IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** E/S Osler Drive, 217' N Irwin Road **(7601 Osler Drive)** 9th Election District 5th Council District St. Joseph Medical Center, Inc., *Legal Owner*	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY **Case No. 08-079-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 St. Joseph Medical Center, Inc., legal owner of the subject property. Petitioner seeks variance relief from Section 450.4.I.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow six (6) wall-mounted identification signs for a medical office building (Sign Nos. 1-6), from B.C.Z.R. Section 450.4.I.6 to allow sign face areas of 70.1, 70.5, 125.1, 81.3 and 65.9 square feet (Sign Nos. 1, 2, 4, 5, 6) in lieu of the permitted 25 square feet, and from B.C.Z.R. Section 450.4.I.3 to allow a 9.6 square foot wall-mounted directional sign in lieu of the 8 square feet permitted (Sign No. 7). In addition, special hearing relief is requested to amend the site plan approved in Case No. 05-264-SPHXA. The subject property and requested relief are more particularly described on the site plan submitted and the color sign elevation drawings which were accepted into evidence as Petitioner's Exhibits 1 and 2 respectively.

Appearing at the requisite public hearing in support of the petitions were Michael Erickson, Director of Facilities, and Sean Flanagan, Director of Community and Public Relations, on behalf of St. Joseph Medical Center, David Locke, licensed landscape architect with Morris and Ritchie Associates, Inc., the consultant who prepared the site plan for the

ORDER RECEIVED FOR FILING
Date 10-30-07
By

property. David H. Karceski, Esquire appeared on behalf of the Petitioner. Richard Parsons, Director of Zoning for Greater Towson Council of Community Associations (GTCCA), and Sharon Welling, President of the Yorkleigh Community Association, attended as interested persons and indicated for the record that they had no objections to proposal.

The testimony and evidence offered disclosed certain background information regarding St. Joseph Medical Center, its location, and the requested relief. The hospital campus consists of 30.1 acres, more or less, split-zoned D.R.2, D.R.3.5, D.R.16 and OR-1, and located between Osler Drive and York Road in Towson. The property is a triangular shaped tract and includes an extension in an easterly direction to York Road over which is located St. Joseph Hospital Drive. The site has been utilized as the Medical Center campus since 1965 and has been developed incrementally over the years. In addition to the main hospital building, numerous accessory freestanding structures are on-site, including medical office buildings, a maintenance plant, a child care center, and structured parking. There are also a number of surface parking lots provided that serve the hospital. These hospital facilities are accessed by way of multiple access points located along Osler Drive and as noted additional ingress and egress via Hospital Drive from York Road. The campus layout is somewhat confusing to individuals not familiar with the property and attempting to navigate it to reach certain destinations can be difficult.

The requested variance relief pertains to wall-mounted signage for a medical office building recently constructed on the campus, which provides offices and facilities for physicians practicing specialized medicine. St. Joseph Medical Center obtained zoning relief for this building by way of a prior zoning case, Case No. 05-020-SPHX. As illustrated on Petitioner's Exhibit 1A, the medical office building is located along Osler Drive in the vicinity of the connection of Irwin Road to Osler Drive. Petitioner's Exhibits 1A and 1B indicate that signage

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is proposed on the east, west, and south facades of the building. The west façade of the building faces Osler Drive and southbound traffic proceeding towards the center. On this façade, three (3) specialty services of the hospital will be identified by the following signs: "Midatlantic Cardiovascular," "The Cancer Institute," and "Radiation Oncology Center." These signs are labeled Nos. 1, 2, and 3 on Petitioner's Exhibit 1. The south façade of the building also faces Osler Drive but is oriented toward traffic moving northbound on Osler Drive. A "St. Joseph Medical Center" sign on this façade will indicate that location of the hospital campus to patients and visitors and make clear that the medical office building is part of the campus. This sign is labeled No. 4 on Exhibit 1 and includes a street address for the building. The east façade of the building faces the interior of the hospital campus. This façade will also display signs for the hospital's specialty cancer and cardiovascular services, labeled as Nos. 5 and 6. Over an exterior entrance to the medical office building, a directional sign will also be installed providing the street address. This sign will be installed on a canopy feature over this building entrance and is labeled No. 7 on Petitioner's Exhibit 1. Details for all these signs is provided on Petitioner's Exhibits 1B and 2.

The Office of Planning issued a Zoning Advisory Committee (ZAC) comment indicating that the signage proposed by the variance petition will not have a negative impact on adjacent land uses. Mr. Parsons on behalf of the GTCCA and Ms. Welling on behalf of the Yorkleigh Community Association stated that they appreciated the opportunity to meet with representatives of St. Joseph prior to the filing of the petitions and the scheduling of a public hearing. They testified to their familiarity with the signage proposed for the medical office building, and that both the GTCCA and Yorkleigh Community Association have no objection to the relief requested.

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Through the proffered testimony of Mr. Flanagan and Mr. Erickson, the purpose of the signage was explained in detail. St. Joseph Medical Center is a regional hospital and, as such, draws patients from a wide geographic area. Twenty-four (24) hours a day services are provided to patients, many of which are unfamiliar with the campus layout and the location of services on it. St. Joseph expects approximately three hundred (300) patients to visit this medical office building on a daily basis, many of which will not be local Towson area residents. Patients, their families and visitors comment frequently on their inability to reach particular destinations within the campus, due to insufficient signage. Many individuals coming to the hospital's medical office building will be ill, under stress, and/or elderly, and, therefore, signage for the building must be sufficient to direct them to their destinations to properly enter the hospital and/or medical office building. To accommodate its patients, the hospital has conducted a rather extensive study related to need for the signage requested by way of this Petition for Variance. With the results of this study, St. Joseph arrived at the proposed sign package.

After due consideration of the testimony and evidence presented, it is clear that the signage, as shown on Petitioner's Exhibits 1A and 1B, is appropriate in the locations proposed and, having met the standards set forth in B.C.Z.R. Section 307, shall be granted. This 30.1 ± acre hospital campus is unique by virtue of its overall size, irregular shape, and topographic features. These unique features of the site, along with the relationship of the campus to the surrounding roadways and the curvature of those roadways, limit sight lines into the property for patients and visitors traveling to the hospital. It has been established that strict compliance would result in a practical difficulty and unreasonable hardship. I find that the hospital services provided on-site require the signage requested. A strict interpretation of the zoning (sign) regulations would result in patient and visitor difficulty in locating the specialty medical services

ORDER RECEIVED FOR FILING
Date 10-30-07
By

provided in the medical office building. Finally, there is no evidence that the grant of the relief would be detrimental to the surrounding area. I find that the signage proposed is reasonable given the nature and number of patient services provided within the multiple facilities serving the center. A review of Petitioner's Exhibit 2 indicates that the signage will cover only a small percentage of the medical office building's east, west, and south facades. Additionally, the character of the proposed signs will also be consistent with the other existing institutional uses located along Osler Drive and their respective signage. Thus, I am persuaded to grant the requested relief.

Pursuant to the zoning regulations of Baltimore County, the advertising and posting of the property, and public hearing held thereon, and for the reasons set forth above, the Petitions for Special Hearing and Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of October, 2007, that the Petition for Variance, seeking relief as shown on the site plan entered into evidence as Petitioner's Exhibit 1, from: Section 450.4.I.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow six (6) wall-mounted identification signs for a medical office building (Sign Nos. 1-6), from B.C.Z.R. Section 450.4.I.6 to allow sign face areas of 70.1, 70.5, 125.1, 81.3 and 65.9 square feet (Sign Nos. 1, 2, 4, 5, 6) in lieu of the permitted 25 square feet, and from B.C.Z.R. Section 450.4.I.3 to allow a 9.6 square foot wall-mounted directional sign in lieu of the 8 square feet permitted (Sign No. 7) be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the site plan approved in Case No. 05-264-SPHXA be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING
Date 10-30-07
By

1. Petitioner may apply for building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 10-30-07
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 30, 2007

David Karceski, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
E/S Osler Drive, 217' N Irwin Road
(7601 Osler Drive)
9th Election District - 5th Council District
St. Joseph Medical Center, Inc., *Legal Owner*
Case No. 08-079-SPHA

Dear Mr. Karceski:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Michael Erickson, Director of Facilities, St. Joseph Medical Center, Inc., 7601 Osler Drive, Towson, MD 21204
Sean Flanagan, Director of Community and Public Relations, St. Joseph Medical Center, Inc., 7601 Osler Drive, Towson, MD 21204
David Locke, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505, Towson, MD 21286
Richard Parsons, Director of Zoning, GTCCA, 412 Woodbine Avenue, Towson, MD 21204
Sharon Welling, President, Yorkleigh Community Association, 7347 Yorktowne Drive, Towson, MD 21204
People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7601 Osler Drive

which is presently zoned DR2

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 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 to the site plan approved in Case No. 05-264-SPHXA.

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.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue — 410-494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Legal Owner(s):

St. Joseph Medical Center, Inc.

Name - Type or Print

Signature

John K. Tolmie, President and CEO

Name - Type or Print

Signature

7601 Osler Drive — 410-337-1201

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue — 410-494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS

UNAVAILABLE FOR HEARING —

Reviewed By JL / WCR Date 8/10/07

DROP OFF

Case No. 08 079 SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 10-30-07

By DW

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7601 Osler Drive

which is presently zoned DR2

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 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 to the site plan approved in Case No. 05-264-SPHXA.

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.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

St. Joseph Medical Center, Inc.

Name - Type or Print

John K. Tolmie

Signature

John K. Tolmie, President and CEO

Name - Type or Print

Signature

7601 Osler Drive — 410-337-1201

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Robert A. Hoffman /JL

Signature

Venable LLP

Company

210 Allegheny Avenue — 410-494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue — 410-494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 HRS

UNAVAILABLE FOR HEARING —

Reviewed By JL/UCR Date 8/10/07

Drop off

Case No. 08 079 SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 10-30-07

By DW

Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 7601 Osler Drive

which is presently zoned DR2

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.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, LLP

Company

210 Allegheny Avenue — 410-494-6200

Address — Telephone No.

Towson, Maryland 21204

State — Zip Code

Legal Owner(s):

St. Joseph Medical Center, Inc.

Name - Type or Print

Signature

John K. Tolmie, President and CEO

Name - Type or Print

Signature

7601 Osler Drive — 410-337-1201

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue — 410-494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Case No. 08 079 SPHA

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 HRS

UNAVAILABLE FOR HEARING

Reviewed By JL/WCR Date 8/10/07

DROP-OFF

ORDER RECEIVED FOR FILING

Date 10-30-07

By DW

ATTACHMENT TO PETITION FOR VARIANCE

7601 Osler Drive

1. Variance from Section 450.4.I.6 of the Baltimore County Zoning Regulations ("BCZR") to allow six wall-mounted identification signs for a medical office building (Sign Nos. 1-6).

