of the required 90 ft., arises from the need to have a 30 foot side yard setback for the Irwin Building and a 60 foot front yard setback for the new garage. Thus 90 feet is required. The new garage is 50 feet from the Irwin Building, in order to have the size of garage required for the number of spaces and location away form the ravine. He noted that the variance is purely internal to the campus and does not affect any aspect of the community. He testified that 50 feet was adequate for emergency vehicles and proper light and air.

In regard for the need for a variance from Section 300.2 of the B.C.Z.R., to allow a building height of 66 ft. in lieu of the allowed 55 ft, he testified that this height is required to provide the required number of above-ground parking levels to accommodate 1067 vehicles. He indicated the campus was unique in a zoning sense in view of its location, mission and topography.

In regard to the Special Exception pursuant to Sections 1B01.2.B.2, 502 and 504 of the B.C.Z.R. (1987) and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970), for approval of a maximum building elevation width of 375 ft. in lieu of the allowed 300 ft., again he noted the size was needed for the number of parking spaces and opined that granting the special exception would have no detrimental affect on the community and that the proposal meets all of the criteria of Section 502.1 of the B.C.Z.R.

As for community benefit, he indicated that because a parking lots now exists where the new garage would be built, the proposal reduces the amount of impervious surface by

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approximately ½ acre and allows more storm water to recharge the ground and that the water discharged from the SWM facility would have a higher quality than presently running off the parking lot. Finally, he indicated that the nearest residential property line to the proposed garage was 260 feet while the nearest residence was 400+ feet.

He admitted on cross-examination that the hospital was not required to manage the quantity of storm water only the quality. He also admitted that the hospital could have built the new garage on the other end of the campus but decided instead to build a medical office building.

Mr. Erikson, Director of Facilities for the Hospital, reviewed the history of the Hospital indicating that it was a community hospital with regional specialties. He noted that the 37-acre campus is bordered by roadways, Towson State University and residential communities. As such it is landlocked with no room to grow. He indicated that after some study the Hospital management staff felt that the patient/visitor parking was inadequate, not so much on count of parking spaces which meets the County regulations, but rather in term of location close to hospital facilities used by these visitors/patients. He indicated that his staff and hospital health care providers increasingly complained about lack of close visitors/patients parking. The solution he proffered would be to reserve the existing parking garage on Osler Drive for visitor/patients and consolidate employee parking elsewhere.

In addition, he noted that in order to maintain the required number of spaces, the Hospital leases 120 spaces from Towson University, and 60 spaces from private providers near the campus for Hospital employees. He indicated that he would very much like to discontinue these leases which he worries are tenuous. In addition, he noted the Hospital hosts community and medical seminars, workshops and outreach programs that are not regular users of existing spaces but periodically occur. He would like to have a buffer of spaces for such peak uses.

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After considering many alternatives, he indicated that the Hospital would like to build the new employee garage on the north end of the campus as shown on Petitioner's Exhibits 1A and 1B. He testified that building this garage was not a prelude to expand hospital services or beds. Rather, it was to serve existing needs including some additional spaces for peak situations. Consequently, he contended that there would be no additional traffic generated by the addition of the garage.

In regard to the detailed variance requests, he noted that if the height variance were not granted the hospital would have to excavate building parking levels below ground at great cost and to the detriment of the community, including the patients in the hospital. He testified that, from his investigation, that it was very likely that digging down would produce much rock, some of which might have to be blasted to remove. He recalled a similar problem with a recent addition to nearby Sheppard Pratt Hospital. He saw no adverse impact on the community if the new garage were allowed to grow an additional 75 feet as the garage would be hidden to some extent by campus buildings and topography. He indicated that allowing the garage to its proposed height and length would result in a net increase in pervious surface allowing more storm water to recharge the ground.

On cross-examination he recounted the components of relocating employee parking from various lots on and off campus. He also noted that employees of the new medical office building approved in Case No. 05-020- SPHX would use the new garage. He admitted that presently the on-campus and off-campus parking meets the required number of spaces, but contends that available spaces give visitors/patients difficulty getting to destinations on campus. He also admitted that it would not be impossible to build the new garage with several parking levels underground such as the existing garage and Sheppard Pratt. Finally, he admitted that he

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provided parking figures for a prior traffic study (the Kittelson Study) which indicated some portion of these numbers would support future growth.

Mr. Patrick, who lives in the Yorkleigh Road community next to the campus, indicated his support for the proposal and presented a letter of support from the Yorkleigh Community Association. He noted that he works for the hospital and walks to work.

Ms. Lane who lives in the nearby Rogers Forge area testified in favor of the Petitions. She noted that frail patients need parking close to the hospital facilities. Ms. Sody who also lives in Rogers Forge also testified in support and indicated that the new garage would not change the traffic patterns on the surrounding roadways.

Mr. Coleman, professional engineer, described the new garage, presented a rendering of the new garage and photograph of a similar garage, and described the topography of the site. He expressed concern that substantial rock would be found under the proposed garage site and that blasting would be required to the detriment of the hospital and community. On cross-examination, he admitted the garage could be built even if the variances were denied but again noted the disadvantages of building down.

Mr. Nevers, a licensed professional traffic engineer with Kittelson and Associates, testified that he made an extensive study of the traffic impact of the proposed garage on the hospital and community. He clarified the Hospital's position that it had need today for 829 parking spaces but that the remaining 238 spaces would be the buffer Mr. Erickson mentioned for community events, seminars, etc. These spaces would give the Hospital flexibility to arrange parking and reduce the time for patients/visitors to find a parking space near their destinations in the hospital. He summarized traffic count studies on campus and indicated that there would be some change to the pattern of traffic on Sr. Pierre Drive, but that the change would be insignificant from a

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traffic-engineering standpoint. He indicated that the York Road/St. Pierre Drive intersection would see an increase in the average delay time for travelers exiting northbound onto York Road from 35.4 seconds to 39.8 seconds. He noted that this intersection was level of service E, but was not failing by County standards. Again, he testified that the traffic impact on the intersection was negligible.

He admitted on cross-examination that locating the garage as proposed was the Hospital's choice, but noted that it was consistent with the campus master plan. He also admitted that traffic using St. Pierre Drive could be directed to use Osler Drive instead. Finally, he described the studies done by his firm regarding a new traffic light on York Road at St. Pierre Drive, which he indicated the State had not approved.

Mr. Dillon, land planner, described the surrounding neighborhood, and the effect of the Residential Transition Area on the plan. He indicated that he thought the campus was unique in a zoning sense, in that the land uses and services provided as a hospital were unusual compared to other uses in the zone. He supported the Petitioner's contention that the special exception would not have an adverse impact on the community and that the proposed uses meets the spirit and intent of the regulations. He presented extensive photographs of the campus and community surrounding same. See Petitioner's Exhibits 14.

On the third day of hearings, the parties jointly requested time to continue settlement negotiations which resulted in a joint letter from the parties dated March 17, 2005 which indicated their agreement.

On the final day of hearings, counsel offered Joint Exhibit 1 that was accepted into evidence and which stipulates the conditions the parties request be added to the Order and description and location of signage that the Hospital will install. Minor technical changes were

made to the Joint Exhibit. The Petitioner added the conditions to the Redline Plan to Accompany Exhibit 1B

Protestants Case

The Protestants presented a stop work order issued by Baltimore County, which alleged that the Hospital had been filling and grading without a permit. See Protestant's Exhibit 2. However, as indicated above, the parties came to a settlement of their issues and they were put on the record on the final day of hearings.

Findings of Fact and Conclusions of Law

The hospital's plan to provide additional parking for patients and visitors to the Hospital is clearly a direct benefit to the Hospital. The Hospital has leased parking, which it would like to eliminate and relocate employee parking to the new garage. This will provide additional parking spaces for patients and visitors that is convenient to hospital facilities. In addition, the Hospital hosts community events, seminars and other public functions, which require peak parking above the direct count of relocated employees.