2. Variance from BCZR Section 450.4.I.6 to allow sign face areas of 70.1, 70.5, 125.1, 81.3, and 65.9 square feet (Sign Nos. 1,2,4,5,6) in lieu of the permitted 25 square feet.

3. Variance from BCZR Section 450.4.I.3 to allow a 9.6 square foot wall-mounted directional sign in lieu of the 8 square feet permitted (Sign No. 7).

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

079

July 23, 2007

ZONING DESCRIPTION
FOR BUILDING MOUNTED SIGNS ON
EXISTING MEDICAL OFFICE BUILDING
LEASED TO DASCO COMPANIES

Commencing at a point at the intersection of the centerlines of Irwin Drive and Osler Drive, thence running northwesterly along the centerline of Osler Drive, 217 feet, more or less, thence running, 83 feet, more or less, northeasterly perpendicular to the center of Osler Drive to the Zoning Point of Beginning, thence running from the point of beginning and binding on the lines of the lease area, (1) North 13 degrees 04 minutes 41 seconds East 76.33 feet, (2) North 76 degrees 55 minutes 08 seconds West 14.00 feet, (3) North 13 degrees 04 minutes 41 seconds East 14.11 feet, (4) North 76 degrees 55 minutes 19 seconds West 20.00 feet, (5) North 13 degrees 04 minutes 41 seconds East 89.56 feet, (6) South 76 degrees 55 minutes 19 seconds East 90.25 feet, (7) North 13 degrees 04 minutes 41 seconds East 15.65 feet, (8) North 76 degrees 55 minutes 08 seconds East 5.00 feet, (9) North 13 degrees 04 minutes 41 seconds East 9.34 feet, (10) South 76 degrees 55 minutes 08 seconds East 17.67 feet, (11) South 13 degrees 04 minutes 41 seconds West 24.99 feet, (12) South 76 degrees 55 minutes 19 seconds East 75.74 feet, (13) South 30 degrees 10 minutes 03 seconds East 36.56 feet, (14) Southwesterly by a line curving to the left having a radius of 35.00 feet for an arc distance of 54.51 feet, (15) South 13 degrees 04 minutes 52 seconds West 5.51 feet, (16) North 81 degrees 10 minutes 31 seconds West 4.96 feet, (17) South 13 minutes 06 minutes 20 seconds West 112.49 feet, and (18) North 76 degrees 55 minutes 19 seconds West 140.17 feet to the Zoning Point of Beginning.

Containing 0.693 of an acre of land, more or less.

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

STATE OF MARYLAND
EDWARD F. DELCHER
NO. 558
REGISTERED
PROPERTY LINE SURVEYOR

X:\Dasco\EasementREV\zoningdescript.doc

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gceltd.com

019

Revised
February 16, 2007

PROPOSED DASCO
GROUND LEASE ENVELOPE
FOR MEDICAL OFFICE BUILDING
AND FUTURE RADIATION ONCOLOGY VAULT

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

Beginning for the same at a corner of a ground lease envelope, for a proposed medical office building, said beginning corner being distant South 52 degrees 27 minutes 19 seconds East, as the courses are now referred to the Maryland Coordinate System NAD 83/91, 137.88 feet from an iron bar and cap, now set, at the beginning of the South 31 degrees 45 minutes 08 seconds East 200.04 foot line of the easternmost right of way line of Osler Drive (formerly St. Joseph's Road), 70 feet wide, as shown on Bureau of Land Acquisition Drawing HRW 63-138-12 and recorded in the deed dated October 31, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4390 folio 353 which was conveyed by The Sisters of the Third Order of St. Francis, Philadelphia Foundation of St. Joseph's Hospital, Baltimore Maryland to Baltimore County, Maryland (the tangent above recited is now South 32 degrees 00 minutes 52 seconds East 200.04 feet under the Maryland Coordinated System NAD 83/91), and running thence from said beginning corner and running for said lease envelope, now laid out, the seven following courses and distances, viz: (1) North 13 degrees 04 minutes 41 seconds East 76.33 feet, (2) North 76 degrees 55 minutes 08 seconds West 14.00 feet, (3) North 13 degrees 04 minutes 41 seconds East 14.11 feet, (4) North 76 degrees 55 minutes 19 seconds West 20.00 feet, (5) North 13 degrees 04 minutes 41 seconds East 89.56 feet, (6) South 76 degrees 55 minutes 19 seconds East 90.25 feet, (7) North 13 degrees 04 minutes 41 seconds East 15.65 feet, more or less, to the stairway tower serving the existing parking garage, thence binding for a part on said stairway tower, (8) South 76 degrees 55 minutes 08 seconds East 5.00 feet, and (9) North 13 degrees 04 minutes 41 seconds East 9.34 feet more or less, to the existing parking garage, thence binding for a part on said garage, (10) South 76 degrees 55 minutes 08 seconds East 17.67 feet, and thence leaving said garage, the eight following courses and distances, viz: (11) South 13 degrees 04 minutes 41 seconds West 24.99 feet, more or less, (12) South 76 degrees 55 minutes 19 seconds East 75.74 feet, (13) South 30 degrees 10 minutes 03 seconds East 36.56 feet, (14) 54.51 feet along a curve to the left having a radius of 35.00 feet, said curve being subtended by a chord bearing South 57 degrees 41 minutes 58 seconds West 49.17 feet, (15) South 13 degrees 04 minutes 52 seconds West 5.51 feet, (16) North 81 degrees 10 minutes 31 seconds West 4.96 feet, (17) South 13

degrees 06 minutes 20 seconds West 112.49 feet, and (18) North 76 degrees 55 minutes 19 seconds West 140.17 to the place of beginning.

Containing 0.693 of an Acre of land, more or less (30,181 square feet).

Being part of a parcel of land which by a deed dated October 31, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3432 folio 114 which was conveyed by Margaret C. Turnbull, widow, Francis T. Kidder and Jerome Kidder, her husband, Eleanor S. Pope and Frederick Pope, Jr., her husband, Andrew W. Turnbull and Joanne J. Turnbull, his wife and Mercantile-Safe Deposit and Trust Company, Trustee under the Will of Bayard Turnbull, deceased to The Sisters of the Third Order of St. Francis, Philadelphia Foundation of St. Joseph's Hospital, Baltimore, Maryland

STATE OF MARYLAND
EDWARD F. DELACOLOHA
NO. 358
REGISTERED
PROPERTY LINE SURVEYOR

2/19/2007

X:\Dasco\EasementREV\0.693acredescrip.doc

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: # 08-079-SPHA
7601 Osler Drive
E/side of Osler Drive at a distance of 217 feet north of Irwin Road
9th Election District - 5th Councilmanic District
Legal Owner(s): St. Joseph Medical Center, Inc.

Special Hearing: to approve an amendment to the site plan approved in Case No. 05-264-SPHXA. **Variance:** to allow six wall-mounted identification signs for a medical office building (Sign Nos. 1-6) and to allow sign face areas of 70.1, 10.5, 125.1, 81.3 and 65.9 square feet (Sign Nos. 1, 2, 4, 5, 6) in lieu of the permitted 25 square feet and to allow a 9.6 square foot wall-mounted directional sign in lieu of the 9 square feet permitted (Sign No. 7).

Hearing: Tuesday, October 16, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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.

JT 10/615 October 2 150833

CERTIFICATE OF PUBLICATION

10/4/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/2/, 2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

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: #08-079-SPHA
7601 Osler Drive
E/side of Osler Drive at a distance of 217 feet north of Irwin Road
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Hearing: Tuesday, October 1, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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.
JT/9/733 Sept. 18 149320

CERTIFICATE OF PUBLICATION

9/20, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 ~~successive~~ weeks, the first publication appearing on 9/18, 2007.

- ☑ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

DROP OFF PET #079

No. 227

Date: 8/4/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				650.00

Total: 650.00

Rec From: Venable

For: St Joes Split + Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	DATE	TIME	DOCUMENT
[illegible]	[illegible]	[illegible]	4

DESCRIPTION	AMOUNT
[illegible]	650.00
[illegible]	650.00

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 08-079-SPHA

Petitioner/Developer: ST. JOSEPH MEDICAL CENTER, INC.

Date of Hearing/Closing: 10-1-07

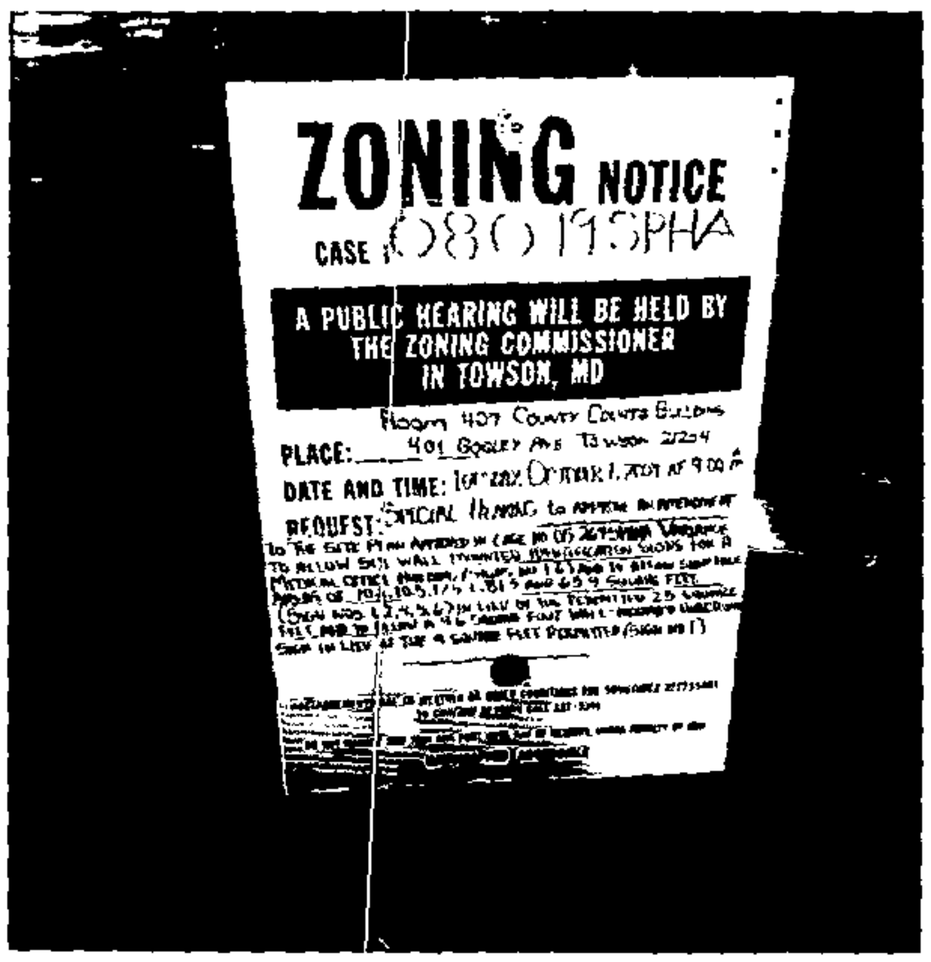
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

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

Ladies and Gentlemen:

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 OSLER DRIVE

The sign(s) were posted on 9-15-07
(Month, Day, Year)



Sincerely,

Robert Black 9-18-07
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 08-079-SPHA

Petitioner/Developer: ST. JOSEPH MEDICAL CENTER

Date of Hearing/Closing: 10-16-07

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

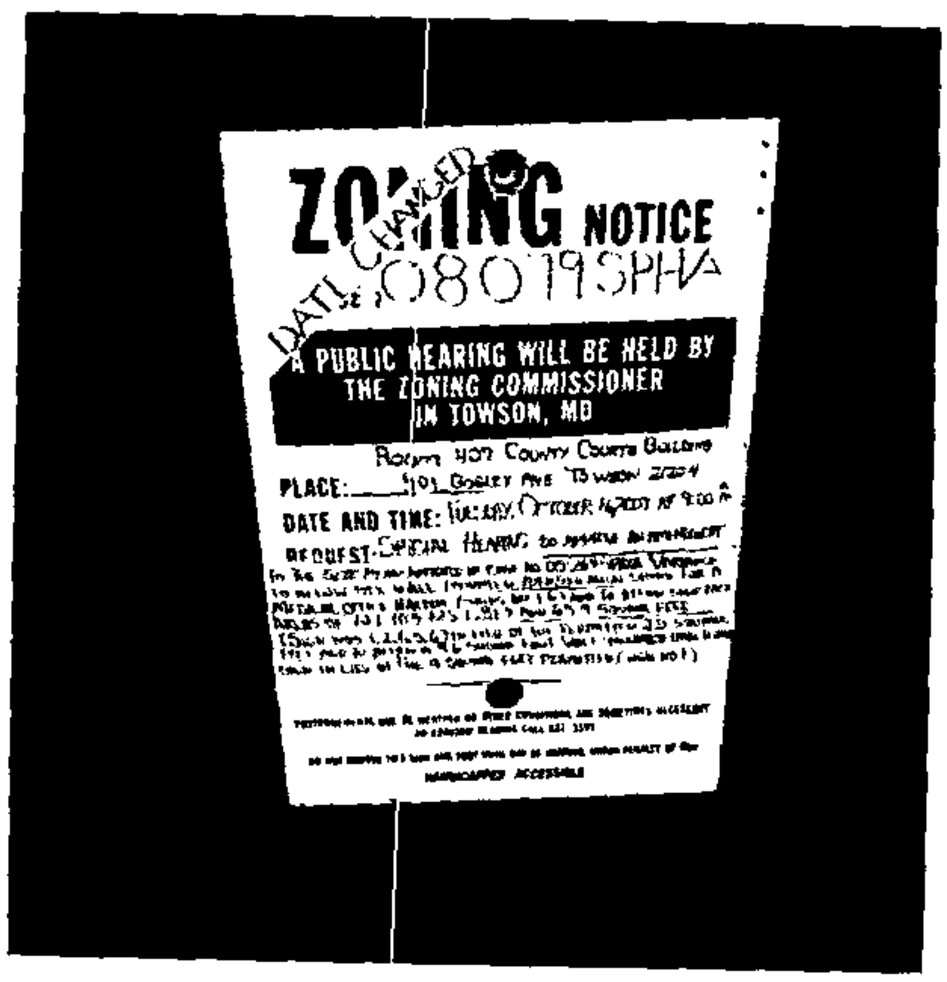
ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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 OSLER DRIVE / DATE CHANGE FROM OCT 1st TO OCT 16th HEARING DATE

The sign(s) were posted on 10-1-07
(Month, Day, Year)

Sincerely,



CHANGED. DATE

Robert Black 10-3-07
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY KOTROCO, Director
Department of Permits and Development Management

September 6, 2007

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: 08-079-SPHA
7601 Osler Drive
E/side of Osler Drive at a distance of 217 feet north of Irwin Road
9th Election District – 5th Councilmanic District
Legal Owners: St. Joseph Medical Center, Inc.

Special Hearing to approve an amendment to the site plan approved in Case No. 05-264-SPHXA. Variance to allow six wall-mounted identification signs for a medical office building (Sign Nos. 1-6) and to allow sign face areas of 70.1, 10.5, 125.1, 81.3 and 65.9 square feet (Sign Nos. 1,2, 4, 5, 6) in lieu of the permitted 25 square feet and to allow a 9.6 square foot wall-mounted directional sign in lieu of the 9 square feet permitted (Sign No. 7).

Hearing: Tuesday, October 1, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, Venable, LLP, 210 Allegheny Avenue, Towson 21204
John Tolmie, St. Joseph Medical Center, 7601 Osler Drive, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 1, 2007.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 2, 2007 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
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: 08-079-SPHA
7601 Osler Drive
E/side of Osler Drive at a distance of 217 feet north of Irwin Road
9th Election District – 5th Councilmanic District
Legal Owners: St. Joseph Medical Center, Inc.

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Hearing: Tuesday, October 1, 2007 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
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.

DROP OFF

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: #08-079-SPHA

Petitioner: St Joseph Medical Center Inc

Address or Location: 7601 OSLER DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: (410) 494-6244

Corrected

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY KOTROCO, Director
Department of Permits and Development Management

September 6, 2007

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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Hearing: Tuesday, October 16, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, Venable, LLP, 210 Allegheny Avenue, Towson 21204
John Tolmie, St. Joseph Medical Center, 7601 Osler Drive, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 1, 2007.**
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(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 2, 2007 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall Sipplel
111 West Chesapeake Avenue
Towson, MD 21204

410-887-3353

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: 08-079-SPHA
7601 Osler Drive
E/side of Osler Drive at a distance of 217 feet north of Irwin Road
9th Election District – 5th Councilmanic District
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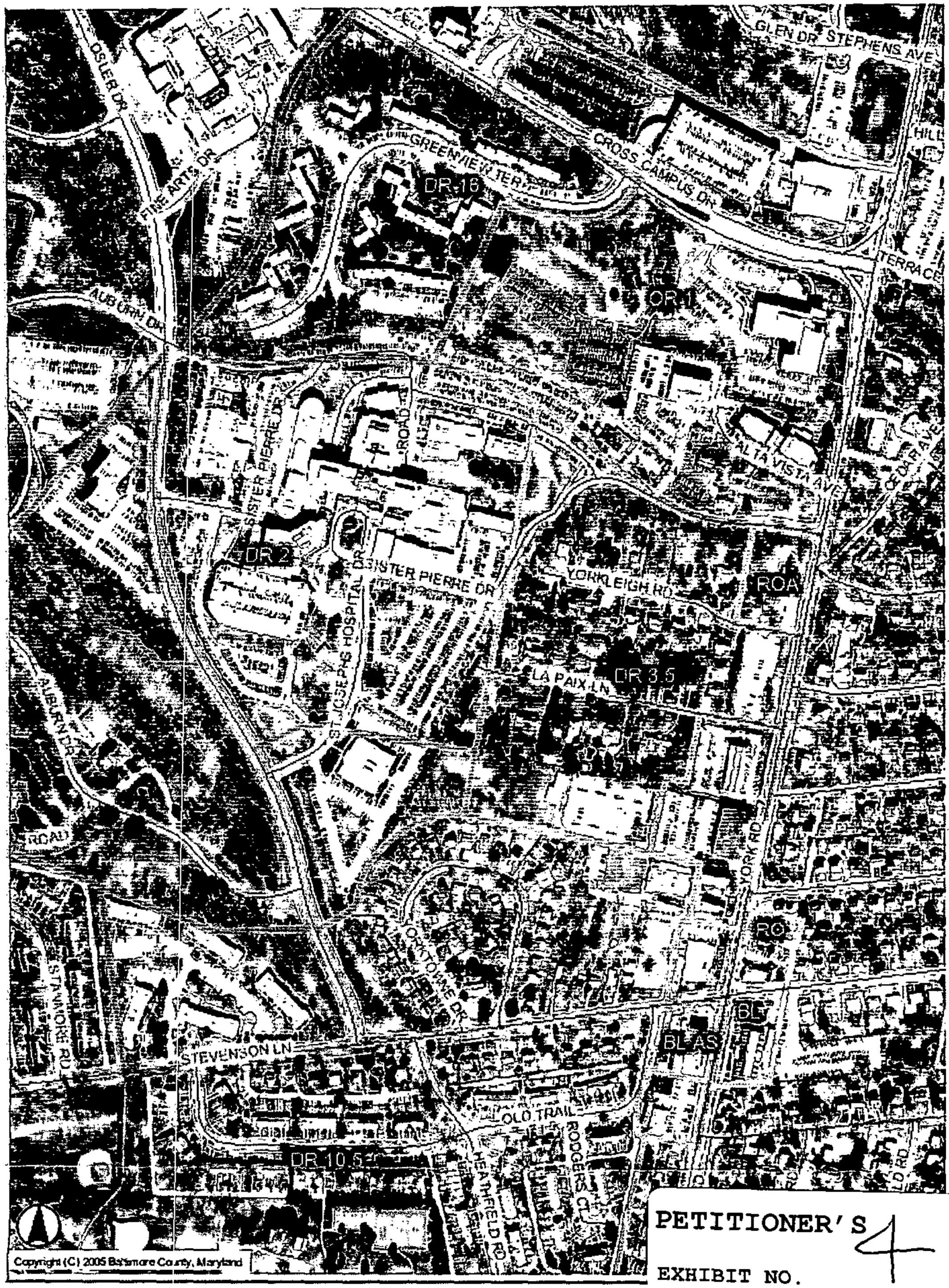
Hearing: Tuesday, October 16, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
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.



PETITIONER'S EXHIBIT NO. 4

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

October 10, 2007

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

Dear Mr. Hoffman:

RE: Case Number: 08-079-SPHA, 7601 Osler Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 10, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures
c: People's Counsel
St. Joseph Medical Center, Inc. John K. Tolmie, President and CEO 7601 Osler Drive Towson 21204

Baltimore County
Fire Department

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

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

August 23, 2007

79

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 20, 2007

Item Number: Item Number 76 through 079 and81,83,84,85,86,88

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
	7601 Osler Drive; E/S Osler Drive , 217' N Irwin Road	*	ZONING COMMISSIONER
	9th Election & 5th Councilmanic Districts	*	FOR
	Legal Owner(s): St. Joseph Medical Center, Inc, John K. Tolmie, President & CEO	*	BALTIMORE COUNTY
		*	08-079-SPHA
	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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 22nd day of August, 2007, 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).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
AUG 22 2007
Per.....