In general, the community fully supported the proposal. Each of the surrounding community associations either sent letters of support or representatives to speak in support of the proposed garage with the exception of the Wiltondale Improvement Association. They were concerned that concentrating employees in the new garage would put additional traffic on the intersection of St. Pierre Drive and York Road. This is one of the primary access points for the Wiltondale community. Their concerns, however, have apparently been relieved with the signage to direct traffic away from the intersection, which the Hospital will install at the locations shown on Joint Exhibit 1.

In regard to the requested variances, considering all of the evidence presented and in light of the additional safeguards agreed to by the parties, I find special circumstances or conditions

exist that are peculiar to the land or structure which is the subject of the variance request. The Hospital has a unique charter to provide health care services as a community hospital for Towson with regional specialties. The most reasonable place to locate a new garage for employees is in the northern portion of the campus. This area is limited by the substantial ravine that borders the campus and Towson State University. I find strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Hospital Campus is nearly built out. There are no other locations to place a parking garage of the size needed. Residential density is not an issue. Finally, I find the requested variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The request to allow a front building face to side building face setback of 50 ft. in lieu of the required 90 ft is wholly internal to the campus without any impact on the surrounding community. There clearly will be ample room to have emergency vehicles pass between the buildings. The request to allow a building height of 66 ft. in lieu of the allowed 55 ft. allows one more level of parking but the building is not visible from the surrounding communities. In addition, the signage, which the Hospital will install, will encourage employees to use Osler Drive rather than St. Pierre Drive to get to York Road. Consequently, the impact on the community will be negligible. A parking garage of 1067 vehicles is needed both by the Hospital and community. Overall, this will benefit the community and the region be having convenient parking for patients and visitors near hospital facilities.

In regard to the Petitioners' request for special exception for a 375-foot long garage rather than a 300-foot long garage, I find the need for the number of parking spaces is most reasonable.

There should be a buffer of parking spaces not only for patients but for the community activities

and seminars the Hospital hosts. Consequently, I find the proposed garage meets all the criteria of Section 502.1. I find that the new garage will not have an adverse impact on the community and consequently I will grant the Special Exception for a building width of 375 feet as requested.

Having granted the variances, and special exception I will also grant the special hearing to modify the previously approved site plan as shown on Petitioners' Exhibit Nos. 1A and 1B for the reasons stated above.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the special hearing, special exception and variance requests shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this ____ day of April, 2005, that the Variance relief requested from Section 300.2 of the B.C.Z.R., to allow a building height of 66 ft. in lieu of the allowed 55 ft. and from Section 1B01.2.C.1.a of the B.C.Z.R., to allow a front building face to side building face setback of 50 ft. in lieu of the required 90 ft., be and it is hereby GRANTED.

IT IS FURTHER ORDERED, that the Special Exception filed pursuant Sections 1B01.2.B.2, 502 and 504 of the B.C.Z.R. (1987) and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970), for approval of a maximum building elevation width of 375 ft. in lieu of the allowed 300 ft., be and is hereby GRANTED; AND

IT IS FURTHER ORDERED, that the Special Hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the site plan approved in Case No. 05-020-SPHX, be and is hereby GRANTED subject to the following condition:

The Petitioner shall install and maintain directional signs, as indicated on the Redline Plan accepted into evidence as Petitioner's Exhibit 1B using signage and location given in Joint

Exhibit 1 to encourage northbound traffic exiting the new parking garage to use Osler Drive.

Petitioner may remove such signage if a "bypass" road is constructed that allows access from Petitioner's property directly to Cross Campus Drive.

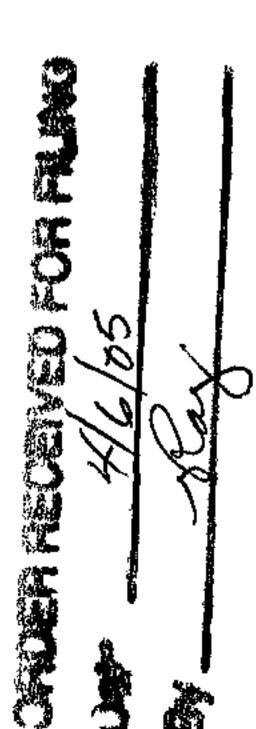
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive William J. Wiseman III, Zoning Commissioner

April **3**, 2005

David Karceski, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, Maryland 21204

Virginia W. Barnhart, Esquire Pope & Hughes, P.A. 29 West Susquehanna Avenue, Suite 110 Towson, Maryland 21204

Re: Petitions for Special Hearing, Special Exception & Variance

Case No. 05-264-SPHXA
Property: 7601 Osler Drive

Dear Mr. Karceski & Ms. Barnhart:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing, special exception and variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John U. Murphy Mighy

Deputy Zoning Commissioner

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Visit the County's Website at www.baltimorecountyonline.info

Copies to:

Sean Flanagan & Michael Erickson, St. Joseph Medical Center, Inc. 7601 Osler Dr., Towson, Md 21204 Richard Parsons, 412 Woodbine Ave., Towson, MD 21204 Terry King, 1 Wilfred Ct., Towson, MD 21204 Kathy Larmore, 1005 Winsford Rd., Towson, MD 21204 Brandon Nevers, 36 S. Charles St., Ste. 2204, Baltimore, MD 21201 Dominic Seraphin, 19206 Shandall Ct., Parkton, MD 21120 David Coleman, 2009 Gaither Rd., Rockville, MD 20850 Donald Gerding, 335\Old Trail, Baltimore, MD 21212 Sean P. Flannagan, 7601 Osler Drive, Towson, MD 21204 Michelle Lane, 340 Dumbarton Rd., Baltimore, MD 21212 Carole Sody, 115 Regester Ave., Baltimore, MD 21212 George Patrick, 115 Yorkleigh Rd., Towson, MD 21204 Jack Dillon, 207 Courtland Ave., Towson, MD 21204 Harvey Noyes, 609 Coventry Rd., Towson, MD 21204 Jim Kirchner, 604 Worcester Rd., Towson, MD 21286 Robert Rudolph, 602 Worcester Rd., Towson, MD 21286 Brian Murphy, 604 Sussex Rd., Towson, MD 21286 Ann Miller, 513 Yarmouth Rd., Towson, MD 21286 Kathleen Cunningham, 604 Worcester Rd., Towson, MD 21286 Alice Horan, 17 Cedar Ave., Towson, MD 21286 Mary H. Miles, 2 Cedar Ave., Towson, MD/21286 Michael Coan, 509 Worcester Rd., Towson, MD 21286 Craig DeMallie, 507 Worcester Rd., Towson, MD 21286 Christia Raborn, 601 Wilton Rd., Towson, MD 21286 William W. Ensor, Jr., 534 Stevensón La., Towson, MD 21286 Thomas J. Morgan, 527 Sussex Rd., Towson, Md 21286 Walter Cesewski, 617 Coventry Rd., Towson, MD 21286 Ken Macintosh, 633 Coventry Rd., Towson, MD 21286 Lisa Cottle, 515 Yarmouth Rd., Towson, MD 21286

Copies to:

Sean Flanagan & Michael Erickson, St. Joseph Medical Center, Inc. 7601 Osler Dr., Towson, Md 21204 Richard Parsons, 412 Woodbine Ave., Towson, MD 21204 Terry King, 1 Wilfred Ct., Towson, MD 21204 Kathy Larmore, 1005 Winsford Rd., Towson, MD 21204 Brandon Nevers, 36 S. Charles St., Ste. 2204, Baltimore, MD 21201 Dominic Seraphin, 19206 Shandall Ct., Parkton, MD 21120 David Coleman, 2099 Gaither Rd., Rockville, MD 20850 Donald Gerding, 335 Old Trail, Baltimore, MD 21212 Sean P. Flannagan, 7601 Osler Drive, Towson, MD 21204 Michelle Lane, 340 Dumbarton Rd., Baltimore, MD 21212 Carole Sody, 115 Regester Ave., Baltimore, MD 21212 George Patrick, 115 Yorkleigh Rd., Towson, MD 21204 Jack Dillon, 207 Courtland Ave., Towson, MD 21204 Harvey Noyes, 609 Coventry Rd., Towson, MD 21204 Jim Kirchner, 604 Worcester Rd., Towson, MD 21286 Robert Rudolph, 602 Worcester Rd., Towson, MD 21286 Brian Murphy, 604 Sussex Rd., Towson, MD 21286 Ann Miller, 513 Yarmouth Rd., Towson, MD 21286 Kathleen Cunningham, 604 Worcester Rd., Towson, MD 21286 Alice Horan, 17 Cedar Ave., Towson, MD 21286 Mary H. Miles, 2 Cedar Ave., Towson, MD 21286 Michael Coan, 509 Worcester Rd., Towson, MD 21286 Craig DeMallie, 507 Worcester Rd., Towson, MD 21286 Christia Raborn, 601 Wilton Rd., Towson, MD 21286 William W. Ensor, Jr., 534 Stevenson La., Towson, MD 21286 Thomas J. Morgan, 527 Sussex Rd., Towson, Md 21286 Walter Cesewski, 617 Coventry Rd., Towson, MD 21286 Ken Macintosh, 633 Coventry Rd., Towson, MD 21286 Lisa Cottle, 515 Yarmouth Rd., Towson, MD 21286



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7601 Onler Drive

which is presently zoned DR2, DR3.5, DR16

and ORL

This Petition shall be filed with the Department of Parmits and 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

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

	(We do solemnly declare and affirm, under the penalties of penjury, that I we are the legal owner(s) of the property which is the subject of this Petition.			
Contract Purchaser/Lessee:	Legal Owner(s):			
-	St. Joseph Medical Center, Inc.			
Name - Type or Print	Name - Type or Print			
Signature	Signature			
• • • • • • • • • • • • • • • • • • •	John K. Tolmie, President and CEO			
Address Telephone No.	Name - Type of Print			
City State Zip Code	Signature			
Attorney For Petitioner:	7601 Osler Drive 410-337-1201			
Robert A. Hoffman	Address Telephone No. Towson, MD 21204			
Name - Turk or Dane	City State Zip Code			
Kut A folkmer I ML	Representative to be Contacted:			
Signature	Robert A. Hoffman			
Venable LLP "				
Company 430 434 6300	Name 210 Allegheny Avenue 410 494-6200			
210 Allegheny Avenue 410 494-6200 Address Telephone No.	Address Telephone No.			
Towson, MD 21204	Towson, MD 21204			
City State Zip Code	City State Zip Code			
	OFFICE USE ONLY			
	ESTIMATED LENGTH OF HEARING			
AX 11 A COLLYA				
Case No. 05 264 SPHXA	UNAVAILABLE FOR HEARING			
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R80 9/15/98				

ATTACHMENT TO PETITION FOR SPECIAL HEARING

7601 Osler Drive

Special Hearing to amend the site plan approved in Case No. 05-020-SPHX.

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Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

7601 Osler Drive

and ORL

which is presently zoned DR2, DR3.5, DR16

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto at made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

If or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

ı	(Me do splemnly 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:	St. Joseph Medical Center, Inc. Name-Type of Print Signature John K. Tolmie, President and CEO			
Name - Type or Print				
Signature				
Address Telephone No.	Name - Type or Print			
City Zip Code	Signature 7601 Osler Drive 410 337-1201			
Attorney For Petitioner: Robert A. Hoffman	Address Telephone No. Towson, MD 21204			
Name - Typesof Print Atham / Shh	City Representative to be Contacted:			
Signature Venable LLP	Robert A. Hoffman			
Cempany 210 Allegheny Avenue 410 494-6200	Name 210 Allegheny Avenue 410 494-6200			
Address Towson, MD 21204	Address Towson, MD 21204			
City Zip Code	City State Zip Code			
Case No. 05-264-SPHXA	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING DAY UNAVAILABLE FOR HEARING Reviewed By Date 1119			

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ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

7601 Osler Drive

Special Exception for approval of a maximum building elevation width of 375 feet in lieu of the permitted 300 feet, pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations (1987) and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970).

TO1DOCS1/DHK01/#197229 v1



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7601 onlar Drive

which is presently zoned DR2, DR3.5, DR15 and

IMe do solemnly declare and affirm, under the penalties of

This Petition shall be filed with the Department of Permits and 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)

To be determined at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

			potjury, that I/we are the legal is the subject of this Petition.	owner(s) of it	is property which
Contract Purchaser/Lessee:	•	♣	Legal Owner(s):		-
Name - Type or Print	······································		St. Joseph Medical C	enter, In	C.
Signature	· · · · · · · · · · · · · · · · · · ·	14-77-77-2	Signature	Stare	,, () ,, , , , , , , , , , , , , , , , ,
Address	*	elepnone No.	Name - Type or Print	ident and	CEO
City	itale	Zip Coce	Signature		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Attorney For Petitioner:			7601 Osler Drive 410 337-1201		
Robert A. Hoffman			Addiese Towson, MD 21204		Telepasas No.
Name - Type of Print A 11/hm	~/ Jhh	-	Representative to be Co	State antanted:	Zıp Cede
Signature "Vanable LLP			Robert A. Hoffman	State State	,
210 Allegheny Avenue		•	Neme 210 Allegheny Avenue		-
Address	Te	lepaone No.	Addiess	 	Telephone No.
Towson, MD 21204		494 6200	Towson, MD 21204	410	494 6200
City	lálo	Zip Code	City	State	Zip Coze
		OFFICE USE ONLY			
Gase No. 05-264-	SPHXA		ESTIMATED LENGTH OF	HEARING	DAY
* as filed 1			UNAVAILABLE FOR HEA		1/19/04
REV 9/15/98	-				• .

ATTACHMENT TO PETITION FOR VARIANCE

7601 Osler Drive

Variance to allow a building height of 66 feet in lieu of the permitted 55 feet, pursuant to Section 300.2 of the Baltimore County Zoning Regulations (1987).

Variance to allow a front building face to side building face setback of 50 feet in lieu of the required 90 feet, pursuant to Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (1987).



264

ST. JOSEPH MEDICAL CENTER

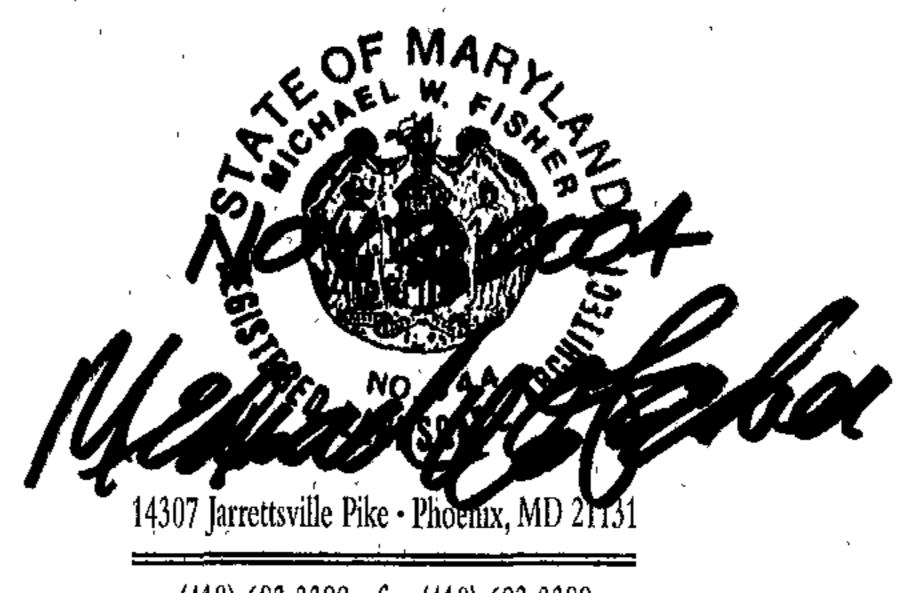
ZONING DESCRIPTION

All that piece or parcel of land situate, lying, and being in the Ninth Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