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: October 29, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2007
Item Nos.. 08-076, 077, 078, 079, 081, 083, 084, 086, and 088

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-10292007.doc

BWS 10/16
9 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 4, 2007

RECEIVED
SEP 0 5 2007
BY:.....

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-079- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The subject site is large enough that the requested relief will not have a negative impact on adjacent uses.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\8-079.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 4, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-079- Variance**

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Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\8-079.doc

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

(410) 494-6244

aldontell@venable.com

August 6, 2007

079

HAND DELIVERED
Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Variance & Petition for Special Hearing
Petitioner: St. Joseph Medical Center
Location: 7601 Osler Drive

Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance and Petition for Special Hearing for the above-referenced property, which David Karceski has previously discussed with you. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Petition for Special Hearing (3)
3. Zoning Descriptions (3)
4. Site Plans (12)
4. Newspaper advertising form (1)
5. Check in the amount of $650.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,

Amy L. Dontell

Amy L. Dontell
Paralegal

ALD
Enclosures
cc: David H. Karceski, Esquire

TO1DOCS1/#248768v1

PLEASE PRINT CLEARLY

CASE NAME St. Joseph Mall Cart
CASE NUMBER 09-079-SPHA
DATE 10/16/09

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karceski	210 Allegheny Ave	Towson MD 21204	dhkarceski@verizon.net
Mike Erickson	7601 Osler Dr	Towson MD 21204	MikeErickson@chi-east.org
~~DAVID LUCKE~~	~~1220 B. JODDARD STE 5~~	~~TOWSON MD 21286~~	dlucke@[illegible]
Dick Parsons	412 Wood Bend Ave	Towson Md 21204	RParsons@BCPL.net
Sharon Welling	7347 Yorktowne Drive	Towson 21204	swelling1@jhmi.edu
~~SHARON~~ FLANNAGAN	7601 Osler Dr.	Towson Md	
SEAN (SP-?)			

Case No.: 08-079-SPHA 7601 OSLER DRIVE

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	4 Page Plan	
No. 2	Collectively 2A thru D	
No. 3	Photographs of Existing Conditions Reviewed	} Not Submitted
No. 4	Lockes Resume	
No. 5	Aerial Photograph	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DAVID LOCKE, FASLA
Associate

Project Assignment:
Project Manager/Sr. Landscape Architect

Years of Experience:
MRA: 1
Other Firms: 32

Morris and Ritchie Associates, Inc. 2007 to present

Daft McCune Walker, Inc. 1988 to 2006

Synterra Ltd, 1974 -1980

Zion and Breen, 1973 to 1974

Education:
B.S. Landscape Architecture with Honors, Rutgers College of Agriculture and Environmental Science, 1973

Continuing Education Courses, Harvard GSD summer sessions:
Golf Course Design
Mixed Use Development
Construction Management

Baltimore County Leadership Program, Class of 1993

Active Registration:
Maryland, Landscape Architect, 1986 #RLA 654
Pennsylvania, Landscape Architect, 1979, #649 E
New Jersey, Landscape Architect, 1986, #A500431
Virginia, Landscape Architect, 1986, #262

Professional Affiliations:
American Society of Landscape Architecture (ASLA), Maryland Chapter, National Trustee – 2001 to present. Past president.

Council of ASLA Fellow 2005.

Lamda Alpha

International Council of Shopping Centers, member

National Associate of Industrial and Office Properties, NAIOP, member

MORRIS & RITCHIE ASSOCIATES,INC
Qualifications:

Mr. Locke is an Associate with MRA and has over 32 years experience providing landscape architecture, land planning, and land development consulting. Mr. Locke's responsibilities include planning, project management, and construction implementation. Over the past 18 years, Mr. Locke has worked in the mid-Atlantic region providing planning, design, and project management services to his clients for residential, commercial, and institutional projects.

PETITIONER'S
EXHIBIT NO. 3

Sample projects managed by Mr. Locke include the following:

Avion Business Park, the Trammel Crow Company, Chantilly, Virginia - Won national planning competition for commission to master plan a business park adjacent to Washington Dulles Airport. Project included development of two artificial lakes and storm water management systems and several miles of treescape systems. 1988 **SLA**

USF&G Renovation, Baltimore, Maryland - Renovation of a college campus for a large insurance company. This landscape won an award for environmental preservation from Maryland Department of Natural Resources. 1996 – 1999 **DMW**

Goucher College, Towson, Maryland - Site planning and design of amenity areas for the Alumnae House, a Residence Hall, a new Power Plant, and parking lots. 1999 – 2004 **DMW**

Howard University, Washington, DC 1977 **Synterra**

Johns Hopkins at Green Spring Station, Baltimore County, Maryland - Created a suburban oasis which included an artificial pond and sitting garden for the office complex. **DMW**

Greater Baltimore Medical Center, Towson, Maryland - Campus Master Plan. Construction documents for 3 Medical Office Center. Medical Campus Amenities. **DMW**

Greater Baltimore Medical Center, Towson, Maryland - Botanical Setting for a Metropolitan Hospital. *1989 - 2004*

Good Samaritan Hospital, Baltimore City, Maryland - Master plan for campus improvements. Full construction and permit documents for 2 senior living apartment units. **DMW**

Gilchrest Center for Hospice Care, Towson, Maryland - Full site construction documents for GBMC Hospice Care Facility. Amenities and walking gardens. **DMW**

Ben Franklin Residence Site Restoration, National Park Service, Philadelphia, Pennsylvania - Provided specifications and construction period services. 1977 **Synterra**

Johnson Development Corporation Corporate Retreat, Houston, Texas - Designed and supervised the construction of a Corporate Retreat on the Brazos River to serve as an advance market center for a proposed new community. Project included development of a stand-alone utilities system, which included well and septic development as well as a commercial generator for vital services. Developed irrigation system for retreat site. Received project recognition from Texas ASLA Awards Program. 1988 **Synterra**

Mercy Ridge, Baltimore County, Maryland - Mr. Locke was instrumental in creating a special emphasis on outdoor amenities for this multi-phase project at the continuing care retirement community. 1997-2004 **DMW**

The Parkway, Houston, Texas - Master Plan Development for suburban office park on western edge of Houston. 1983 **Synterra**

Caves Valley Golf Club, Owings Mills, Maryland - Planner and project manager for exclusive corporate golf course. Worked with renowned golf architect, Tom Fazio. Lot and road layout for residential estate lots. Responsible for Zoning approval for special exception and change of zoning designation required for phase 1 approval. Led support DMW Staff for procuring environmental regulatory, stormwater management and erosion and sediment control permits. **DMW**

Caves Valley Golf Club, Owings Mills, Maryland – Design, permitting and construction observation of $2,000 site upgrade and new campus entry2006 – 2007 **MRA**

Hayfields Golf Club, Hunt Valley, Maryland Original feasibility planning, permitting and construction observation 1995 – 1999, **DMW**

Bethesda Country Club, Bethesda, Maryland - Site plans and landscape amenities for clubhouse reconstruction. **DMW**

Bethesda Country Club, Bethesda, Maryland - Complete $11 million dollar re-design of Clubhouse/Pro Shop. 1998 – 2002 **DMW**

Pimlico Race Track Master Plan for the Maryland Jockey Club and Magna Entertainment, Baltimore City, Maryland - Prepared Planned Unit Development for reconstruction of 125-acre Horse Racing Track and host for Triple Crown Preakness. Professional Testimony to City Council Land Use Committee and various City Planning Department Commissions. Presentations to several community associations. 2003 -2005 **DMW**

Pimlico Race Track, Baltimore City, Maryland - Master Plan and Planned Unit Development for renovations of the historic track that is the home of the Preakness, 2002 – 2004 **DMW**

Moody Gardens Master Plan, Galveston, Texas - Mr. Locke located and transported by barge three million cubic yards of sand and topsoil to create, literally, engineered soil from which the gardens grew. 1984 – 1988 **SLA**

Moody Gardens, Galveston, Texas - Worked with world acclaimed author and planner Sir Jeffery Jellicoe on development of master plan for conversion of Galveston Airport to an international theme park which included tropical Biome and Theme Gardens from around the world. Project included Animal Contact Facility and Equestrian Therapy for head trauma patients. First Phase development. Developed several thousand feet of custom designed cypress trellises for shaded pedestrian access from parking areas. Stabilization of Galveston Bay Shoreline. Importation of several million cubic yards of soil by barge. Importation of white sand from Southern Florida. Construction of sand beach swimming pool complex. Project won State Chapter and National ASLA Design Awards. 1988 **SLA**

Mt. Pisgah State Park, Bradford County, Pennsylvania - Project Manager and lead designer. Developed Master Plan and Development Guidelines for the new state park. A natural resource inventory was performed and developed building prototypes (architectural styling) for major builders and shelter design. Project included creation of a 50-acre lake, new access points and roadway and parking. 1977 **Synterra**

Park Rehabilitation, Newark, New Jersey - Prepared renovation construction documents for rehabilitation of parks within the Central Ward section of the City of Newark.

City of Compton Park Rehabilitation, California - Construction of new gymnasium – construction period services, irrigation design, specifications and bid documents, public testimony. 1981 **Synterra**

Gwynns Falls Greenway, Baltimore City, Maryland - Construction documents for 8 miles of forested trails for first link of planned 30 mile trail systems. **DMW**

The Parkway, Houston, Texas - Five miles of streetscape and intersection suburban parks. 1981 - 1986, with SWA and **SLA**.

The Parkway, Houston, Texas - Prepared construction documents for several miles of streetscape and intersection park. Due to plant material scarcity, David Locke prepared program for contract growing of over 6,000 trees. Program started with selection and shipping plant units from Oregon to Boething Tree Land in Cupertino, California where they were grown for two years in containers designed to maximize

shipping to Houston where they were acclimatized for two years prior to installation. Park design at intersections included custom designed lighting system. 1988 **SLA**

National Wildlife Foundation, Houston Texas - Worked with National Wildflower Foundation, Lady Bird Johnson, and Texas State Highway Department for program to establish self-perpetuating wildflower stands on local Houston Highway Right of Ways. 1988

Noteworthy Projects:
*Mt. Pisgah State Park – Bradford County, PA
*Moody Gardens – Galveston, Texas
*The Parkway – Houston Texas
*Mercy Ridge Continuous Care Retirement Community – Timonium, MD
*Greater Baltimore Medical Center – Towson, MD
*Caves Valley Golf Club – Owings Mills, MD
Mondawmin Mall Renovation – Baltimore, MD
*Pimlico Racetrack Master Plan and Planned Unit Development – Baltimore, MD
Avion Business Park, the Trammel Crow Company, Chantilly, Virginia
Gwynns Falls Greenway – Baltimore City, Maryland
Gilchrest Center for Hospice Care – Towson, Maryland

Friendswood Development Projects (Exxon) - Greenspring, Texas - Development of Streetscape Vocabulary, Construction Documents and Construction Observation 1983 **SLA**

Honors, Awards and Recognition:

- Baltimore County Golf Course Master Plan, Merit Award MD/ASLA, 1990, Principal in Charge
- Johnson Corporation Retreat Center, Merit Award Texas/ASLA, 1987, Project Manager
- Moody Gardens, Merit Award, National & Texas ASLA, 1987, Principal in Charge of Construction
- Inducted into Council of Fellows in fall of 2005

Public Service:

- Elected to the Neighborhood Design Center's Volunteer Hall of Fame for volunteer work providing landscape architectural services for neighborhood redevelopment in Baltimore, MD, 1989 to present. Also encourages younger LA's to volunteer at NDC.
- Professional Testimony at Baltimore County Development Hearings & City of Baltimore Planning Commission, Design Advisory Panel, ongoing.
- Adjunct Professor of Landscape Architecture at University of Maryland, Professional Practice, 1997 to 2000
- Served on Towson Development Corporation/Greater Towson Committee 1998 to Present. Leading a group of business executives and a team of DMW staff LA's, prepared an Opportunities Plan for continuing re-development of Towson core, 1999 to 2001. Currently on GTC's Board of Directors.
- Presentation to National Society of Professional Engineers Society Annual Meeting, Norfolk, VA, The Role of Landscape Architects in Multi-Disciplinary Firms, 2000
- Presented Short Course on Professional Practice for CLARB exam – 1997 to 2000
- Speaker at Golf Course Superintendent's Assoc. - Golf Course Development in Heavily Regulated Municipalities, 1993
- Member of the Maryland State Architectural Review Board - 1994
- Worked with Lady Bird Johnson, the National Wildlife Foundation and the Texas State Highway Department in 1987 on the development of a program establishing self-perpetuating wildflower stands along miles of Texas State Highway rights-of-way within the Houston, Texas metropolitan area.
- Roland Park Roads and Maintenance Committee (Architectural Review Board for Roland Park) current

Membership in Allied Societies:

- Urban Land Institute, 1999 to present, Affiliate
- American Institute of Architects – Professional Affiliate, Current
- Lamda Alpha – Professional Fraternity of Land Developers, Current
- Neighborhood Design Center, Baltimore MD, 1989 to present
- Maryland Golf Course Superintendent's Organization – Professional Affiliate, Current
- Greater Towson Committee, Board of Directors – An organization of local business leaders devoted to the redevelopment of downtown Towson, Current
- Baltimore County Leadership Council, 1993 to present – An organization of community leaders with the goal of strengthening community through the development of civic leadership.
- Construction Specifications Institute, 1990 to 1991

Major Accomplishments and Outstanding Professional Activities:

Starting with his early career in 1974, David's leadership of Synterra Ltd's commission for a new Pennsylvania State Park Master Plan was significant in convincing the Pennsylvania Bureau of Resources Programming/Department of Environmental Resources to change their policy on Prime Consultants. As a result of his master planning and project leadership in the community, Synterra Ltd., a Landscape Architecture/Planning Firm was selected as prime consultant on a multi-million dollar construction project at a time when this was not the norm. Through his project leadership, his firm was responsible for project oversight with architecture and engineering as sub-consultants. His efforts enabled future landscape architectural firms in the state to be considered as prime consultants on equal terms with other professions.

In 1986, as **founding Editor of the Houston Section ASLA Newsletter** for the Texas ASLA Section, David broke new ground in the local design community by featuring critiques of prominent as well as controversial projects in the metropolitan Houston area. Keiji Asakura, a past Houston Section President has said that *"David's tenure as Newsletter Editor elevated the position of Landscape Architects in the Houston design community. His willingness to air controversial design and environmental issues cast Landscape Architects as engaged civic leaders to a community that barely knew the profession existed."*

David Locke was instrumental in the **Maryland ASLA Chapter's defense of its professional registration**. In 1988, David recommended to the Chapter's Registration Committee a local lobbyist working with the Maryland Professional Land Surveyors on a similar issue. The lobbyist worked with David and the Committee to support Landscape Architecture registration through attendance at legislative staff meetings and individual meetings between Maryland landscape architects and legislators. David, along with other Committee members, spearheaded a fund-raising drive with Chapter members to support these efforts. The legislation was upheld. Today the chapter continues to retain a lobbyist supported by contributions from the ASLA membership.

As a member of the **Architectural Review Board of the Maryland Department of General Services,** David incorporated traditional Landscape Architectural elements in the design review of State funded projects. He convinced the Board, primarily comprised of architects, that the approval process should review site design considerations and landscape architecture perspectives on an equal basis with architectural, engineering and financial considerations. This was done through his evaluation of prospective projects' site design and grading, measuring the impact of these issues on the architectural, engineering and financial aspects of a project.

David's **presidency of the Maryland Chapter of ASLA** in 1995 had an immense impact on raising the visibility of Landscape Architecture in the state. As recalled by Jay Graham, the president who succeeded him, *" David Locke assumed the position of Maryland Chapter president at a time when the chapter, for several years, had been showing evidence of declining vitality. Within his tenure Dave managed to significantly turn around the member apathy. Dave had a simple formula. He instituted monthly meetings on a regular and predictable schedule. These meetings were both educational and social and Dave arranged to have all expenses paid by suppliers to the industry. Members responded and attendance numbers surprised everyone. The results of his effective leadership are the basis of our healthy, active chapter today, 9 years later. Dave both solved an immediate problem and became a role model for presidents that followed him. The chapter recognized his leadership skills by electing him to be their trustee when that position became vacant."*

As an Adjunct Instructor for the **University of Maryland's Landscape Architecture Program,** David brought more than 20 years of practical experience to the design curriculum. David required students to make presentations to local high schools and community groups as well as interview contractors and developers as part of a professional outreach class requirement.

David Locke has been an active **volunteer for the Neighborhood Design Center** (NDC) since 1989. NDC is a non-profit Baltimore City organization established in the late 1960's to mend the civic rift created by the assassination of Dr. Martin Luther King. NDC utilizes civic engagement to revitalize distressed neighborhoods through the implementation of neighborhood master plans and site specific design. David's personal design contributions and community presentations have raised awareness of the importance and civic impact of the Landscape Architecture profession. His enthusiasm, mentoring and civic commitment have brought in many additional Landscape Architecture volunteers. David's personal commitment convinced a nationally prominent Landscape Contractor to donate one day of its entire labor force and a considerable amount of plant material to rehabilitate a neglected city park and street perimeter.

David is an accomplished practicing landscape architect and has been successful as a mentor and role model. David's strength lies in his ability to motivate staff and clients to do more.

Prior Zoning Case JMH 4/4

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)**	* * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-264-SPHXA
Saint Joseph Medical Center, Inc. John K. Tolmie, President & CEO *Petitioners*	* *	

* * * * * * * * * * *

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]

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

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

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.

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

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

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 6 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

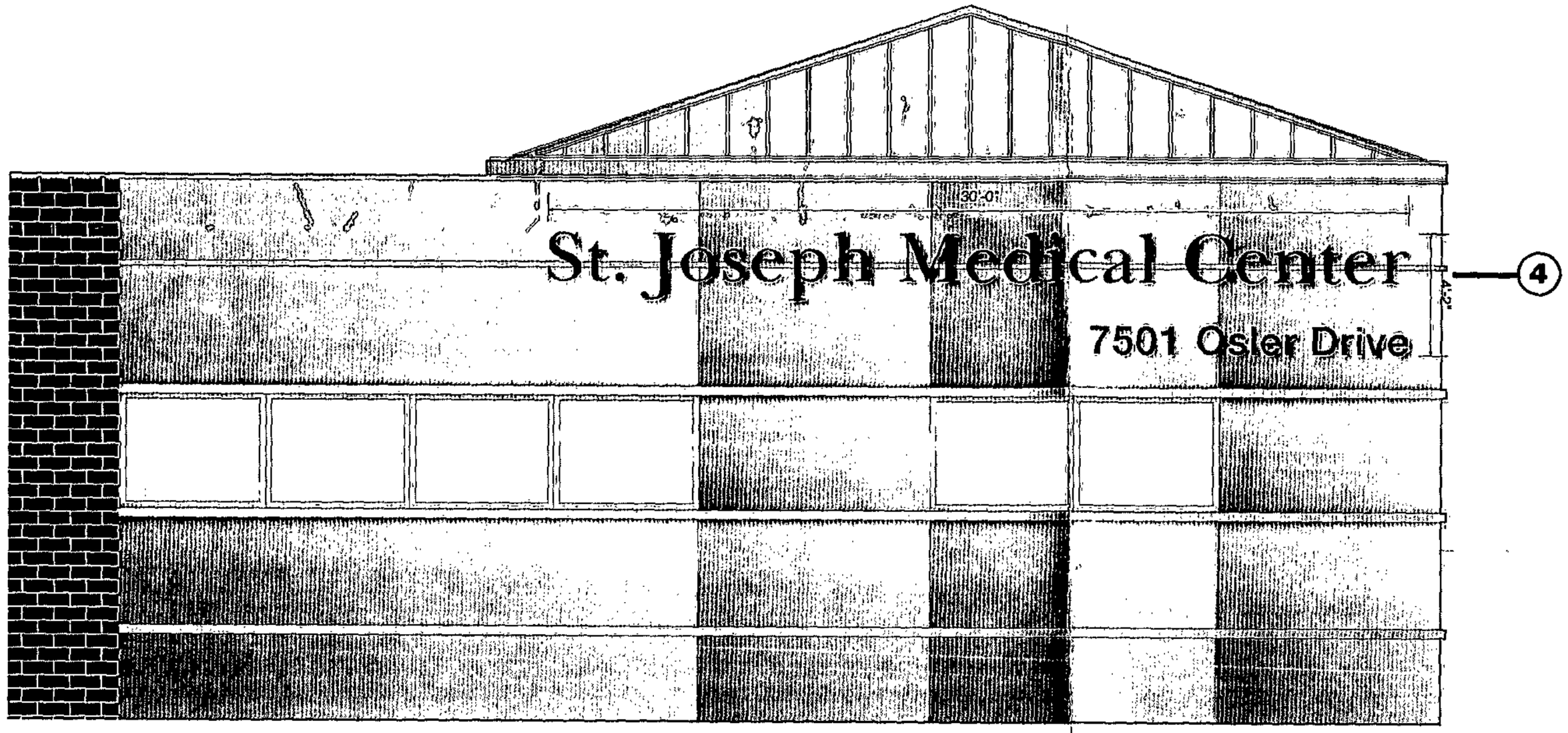
Exhibit 1 to encourage northbound traffic exiting the new parking garage to use Osler Drive. Petitioner may remove such signage if a "bypass" road is constructed that allows access from Petitioner's property directly to Cross Campus Drive.