Beginning at a point on the west side of York Road (MD 45) which is 66 feet wide at the distance of 830 feet south of the centerline of the nearest major improved intersecting street, Cross Campus Drive. Thence the following courses and distances: N 78° 59' 00" W 731.83 feet, thence S 29° 51' 30" W 1466.32 feet, thence N 31° 45' 30" W 206.59 feet, thence by a curve to the left with a Radius of 1308.24 feet and a Length of 446.59 feet, thence N 31° 45' 08" W 200.04 feet, thence by a curve to the right with a Radius of 1110.92 feet and a Length of 746.15 feet, thence N 06° 43' 50" E 227.63 feet, thence by a curve to the left with a Radius of 1467.40 feet and a length of 77.27 feet, thence N 41° 01' 48" E 67.30 feet, thence S 64° 57' 53" E 185.84 feet, thence N 76° 11' 42" E 428.06 feet, thence S 82° 46' 53" E 141.99 feet, thence S 65° 16' 40" E 517.43 feet, thence S 52° 07' 30" E 521.46 feet, thence S 78° 29' 28" E 330.25 feet, thence S 11° 59' 27" W 100.06 feet to the point of beginning, as recorded in Deed Liber 4097, Folio 011 and Liber 3432, Folio 114, and as shown on a boundary survey plat titled "37.0122 Acre Tract for St. Joseph's Hospital", dated June 6, 1989 and prepared by Harris, Smariga, Matz, Inc.

Containing 37.012 +/- Acres. Also known as 7601 Osler Drive (formerly known as 7620 York Road).

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purpose of conveyance.



BALTIMORE COUNTY, MARKLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEPT
(15) OF THE CASHER DATE

ROTICE OF ZOMME HEADING

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

Case: #05-264-SPHXA

7601 Osler Drive.
W/side of York Rd., 830 ft. s/of Crossroads Drive 9th Election District - 5th Councilmanic District Legal Owner(s): St. Joseph Medical Center, Inc., John K. Tolmie, President & CEO

Special Hearing: to amend the site plan approved in Case No. 05-020-SPHX. Special Exception: to allow a maximum building elevation width of 375 feet in lieu of the allowed 300 feet. Variance: to allow a building face to side building face setback of 50 feet in lieu of the required 90 feet.

Hearing: Wednesday, January 19, 2005 at 9:06 a.m. in Room 106, County Office Building, 111 W. Chesapeake.

Avenue, Fourson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baffimore 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.

51/1/611 Jan. 4

THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing newspaper published in Baltimore County, Md., 5 in the following weekly once in each of ОÜ

X The Jeffersonian

- Arbutus Times
- ☐ Catonsville Times
- Towson Times
- Owings Mills Times
- ☐ NE Booster/Reporter

North County News

1) Ullus

LEGAL ADVERTISING



RE: Case No. 05-264-9PHXA Petitioner/Developer: ST. JOSEPH_MEDICAL CTR. JOHN K. TOLINIE PRES. NCEO Date of Hearing/Closing: 1/19/05 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 7601 OLSER DR. (Month, Day, Year) Sincerely,



Baltimore County Department of

County Office Building, Room 111

111 West Chesapeake Avenue

Towson, Maryland 21204

Ladies and Gentlemen:

The sign(s) were posted on

Permits and Development Management

ATTN: Kristen Matthews {(410) 887-3394}

Signature of Sign Poster) 1/5/05 (Signature of Sign Poster)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 4, 2005 Issue - Jeffersonian

Please forward billing to:

Amy Dontell Venable, LLP 210 Allegheny Avenue Towson, MD 21204

410-494-6244

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: 05-264-SPHXA

7601 Osler Drive

W/side of York Rd., 830 ft. s/of Crossroads Drive 9th Election District – 5th Councilmanic District

Legal Owners: St. Joseph Medical Center, Inc., John K. Tolmie, President & CEO

Special Hearing to amend the site plan approved in Case No. 05-020-SPHX. Special Exception to allow a maximum building elevation width of 375 feet in lieu of the allowed 300 feet.

Variance to allow a building height of 66 feet in lieu of the allowed 55 feet and to allow a front building face to side building face setback of 50 feet in lieu of the required 90 feet.

Hearing: Wednesday, January 19, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204

WILLIAM WISEMAN

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.

Department of Permand Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

December 3, 2004

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: 05-264-SPHXA

7601 Osler Drive

W/side of York Rd., 830 ft. s/of Crossroads Drive

9th Election District – 5th Councilmanic District

Legal Owners: St. Joseph Medical Center, Inc., John K. Tolmie, President & CEO

Special Hearing to amend the site plan approved in Case No. 05-020-SPHX. Special Exception to allow a maximum building elevation width of 375 feet in lieu of the allowed 300 feet. Variance to allow a building height of 66 feet in lieu of the allowed 55 feet and to allow a front building face to side building face setback of 50 feet in lieu of the required 90 feet.

Hearing: Wednesday, January 19, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204

Timothy Katroco

Director

TK:klm

C: Robert Hoffman, Venable, LLP, 210 Allegheny Avenue, Towson 21204 John K. Tolmie, 7601 Osler Drive, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 4, 20) 5.

- (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.



RE: PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION

7601 Osler Drive; W/side of York Road,

830' S c/line Cross Campus Drive

9th Election & 5th Councilmanic Districts Legal Owner(s): St. Joseph Medical Center,

Inc, John K Tolmie, President & CEO

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-264-SPHXA

Petitioner(s)

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

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 1st day of December, 2004, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 05 - 264-514XA
Petitioner: St. Joseph Medical Centur, Frc.
Address or Location: 760/ Oslan Dave
PLEASE FORWARD ADVERTISING BILL TO:
Name: My Donfell, Veryble LLT
Address: 210 Alleghens Avenue
Jowsw MD 21204
Telephone Number: (410) +4+= 624+

Department of Permits and Development Management

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





Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

January 12, 2005

Robert A. Hoffman Venable, LLP. 210 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number:05-264-SPHXA, 7601 Osler Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 19, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.) are made 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, please do not hesitate to contact the commenting agency.

Very truly yours,

U. Calliball

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel John K. Tolmie St. Joseph Medical Center 7601 Osler Drive Towson 21204



Visit the County's Website at www.baltimorecountyonline.info

Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500



Baltimore County

James T Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 November 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 29, 2004

Item No.:

251, 253, 255-266

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: December 9, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 6, 2004

Item Nos. 251, 253, 255, 256, 257, 258, 259, 260, 261, 263, 264, 265,

and 266

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr

DEPRM

DATE:

December 10, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 29, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-251

05-253

05-255

05-256

05-259

05-261

05-263

05-264

Reviewers:

Sue Farinetti, Dave Lykens



January 14, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE:

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case (5-264)

The Office of Planning has reviewed the site plan filed in Case No. 05-264-SPHXA and building elevations for the proposed parking garage and supports the Special Exception, Variance, and Special Hearing relief requested.

The special exception request is for a 375-foot building elevation width to accommodate the parking garage. It is Staff's understanding that St. Joseph Medical Center intends to consolidate hospital physicians and staff in the proposed garage so that visitors and patients may utilize existing spaces located closer to its various hospital services. Approval of this building width special exception would be consistent with other larger building elevation widths on the hospital campus approved in Case Nos. 89-137-SPHA (885 feet and 752 feet) and 05-020-SPHX (952 feet), and it is Staffs' position that the special exception, if approved, would have no detrimental impact on the surrounding residential areas or the Towson University campus.

Staff also recognizes the uniqueness of the St. Joseph Medical Center campus and the services it provides, and, on that basis, supports the Petition for Variance for a parking garage height of 66 feet and building-to-building setback of 50 feet. Approval of these variances to permit the garage in the location and height proposed will not have any adverse impact on the surrounding residential areas or the Towson University campus.

Additionally, Staff applauds Petitioner for the superior design quality of the parking garage and Petitioner's effort to ensure its compatibility with other on-campus structures.

Deputy Director:

MAC/JL/rk:

18W

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

DATE: December 10, 2004

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DEC 1 3 2004

SUBJECT: Zoning

Zoning Advisory Petition(s): Case(s) 5-264

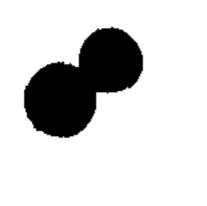
ZONIIG COMMISSIONER

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact David Pinning in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

MAC/LL







Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 11.26.04

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

RE:

Baltimore County

Item No. 264

シレレ

Dear. Ms. Matthews:

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,

Steven D. Foster, Chief

Engineering Access Permits Division

1. J. South

INTER-OFFICE MEMORANDUM

To: John Murphy

Deputy Zoning Commissioner

From: Andrea Van Arsdale.

Director, Commercial Revitalization Program

Date: February 22, 2005

Subject: St. Joseph Medical Center

FEB 2 4 2005

ZONING COMMISSIONER

The Department of Economic Development recommends approval of the variance, amendment to the site plan, and special exception to allow the construction of a parking garage at St. Joseph Medical Center.

St. Joseph Medical Center provides essential services to the greater metropolitan area and is an important economic generator in Baltimore County. As the area's population increases and ages, so does the demand for specialized medical care. There are only four acute care hospitals in Baltimore County and it is highly improbable that any new such facilities will be constructed in the near future. To meet the growing medical needs of the area, hospitals must expand and improve their existing facilities, such as St. Joseph is proposing with its new parking garage.

The St. Joseph Medical Center is part of a unique concentration of institutions that provide a critical economic base for both Baltimore County and the greater Towson community. As the "Towson Four", St. Joseph Medical Center, GBMC HealthCare, Sheppard Pratt Health System, and Towson University:

- employ over 21,000 people (directly and indirectly)
- generate more than \$86 million in state and local taxes
- spend more than \$140 million annually on new construction and renovations
- generate more than \$1.6 billion in total annual economic activity
- attract more than 20,700 visitors daily

On its own, St. Joseph Medical Center employs over 2,260 people, making it the 18th largest employer in the Baltimore area. The hospital is also ranked as one of the nation's leading centers for both cardiac and orthopedic care. It is an important player in the economic and social well being of the Towson community.

The availability and convenience of parking is extremely important, especially for hospitals that treat people with physical ailments. The new garage will enable St. Joseph to consolidate and expand its employee parking into one conveniently located and secure facility, which is an important item in staff recruitment and retention. Completely

relocating employee parking off the surface parking lot in front of the main entrance will also permit this strategically located parking area to be improved and expanded for visitor only parking. One only has to visit the hospital once to realize how significant this improvement will be for the patients and visitors of St. Joseph Medical Center.



Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive William J. Wiseman III, Zoning Commissioner

March 23, 2005

David Karceski, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, Maryland 21204

Virginia W. Barnhart, Esquire Pope & Hughes, P.A. 29 West Susquehanna Avenue, Suite 110 Towson, Maryland 21204

Re: Petitions for Special Hearing, Special Exception & Variance

Case No. 05-264-SPHXA Property: 7601 Osler Drive

Dear Mr. Karceski & Ms. Barnhart:

This letter is to confirm that the above-captioned matter, which had been scheduled for hearing on Wednesday, March 30, 2005 has been rescheduled for hearing on Monday, April 4, 2004 at 9:00 a.m. in Room 106 of the County Office Building. All counsel is requested to advise your respective clients/witnesses of the new hearing date, time and location.

Should anyone have any questions concerning the rescheduling of this matter, please do not hesitate to call me.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj



Visit the County's Website at www.baltimorecountyonline.info

Copies to:

Richard Parsons, 412 Woodbine Ave., Towson, MD 21204 Terry King, 1 Wilfred Ct., Towson, MD 21204 Kathy Larmore, 1005 Winsford Rd., Towson, MD 21204 Brandon Nevers, 36 S. Charles St.., Ste. 2204, Baltimore, MD 21201 Dominic Seraphin, 19206 Shandall Ct., Parkton, MD 21120 David Coleman, 2099 Gaither Rd., Rockville, MD 20850 Donald Gerding, 335 Old Trail, Baltimore, MD 21212 Sean P. Flannagan, 7601 Osler Drive, Towson, MD 21204 Michelle Lane, 340 Dumbarton Rd., Baltimore, MD 21212 Carole Sody, 115 Regester Ave., Baltimore, MD 21212 George Patrick, 115 Yorkleigh Rd., Towson, MD 21204 Jack Dillon, 207 Courtland Ave., Towson, MD 21204 Harvey Noyes, 609 Coventry Rd., Towson, MD 21204 Jim Kirchner, 604 Worcester Rd., Towson, MD 21286 Robert Rudolph, 602 Worcester Rd., Towson, MD 21286 Brian Murphy, 604 Sussex Rd., Towson, MD 21286 Ann Miller, 513 Yarmouth Rd., Towson, MD 21286/ Kathleen Cunningham, 604 Worcester Rd., Towson, MD 21286 Alice Horan, 17 Cedar Ave., Towson, MD 21286/ Mary H. Miles, 2 Cedar Ave., Towson, MD 21286 Michael Coan, 509 Worcester Rd., Towson, MD 21286 Craig DeMallie, 507 Worcester Rd., Towson, MD 21286 Christia Raborn, 601 Wilton Rd., Towson, MD\21286 William W. Ensor, Jr., 534 Stevenson La, Towson, MD 21286 Thomas J. Morgan, 527 Sussex Rd., Towson, Md 21286 Walter Cesewski, 617 Coventry Rd., Towson, MD 21286 Ken Macintosh, 633 Coventry Rd., Towson, MD 21286 Lisa Cottle, 515 Yarmouth Rd., Towson, MD 21286

Copies to:

Richard Parsons, 412 Woodbine Ave., Towson, MD 21204 Terry King, 1 Wilfred Ct., Towson, MD 21204 Kathy Larmore, 1005 Winsford Rd., Towson, MD 21204 Brandon Nevers, 36 S. Charles St., Ste. 2204, Baltimore, MD 21201 Dominic Seraphin, 19206 Shandall Ct., Parkton, MD 21120 David Coleman, 2099 Gaither Rd., Rockville, MD 20850 Donald Gerding, 335 Old Trail, Baltimore, MD 21212 Sean P. Flannagan, 7601 Osler Drive, Towson, MD 21204 Michelle Lane, 340 Dumbarton Rd., Baltimore, MD 21212 Carole Sody, 115 Regester Ave., Baltimore, MD 21212 George Patrick, 115 Yorkleigh Rd., Towson, MD 21204 Jack Dillon, 207 Courtland Ave., Towson, MD 21204 Harvey Noyes, 609 Coventry Rd., Towson, MD 21204 Jim Kirchner, 604 Worcester Rd., Towson, MD 21286 Robert Rudolph, 602 Worcester Rd., Towson, MD 21286 Brian Murphy, 604 Sussex Rd., Towson, MD 21286 Ann Miller, 513 Yarmouth Rd., Towson, MD 21286 Kathleen Cunningham, 604 Worcester Rd., Towson, MD 21286 Alice Horan, 17 Cedar Ave., Towson, MD 21286 Mary H. Miles, 2 Cedar Ave., Towson, MD 21286 Michael Coan, 509 Worcester Rd., Towson, MD 21286 Craig DeMallie, 507 Worcester Rd., Towson, MD 21286 Christia Raborn, 601 Wilton Rd., Towson, MD 21286 William W. Ensor, Jr., 534 Stevenson La., Towson, MD 21286 Thomas J. Morgan, 527 Sussex Rd., Towson, Md 21286 Walter Cesewski, 617 Coventry Rd., Towson, MD 21286 Ken Macintosh, 633 Coventry Rd., Towson, MD 21286 Lisa Cottle, 515 Yarmouth Rd., Towson, MD 21286