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj



A 1.00 **South Elevation Detail**
3/16" = 1'-0"

4

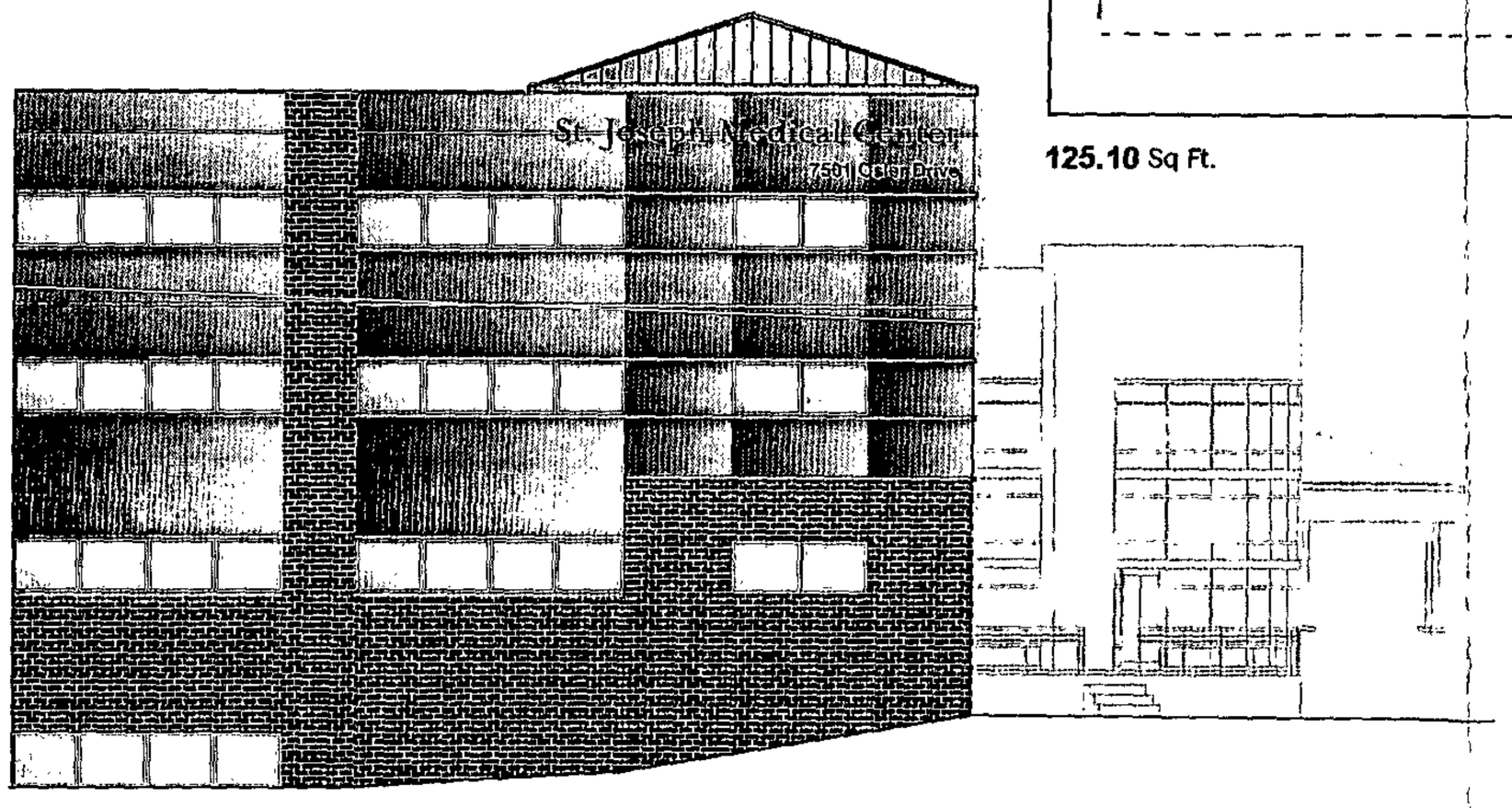
30'-0"

St. Joseph Medical Center

7501 Osler Drive

4'2"

125.10 Sq Ft.



B 1.00 **South Facade Elevation**
1/16" = 1'-0"

AGS
302 Commerce Drive
Exton PA 19341
USA
www.agsinfo.com

610.363.8150 Telephone
610.363.7029 Facsimile
info@agsinfo.com E-mail

Design Intent Drawing

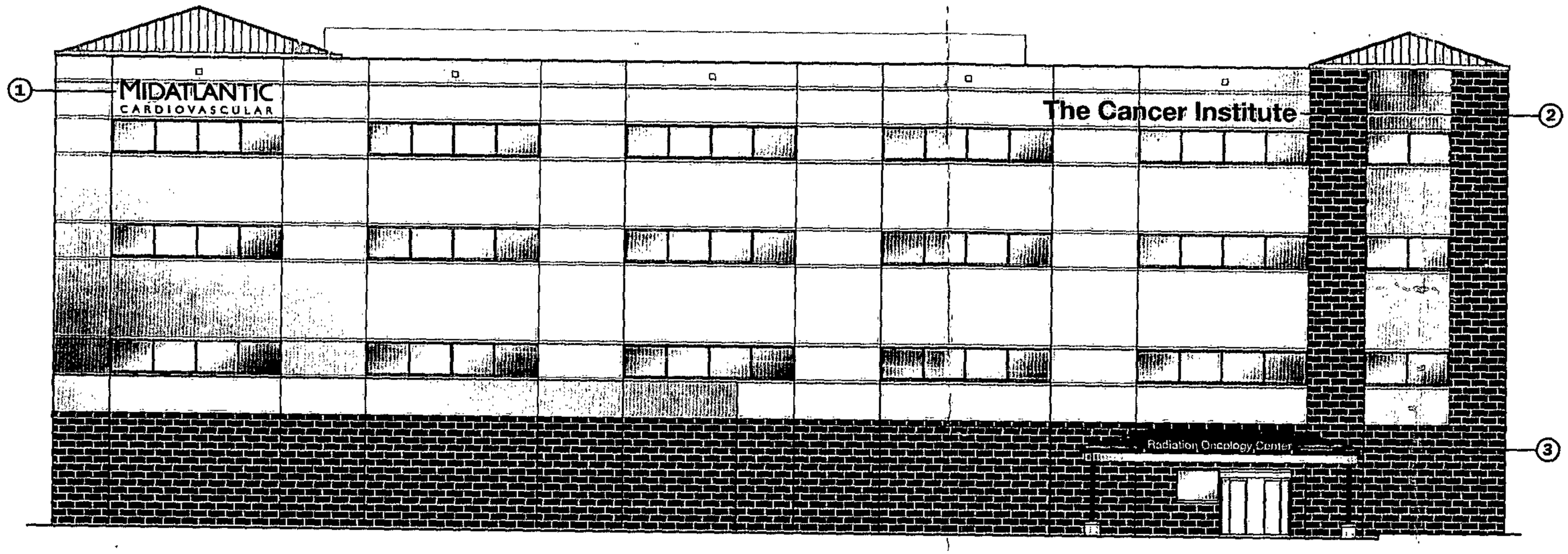
Client Name & Address **St. Joseph Medical Center** **7501 Osler Drive** **Towson, MD 21204**	*Date* **04.24.07** *Drawn* **ANS** *Project #* **331350**
Project Name & Address **St. Joseph Medical Center** **Office Bldg. A** **Building Identification** **7501 Osler Drive** **Towson, MD 21204**	*Revisions*

Notes

TOTAL Sign Area South Elevation:
125.10 Sq Ft.

PETITIONER'S
EXHIBIT NO. 2C

Sign Type # **N/A**	*Sign Type Name* **South Elevation**
Drawing Description **Elevations**	
Section	*Sheet No.* **1.00**



A 1.01 **West Elevation**
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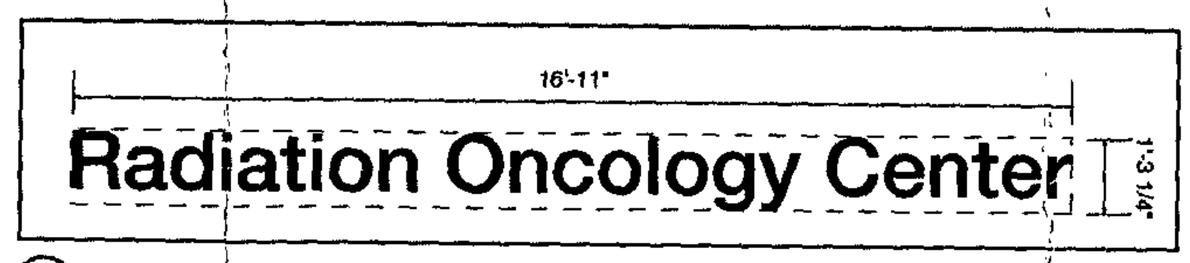
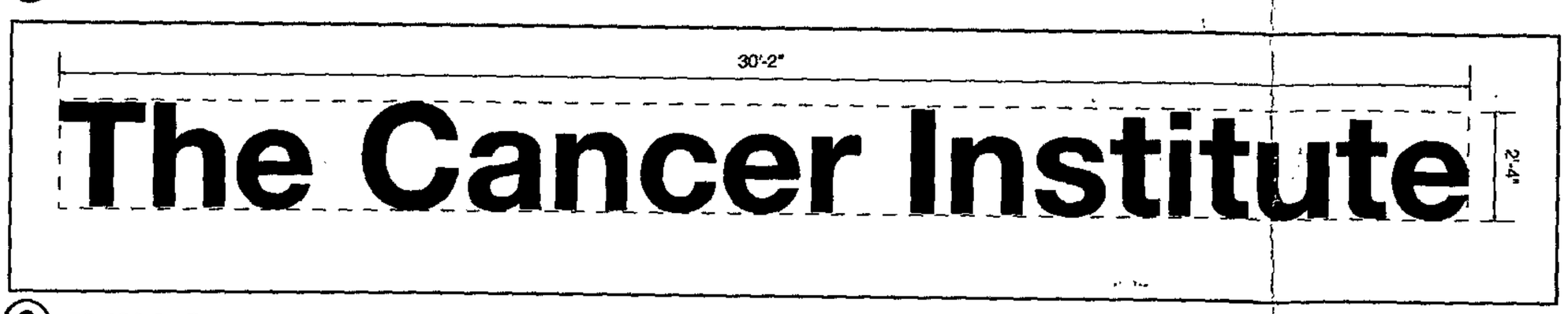
1 70.016 Sq Ft.