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			Petit	ioner(s)			*	05-2	264-SPF	ΙΧΑ		
	Inc.,	John K	. Tolmi	e, Presid	ent &	CEO	*	BAI	LTIMO]	RE CO	UNTY	
				Joseph 1			er,	101	•			
	830' 9 th F	S c/line	e Cross & 5 th C	Campus ouncilma	Drive	istricts	*	FOR	?			
			-	W/side of		•	*	ZON	NING C	OMMI	SSIONE	ER
IN R				PECIAL CEPTION		ING	*	BEF	ORE T	HE		

ENTRY OF APPEARANCE

Please enter my appearance in the above-captioned matter. All parties should forward to me any correspondence sent and documentation filed in this case.

Virginia W. Barnhart, Esquire

Pope & Hughes, P.A.

29 W.)Susquehanna Avenue, Suite 110

Towson, Maryland 21204

(410) 494-7777

Counsel for Protestants, Wiltondale Improvement Association, Inc., James Kirchner, Craig DeMallie, and Robert Rudolphi

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 14th day of January, 2005, a copy of this Entry of Appearance was mailed to:

Robert A. Hoffman, Esquire Venable, LLP 210 Allegheny Avenue Towson, MD 21204

Peter Max Zimmerman
Carole S. DeMilio
People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

Virginia W. Barnhart, Esquire

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION
7601 Osler Drive; W/side of York Road, * ZONING COMMISSIONER
830' S c/line Cross Campus Drive
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): St. Joseph Medical Center,
Inc., John K. Tolmie, President & CEO * BALTIMORE COUNTY

Petitioner(s) * 05-264-SPHXA

ENTRY OF APPEARANCE

Please enter my appearance in the above-captioned matter on behalf of the following Protestants. All parties should forward to me any correspondence sent and documentation filed in this case

Wiltondale Improvement Association, Inc.
James Kirchner
Robert Rudolphi
Craig DeMailie
Alice Horan
Mary Miles
Michael and Trish Coan
Tom Morgan
William Ensor
Lisa Cottle
Christine Raborn
Harvey Noyes

Virginia W. Barnhart, Esquire

Pope & Hughes, P.A.

29 W. Stasquehanna Avenue, Suite 110

Towson, Maryland 21204

(410) 494-7777

Counsel for Protestants

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 18th day of January, 2005, a copy of this Entry of Appearance was hand delivered to:

Robert A. Hoffman, Esquire Venable, LLP

210 Allegheny Avenue Towson, MD 21204

and sent by first class mail to:

Peter Max Zimmerman
Carole S, DeMilio
People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

Virginia W. Barnhart, Esquire

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION
7601 Osler Drive; W/side of York Road, * ZONING COMMISSIONER
830' S c/line Cross Campus Drive
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): St. Joseph Medical Center,
Inc., John K. Tolmie, President & CEO * BALTIMORE COUNTY

Petitioner(s) * 05-264-SPHXA

AFFIDAVIT OF SERVICE

The undersigned hereby certifies as follows:

- 1. That I am over eighteen (18) years of age and competent to make this affidavit.
- That on January 14, 2005, I served a subpoena upon Darrell Wiles, Chief, Traffic Engineering and Transportation Planning, Baltimore County, Maryland, 111 W. Chesapeake Avenue, Towson, MD 21204.

Karen S. Green, Legal Assistant

Pope & Hughes P.A.

29 West Susquehanna Avenue

Suite 110

Towson, Maryland 21204

(410) 494-7777

Dated: January 17, 2005

RECEIVED

Jan 4 6 5000

WINNISSIONER

IN THE MATTER OF ST. JOSEPH MEDICAL CENTER

* BEFORE THE

* ZONING COMMISSIONER

PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION, AND VARIANCE FOR PROPERTY LOCATED AT 7601 OSLER DRIVE, ON THE WEST SIDE OF YORK ROAD, SOUTH SIDE OF SAINT JOSEPH HOSPITAL ROAD

* OF

BALTIMORE COUNTY

CASE NO. 05-264-SPHXA

9th Election District 5th Councilmanic District

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the Zoning Commissioner of Baltimore County at the hearing for the matter captioned above on Wednesday, January 19, 2005 at 9:00 a.m. in Room 106, County Office Building, located at 111 West Chesapeake Avenue, Towson, Maryland 21204, and continuing thereafter as necessary for such witness' testimony and as scheduled by the Zoning Commissioner.

Witness: Mr. J. Donald Gerding,

Zoning Committee Chairman, The Greater Towson Council of Community Assoc., Inc.

And

Governor, Board of Governors of the Rodgers Forge Community Association

Address:

Mr. J. Donald Gerding

335 Old Trail

Baltimore, Maryland 21212

General Purpose:

for the witness to testify and bring all files,

information, correspondence, and memoranda of The Greater Towson Council of Community Assoc., Inc. or any of its members and the Rodgers Forge

Community Association or any of its members regarding Zoning Case No. 05-264-SPHXA and the

proposed parking garage to be located on the St.

Joseph Medical Center campus.

Requested By:

Robert A. Hoffman, Esquire

Venable LLP

210 Allegheny Avenue Towson, Maryland 21204

410-494-6200

The witness named above is hereby ordered to so appear before the Zoning

Commissioner of Baltimore County.

Zoning Commissioner of Baltimore County

TO1DOCS1/DHK01/#200297 v1

IN RE: PETITION FOR SPECIAL HEARING

AND SPECIAL EXCEPTION

7601 Osler Drive; W/side of York Road,

830' S c/line Cross Campus Drive

9th Election & 5th Councilmanic Districts

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

Inc., John K. Tolmie, President & CEO

*

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

Petitioner(s) * 05-264-SPHXA

SUBPOENA

TO: Darrell Wiles, Chief
Traffic Engineering and Transportation Planning
Baltimore County, Maryland
111 W. Chesapeake Avenue
Towson, MD 21204

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County at County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, Room 106, on the 19th day of January, 2005, at 9:00 a.m., regarding the above-captioned case, for the purpose of testifying at the request of Virginia W. Barnhart, Esquire, Pope & Hughes, P.A., 29 W. Susquehanna Avenue, Suite 110, Towson, Maryland 21204, on behalf of Wiltondale Improvement Association, Inc., James Kirchner, Craig DeMallie, and Robert Rudolphi, as Protestants.

A copy of this subpoena is being provided to Jay L. Liner, County Attorney. Robert Bowling, Department of Public Works, has been advised of the same.

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule 2(C).

Issued: 1/14/05

Zoning Commissioner/Deputy Zoning Commissioner
For Baltimore County

IN RE: PETITION FOR SPECIAL HEARING

AND SPECIAL EXCEPTION

7601 Osler Drive; W/side of York Road,

830' S c/line Cross Campus Drive

9th Election & 5th Councilmanic Districts

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

Inc., John K. Tolmie, President & CEO

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

Petitioner(s) * 05-264-SPHXA

<u>SUBPOENA</u>

TO: Brandon Nevers, P.E. Kittelson & Associates, Inc. 36 South Charles Street Suite 2204

Baltimore, Maryland 21201

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County at County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, Room 106, on the 19th day of January, 2005, at 9:00 a.m., regarding the above-captioned case, for the purpose of testifying at the request of Virginia W. Barnhart, Esquire, Pope & Hughes, P.A., 29 W. Susquehanna Avenue, Suite 110, Towson, Maryland 21204, on behalf of Wiltondale Improvement Association, Inc., James Kirchner, Craig DeMallie, and Robert Rudolphi, as Protestants.

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule 2(C).

Issued: 1/14/05

Zoning Commissioner/Deputy Zoning Commissioner

For Baltimore County





Solle

IN RE: PETITION FOR SPECIAL HEARING

AND SPECIAL EXCEPTION

7601 Osler Drive; W/side of York Road,

830' S c/line Cross Campus Drive

9th Election & 5th Councilmanic Districts

Lecal Owner(s): St. Joseph Medical Center

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

Inc., John K. Tolmie, President & CEO

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-264-SPHXA

Petitioner(s) * 05-264-S

<u>SUBPOENA</u>

TO: Randall Scott

State Highway Administration

2323 West Joppa Road Lutherville, MD 21093

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County at County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, Room 106, on the 16th day of February, 2005, at 9:00 a.m., regarding the above-captioned case, for the purpose of testifying at the request of Virginia W. Barnhart, Esquire, Pope & Hughes, P.A., 29 W. Susquehanna Avenue, Suite 110, Towson, Maryland 21204, on behalf of all Protestants.

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule 2(C).

Issued:

Zoning Commissioner/Deputy Zoning Commissioner

For Baltimore County



David F. Harnage Senior Vice President and Chief Fiscal Officer

January 14, 2005

Mr. Timothy M. Kotroco, Director Baltimore County Department of Permits and Development Management 111 W. Chesapeake Avenue Towson, Maryland 21204

lowson University 8000 York Road Towson, MD 21252-0001

t. 410 704-2151 f. 410 704-6248 dharnage@towson.edu CASE NUMBER: 05-264-SPHXA

Dear Director Kotroco:

This letter is in support of St. Joseph Medical Center's request for zoning relief in the above referenced case. It is our understanding that St. Joseph has requested a *Special Exception* to allow: a maximum building elevation width of 375 feet in lieu of the allowed 300 feet; Variances to allow a building height of 66 feet in lieu of the allowed 55 feet; and a front building face to side building face setback of 50 feet in lieu of the required 90 feet.

It is the University's understanding that the relief requested will allow for the construction of a 1,000 space parking garage on the existing surface lot known as the "Employee Red Lot" on St. Joseph's campus, and that the garage will be attached to the existing Jordan Center.

The University recognizes the pressing need for additional parking on the Medical Center's campus. Over the years, St. Joseph and the University have consistently contracted for the offsite parking of St. Joseph employees on the University campus. As the parking needs of the University have increased, our flexibility to accommodate the offsite parking of St. Joseph employees has drastically diminished. Currently, we are leasing 100 parking spaces to the Medical Center with no guarantee of future availability.

Given the obvious need for additional parking on the St. Joseph campus, and recognizing the vital health care services provided by the Medical

Center, the University encourages approval of the proposed parking garage.

Sincerely?

-David F. Namage Sr. Vice President and CFO





John Murphy - Zoning Case No. 05-264-SPHXA

From:

Robert Loskot

To:

Murphy, John

Date:

2/17/2005 5:26 PM

Subject: Zoning Case No. 05-264-SPHXA

CC:

Jameson, Roberta

Jack: Please be advised that Ms. Barnhart subpoenaed Darrell Wiles to appear today and testify in this matter, but that Darrell is out ill with the flu, and will not be back until sometime next week. If you need me to appear and confirm that for the record, I will be, although dressed in my Casual Friday jeans, glad to do so.

Rob Loskot





John Murphy - CASE NO. 05-264-SPHXA

From:

Robert Loskot

To:

Murphy, John

Date:

3/23/2005 12:54 PM

Subject: CASE NO. 05-264-SPHXA

Petition for Special Exception, Special Hearing, and Variance St. Joseph Medical Center - 7601 Osler Drive

Jack: I have reviewed the proposed condition as set forth in the letter dated March 17, 2005, from John K. Tolmie, President and CEO, SJMC, Inc., and James Kirchner, President, Wiltondale Improvement Association, Inc. Since the proposed condition relates to SJMC's agreement to install and maintain directional signs on roads owned and maintained by SJMC, and not on any Countyowned and/or maintained roads, the County is not affected, and the Office of the County Attorney has no comment on the proposed condition.

Very truly yours, C. Robert Loskot Assistant County Attorney



Rafique Ahmed, MD Richard D. Biggs, JR, MD Michael N. Drossner, MD Lynne C. Einbinder, MD

Mark Goldstein, MD Brian H. Kahn, MD Mark G. Midel, MD Frank H. Morris, MD Stephen H. Pollock, MD

Kerry C. Prewitt, MD

John C. Wang, MD

Because Heart Care Can't Walt

www.MidatlanticCardio.com

75-264-SPHXFA LIVE

ZONING COMMISSIONER

February 3, 2005

Mr. John Murphy
Deputy Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Dear Mr. Murphy:

I am writing in support of the construction of the new additional parking spaces for the new medical office building at St. Joseph's Hospital. I am a cardiologist with MidAtlantic Cardiovascular Associates. I have been in practice at St. Joe's Medical Center for over fifteen years. My office is currently located in the O'Dea Building and is being moved to the new office building because of space needs.

I personally see over one hundred patients per week in the office. Everyday, everyday, I receive complaints from patients that they are unable to find a parking place. This is extremely worrisome because all of my patients are heart patients and end up stressed from trying to find a parking place and walking long distances. This has been a problem for at least three years.

The inability to provide parking prevents me from providing care to patients. It is essential that this parking garage be adjacent to the office because, as previously mentioned, these are predominantly heart patients and patients who are severely ill and unable to walk or traverse long distances.

This parking facility and the office building is an actually an asset to the community; not only to the Wilton Dale neighborhood, but to the entire Towson Community. I urge you to approve this zoning issue.

Sincerely,

Stephen H. Pollock, M.D.

SHP/dlb

cc: Ms. Linda S. Dwyer, Director, Physician Services - St. Joseph Medical Center

Dictated, but not read.

O'DEA MEDICAL ARTS BUILDING • 7505 OSLER DRIVE SUITE 103 •



Towson Business Association, Inc.

23 West Chesapeake Avenue Towson, Maryland 21204 410-825-1144 Fax: 410-832-5863

tba@towsonbusinessassoc.org www.towsonbusinessassoc.org

Board of Directors

~ Officers ~

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Nancy Hafford,
Gold's Gym

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Legg Mason Wood Walker, Inc.

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Mary Fran Stromyer,
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Calvin Gladden Goucher College

Greg Glinowiccki, Catalyst Multi Media

David Harnage, Towson University

Brian Masterson, BGE

Joel Newport, Moore & Jackson, LLC

Paul Ray, Greater Towson Jaycees

Samantha Sheraton, Argoal Financial Advisors

> Mort Schuchman, Dulaney Plaza

Paul Schwab, Azrael, Gann & Franz, LLP

8 Dominic Seraphin St Joseph Medical Center

Tom Washburn, Moxley's Ice Cream Parlor

~ Staff ~

Executive Director
Suzan F. Doordan

Executive Assistant
Pattio McLane

January 14, 2005

Office of the Zoning Commissioner 111 W. Chesapeake Avenue Towson, Maryland 21204

RE: CASE NUMBER: 05-264-SPHXA

Dear Commissioner:

On behalf of the Towson Business Association, Inc. Board of Directors, this letter is in support of St. Joseph Medical Center's request for zoning relief in the above referenced case. It is our understanding that St. Joseph has requested a *Special Exception* to allow a maximum building elevation width of 375 feet in lieu of the allowed 300 feet. And *Variances* to allow a building height of 66 feet in lieu of the allowed 55 feet and to allow a front building face to side building face setback of 50 feet in lieu of the required 90 feet.