3 21.497 Sq Ft.



2 70.426 Sq Ft.

B 1.01 **West Elevation Detail**
1/4" = 1'-0"

AGS
302 Commerce Drive
Exton PA 19341
USA
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610.363.8150 Telephone
610.363.7029 Facsimile

info@agsinfo.com E-mail

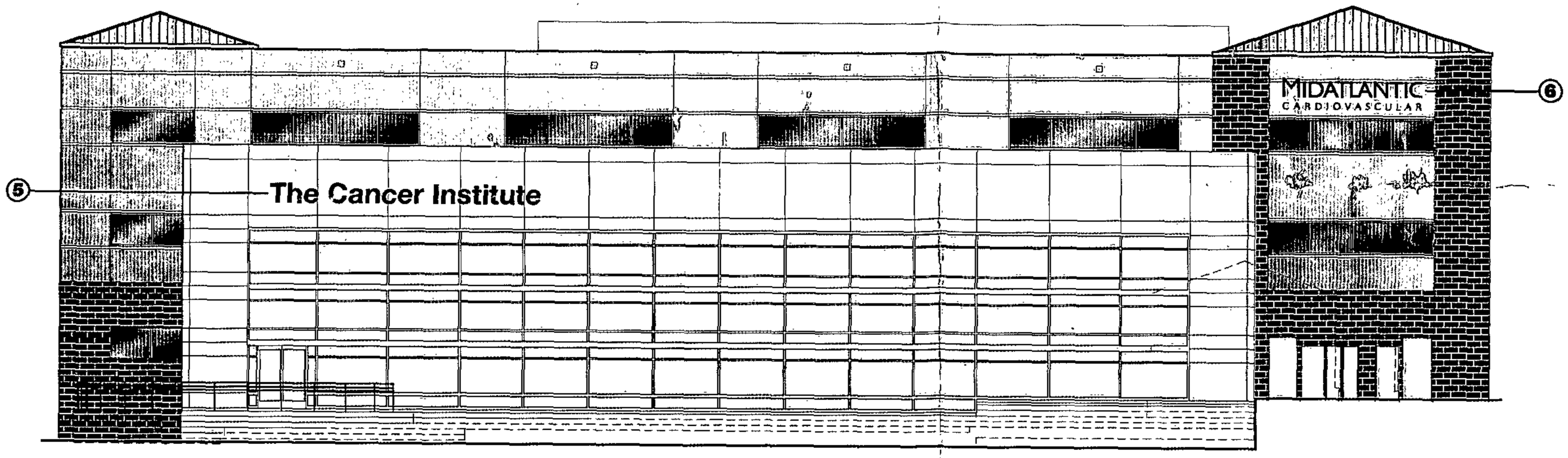
Design Intent Drawing

Client Name & Address **St. Joseph Medical Center** **7501 Osler Drive** **Towson, MD 21204**	*Date* **04.24.07** *Drawn* **ANS** *Project #* **331350**
Project Name & Address **St. Joseph Medical Center** **Office Bldg. A** **Building Identification** **7501 Osler Drive** **Towson, MD 21204**	*Revisions*
Notes	

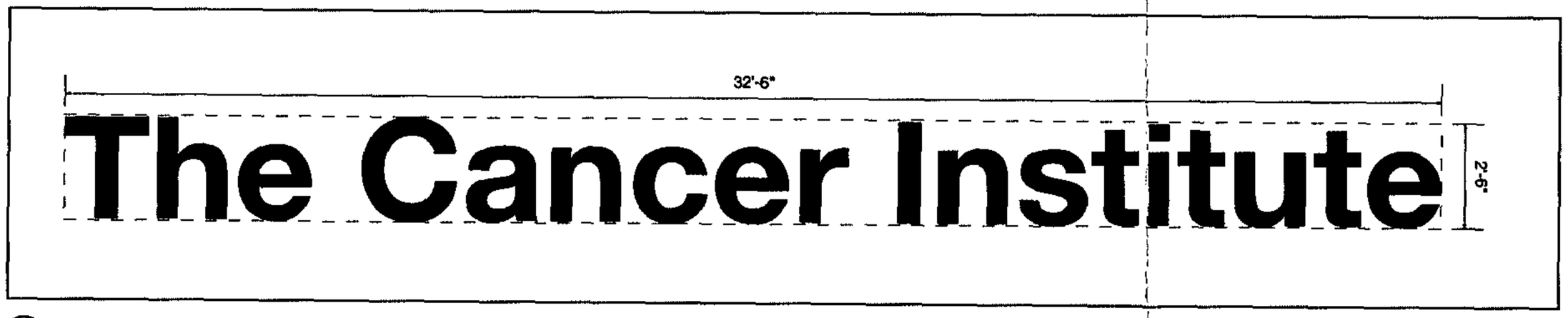
TOTAL Sign Area West Elevation:
161.939 Sq Ft.

PETITIONER'S
EXHIBIT NO. 2A

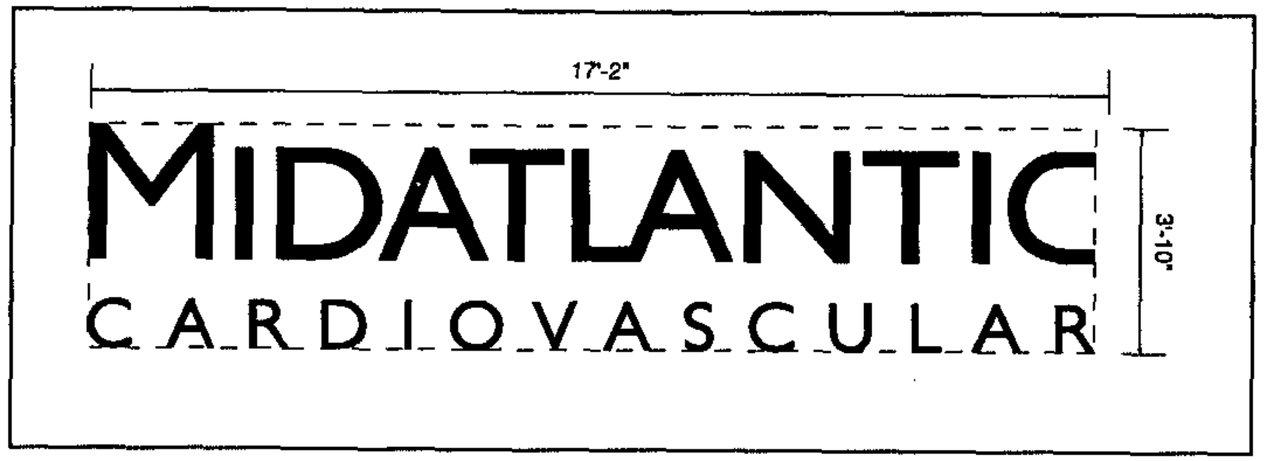
Sign Type # **N/A**	*Sign Type Name* **West Elevation**
Drawing Description **Elevations**	
Section	*Sheet No.* **1.01**



A 1.02 **East Elevation**
1/16" = 1'-0"



5 81.25 Sq Ft.



6 65.805 Sq Ft.

B 1.02 **East Elevation Detail**
1/4" = 1'-0"

ags
302 Commerce Drive
Exton PA 19341
USA
www.agsinfo.com
610.363.8150 Telephone
610.363.7029 Facsimile
info@agsinfo.com E-mail

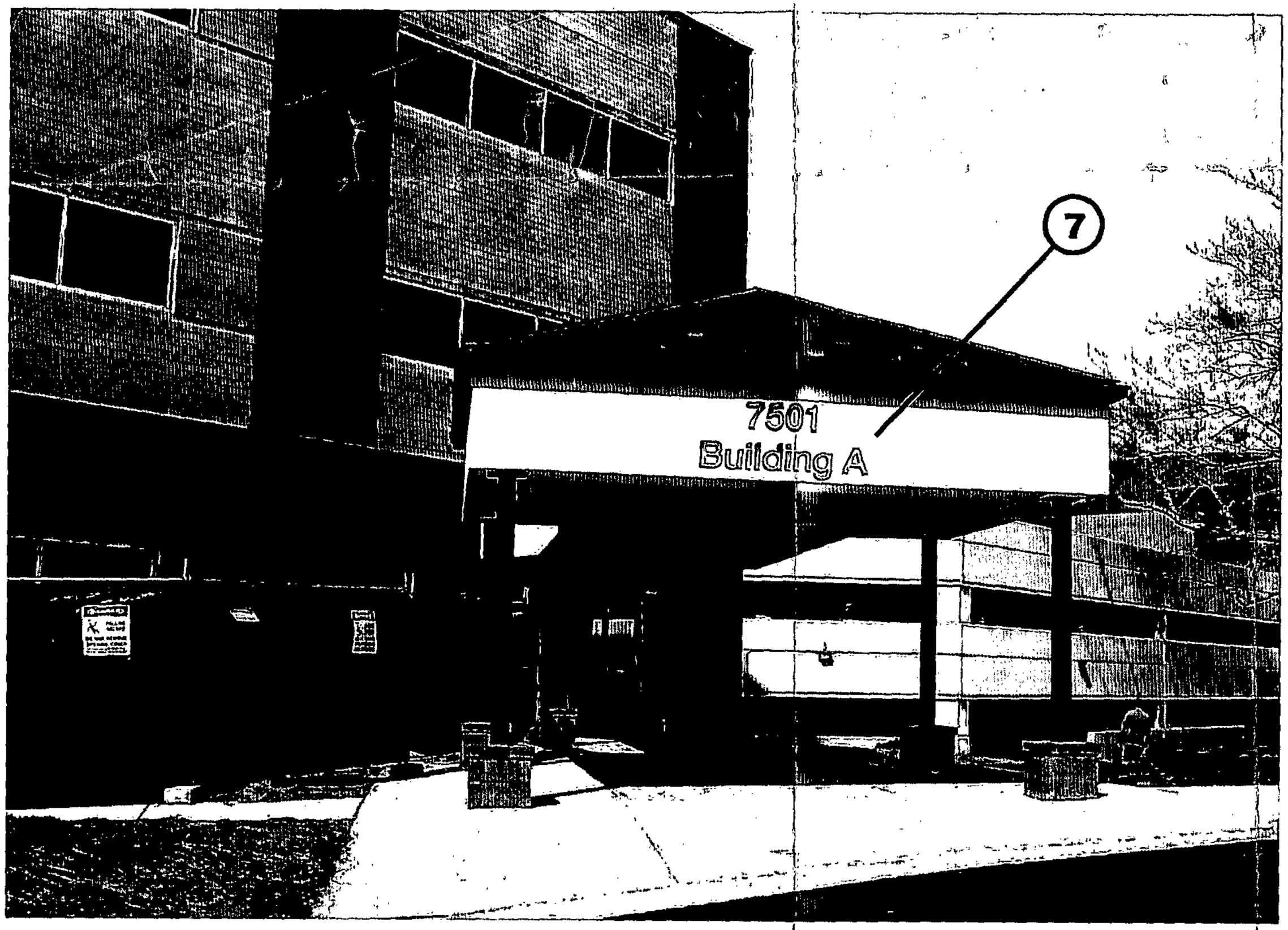
Design Intent Drawing

Client Name & Address **St. Joseph Medical Center** **7501 Osler Drive** **Towson, MD 21204**	*Date* **04.24.07** *Drawn* **ANS** *Project #* **331350**
Project Name & Address **St. Joseph Medical Center** **Office Bldg. A** **Building Identification** **7501 Osler Drive** **Towson, MD 21204**	*Revisions*
Notes	