The Towson Business Association, Inc., (TBA) fully recognizes the value of a prominent regional medical center, such as St. Joseph, to the local economy and interests of the business community. St. Joseph is one of the largest employers, not only in Towson, but all of Central Maryland. Its services are at the highest standards of care and quality, with nationally recognized programs in Orthopedics and Cardiac services.

The continued success and accessibility of St. Joseph Medical Center is a priority for the TBA. St. Joseph has demonstrated a clear and convincing need for the proposed 1,000-space parking garage to be located at the northern part of its campus. The flexibility to segregate employee parking to the proposed garage will undoubtedly alleviate existing pressures and strains on patients, visitors and physician practices who find parking problematic and even unavailable at times.

Please support the business interests of the greater Towson area, as well as the community's need for expedient access to world-class health care services by approving St. Joseph's requests for zoning relief.

Sincerely yours,

Suzan F. Doordan, IOM

Executive Director









Maryland Department of Assessments and Taxation 1

Taxpayer Services Division

301 West Preston Street W Baltimore, Maryland 21201

Business Entity Information Security Interest Filings (UCC) (Charter/Personal Property) New Search Get Forms **Certificate of Status** SDAT Home

Taxpayer Services Division

Entity Name: THE WILTONDALE IMPROVEMENT ASSOCIATION, INC. Dept. ID #: D00246322

General Information	Amendments	Personal Property	Certificate of Status
Principal Office (Current):			
	WILTONDALE TOWSON, MD	00000	
Resident Agent (Current):	BURTON E. GRE 608 WILTON RO BALTIMORE, ME	DAD	
Status:	REVIVED		
Good Standing:	Yes		
Business Code:	Ordinary Busine	ess - Non-Stock	
<u>Date of Formation or</u> Registration:	09/11/1939		
State of Formation:	MD	-	
Stock/Nonstock:	Nonstock		
Close/Not Close:	Unknown		

Link Definition

General Information

General information about this entity

Amendments

Original and subsequent documents filed

Personal Property

Personal Property Return Filing Information and Personal

Property Assessments

Certificate of Status

Get a Certificate of Good Standing for this entity.

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PLEASE PRINT CLEARLY

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PETITIONER'S SIGN-IN SHEET

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CASE NUMBER / 05-204-5PWXD
DATE //9/66

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
VIAGINIA BARNAME	249 y Susale Lenner Ate	Towar AD	Maine Barner @ Ochures.
Harrey Noves	(oveut	- 11 21286	Mucupe Dais Sax. com
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Conson RuboupHI	inno cest	4	ROBERT PUD OUTH DWETSCHOP
Braigh murshy	X95.505 PC	N MS 212	LAWYER MURPHA ADLICOM
Ann Miller	512 Jarmonth Rd	ų ų	Annoraig miller e actions
4 4 Hoen Chimmadams	boy Worcester Rd	Towson MD 21286	
Alice Horan	17 Cedar Ave	15WSD MD 21286	alice & parents-chaire.
Mary H. Miles	2 Cedar Ans	Janson MD 21286	
Micimel Com	509 Wancespan Rand	Towson Mo 21286	Mdcoans Daol, com
Crain DeMallie	507 Worcester Rd	Towson, MD 21286	crdemallie@461schools,com
Montin Rabaen	401 WILTON DOAD	TOWNERN MD. 21286	Christa Talle Tolling, Com
William W. Eysor Jr.	\	mb. 2	Wensor @ Co. BA,mi
Thomas J. Margan	527 Sussel Road	Towson, MID 21286	Morgan TJOHOLICOM
Walter Cosowhi.	617 Case 1/2/Rd	The 212 86	SJBUPL B-colon
Ken Macintosh	633 Coventry Rd	Towsen, MD 21286	
LISA COHLA	3	Taxon 140 2,1286	1scottle Domcastinat

PLEASE PRINT CLEARLY

CASE NAME St Observable Hospital (1964) CASE NUMBER 05/064-SPHYA (2015) DATE 1/19/65

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Jeans King	willredak	Toose, M. Discit	
Halta hamme	HOOS WINS Ford Rd	Towson, md 21204	
VAVID KARCERII	210 ALEGHEMY	() / () () () () () () () () (Ih karcestil very Ste
ROS HOFFMAN	AVĒ	TON TON 2 CLOT	rahothung veraste.d
Brandon Nevers	45 5 charles 54 Sec 2204	Batthace 40 21201	brevers & Fittelson. Con
DOMINIC SERAPHIN	19206 shandall Court	Parkhan MD 21120	
David Cheman	2099 Caille Rt.	Robillo. MD 20855	david colemane cossend. com
TOWALD (SERDING	5 335 OCD TRAIL	10RE	the Standard
Coan 7. Flanagan	7601 Osler Drive	\$\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	chi-rest.or
Michelle Gale	340 Minula For Rd	Balh Maje MS 21212	1 1e5
Suplich Challes	2816 M. OH 1827 St.	il .	
Child Boly		21/2 mm 21212	6000220 Ber. Car
Atice !			
George F. Patrick	125 Yorkleigh Road	Tousson M.D. 2024	m, Kach 333 @ A6L. Com
Michael Jelichan	760/05/e Dr	TOWER ON DENOY	Mike Engloson Bobi-east, one
Thek Dillin	200 Coutland Dre	Tauer, MD 2 1204	Extedition & dim v. Com
			÷

March 17, 2005

John V. Murphy, Deputy Zoning Commissioner for Baltimore County **County Courts Building** 401 Bosley Avenue, 4th Floor Towson, Maryland 21204

Re:

Petition for Special Exception, Special Hearing, and Variance

St. Joseph Medical Center - 7601 Olser Drive

Case No. 05-264-SPHXA

Dear Mr. Murphy:

As you know, by joint agreement of counsel, the hearing in the above-referenced matter was suspended in order to give the parties time to discuss further the community's concerns over the proposed parking garage. The parties have engaged in such discussions and have reached a compromise that they feel addresses the community's concerns and also meets the operational needs of the medical center.

Therefore, both parties offer the following condition for your consideration, and we would jointly ask that the relief requested in this matter be granted, subject to the following condition:

> Petitioner shall install and maintain directional signs, as indicated on the plan accepted into evidence as Petitioner's Exhibit 1, that encourage northbound traffic to use Osler Drive. Petitioner may remove such signage if a new "bypass" road is constructed that allows access from Petitioner's property directly to Cross Campus Drive.

Thank you in advance for your consideration.

ames Kirchner, President

Wiltondale Improvement Assoc., Inc.

John K. Tolmie, President and CEO

St. Joseph Medical Center, Inc.

Virginia W. Barnhart, Esquire cc: Robert A. Hoffman, Esquire


1 and the



KITTELSON & ASSOCIATES, INC.
TRANSPORTATION PLANNING/TRAFFIC ENGINEERING

Percentage Traffic Distribution Towson, Maryland

FIGURE



Scale: 1 inch equals 200 feet

Map Produced By Baltimore County GIS Services

Baltimore County Tile: 070A3



http://bamaps1.co.ba.md.us/arcims_path/bcgims?ServiceName=wds&ClientVerrsion=4.0&Form=True&Encode=False