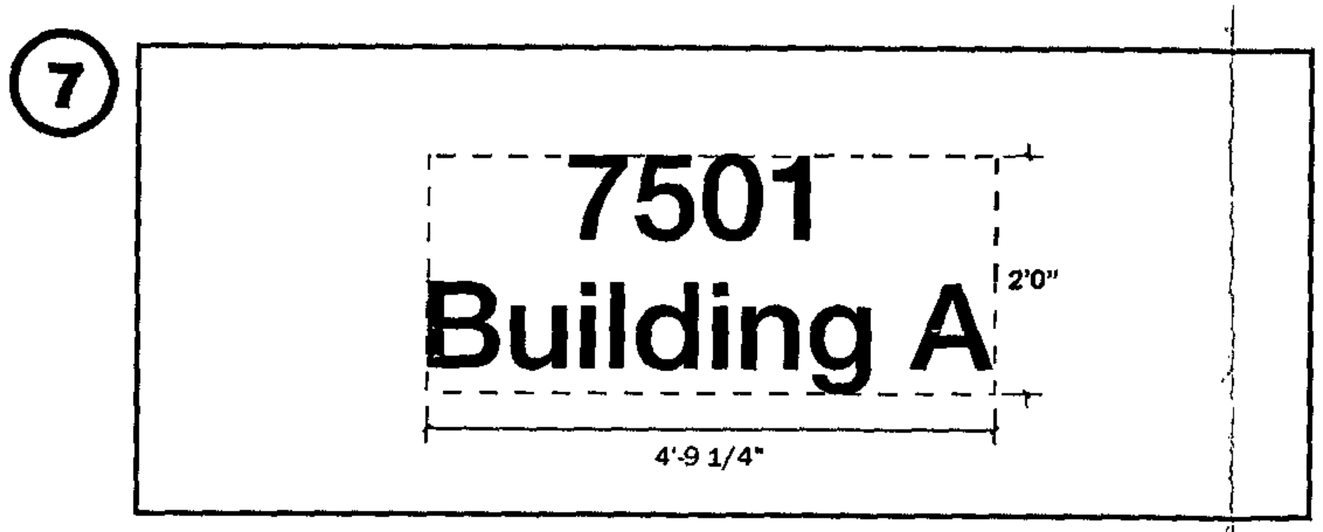
TOTAL Sign Area East Elevation:
147.055 Sq Ft.

PETITIONER'S
EXHIBIT NO. 28

Sign Type # **N/A**	*Sign Type Name* **East Elevation**
Drawing Description **Elevations**	
Section	*Sheet No.* **1.02**



Canopy Elevation



9.54 Sq Ft.

Detail

1/2" = 1'-0"

AGS
302 Commerce Drive
Exton PA 19341
USA
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610.363.7029 **Facsimile**
info@agsinfo.com **E-mail**

Design Intent Drawing

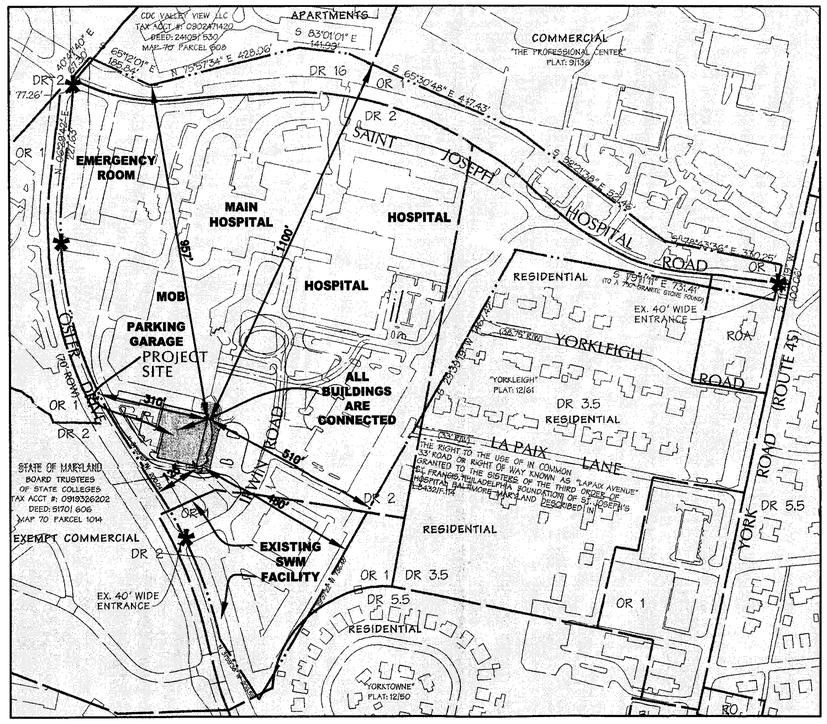
Client Name & Address **St. Joseph Medical Center** **7501 Osler Drive** **Towson, MD 21204**	*Date* **06.13.07** *Drawn* **ANS** *Project #* **331350**
Project Name & Address **St. Joseph Medical Center** **Office Bldg. A** **Building Identification** **7501 Osler Drive** **Towson, MD 21204**	*Revisions* **06.05.07** **06.13.07**

Notes

TOTAL Sign Area:
9.54 Sq Ft.

PETITIONER'S
EXHIBIT NO. 29

Sign Type # **N/A**	*Sign Type Name* **Canopy**
Drawing Description **Elevations**	
Section	*Sheet No.* **1.03**



✱ SITE POINT OF ENTRIES

PROJECT BOUNDARY

SCALE: 1"=200'

1. SITE DATA: TAX MAP 70 - GRID 19 - PARCEL 546
ELECTION DISTRICT 9; COUNCILMANIC DISTRICT 5
TAX ACCOUNT NUMBER: - 0419341143
DEED: LIBER 4097 FOLIO 11
GROSS/NET PARCEL AREA: 30.102 AC. (1,311,243 SQUARE FEET)
ZONING: D.R.2

2. PROPERTY ADDRESS: 7601 OSLER DRIVE
TOWSON, MARYLAND 21204-7509
800 FT NW STEVENSON LA

3. PROPERTY OWNER: ST. JOSEPH HOSPITAL INC.
7601 YORK ROAD
BALTIMORE, MARYLAND 21204

4. NO ROAD OR RIGHT OF WAY WIDENING IS REQUIRED FOR THE PROJECT.

5. ALL ROAD DIMENSIONS ARE TO/FROM FACE OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED.

6. ALL EXISTING BUILDINGS ARE DESIGNED FOR INSTITUTIONAL USE WITH VARIOUS STORIES AND ARE TO REMAIN ON PROPERTY.

7. THERE ARE NO KNOW EXISTING WELL OR SEPTIC AREAS FOUND ON SITE. EXISTING AND PROPOSED SERVICE WILL BE PUBLIC WATER AND SEWER, WATER, SANITARY SEWER, AND STORM DRAIN SYSTEMS WILL BE CONNECTED TO EXISTING APARTMENT UTILITIES.

8. NO BUILDINGS ON THIS SITE ARE A NATIONAL HISTORIC LANDMARK OR LISTED ON THE MARYLAND HISTORIC TRUST INVENTORY. THE SITE IS NOT WITHIN A HISTORIC DISTRICT.

9. FLOOR AREA RATIO CALCULATIONS ARE NOT APPLICABLE IN THE DR-2 ZONE.

10. AMENITY OPEN SPACE CALCULATIONS ARE NOT APPLICABLE IN THE DR-2 ZONE.

11. FIRE HYDRANTS ON AND ADJACENT TO SITE ARE AS SHOWN ON PLANS.

12. ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 450 UNLESS A ZONING VARIANCE IS GRANTED.

13. THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN OR THE CHESAPEAKE BAY CRITICAL AREA.

14. THE SITE IS NOT WITHIN A BASIC SERVICE DEFICIENT AREA.

15. PREVIOUS COMMERCIAL PERMIT NUMBERS FROM THE YEAR 2000 TO PRESENT FOR INTERIOR ALTERATIONS AND BUILDING CONSTRUCTION: B 401838, B 404547, B 446446, B 452754, B 459470, B 459475, B 469869, B 469700, B 476849, B 476849, B 480285, B 480426, B 505813, B 515540, B 533867, B 534511, B 542493, B 545041, B 551427, B 562811 DASCO B561509, BUILDING ENTRANCE B645410

16. PROPOSED CANOPY WITHIN DRIVE ILSE IS NOT ENCLOSED AND VEHICLES CAN DRIVE UNDERNEATH.

17. THE 5TH REFINED CRG (FOR THIS EXPANSION) WAS APPROVED ON 1/24/06.
(DRC # 0327066). THE ORIGINAL CRG WAS APPROVED ON 1/28/88. NEW DRC # 110606H APPROVAL DATE 11/20/06.

18. PDM# IX-520

19. NO FEES ARE DELINQUENT.

20. AMENITY OPEN SPACE IS NOT REQUIRED IN DR2 ZONE.

ZONING HISTORY

74-218-X	HELISTOP SPECIAL EXCEPTION GRANTED BY ZONING COMMISIONER ON MARCH 3, 1974. ON 4-11-74, CASE 74-218-X WAS AFFIRMED BY THE BOARD OF APPEALS.
85-133-A	VARIANCE FOR THREE (3) DOUBLE FACED, INTERNALLY ILLUMINATED SIGNS OF 288 SQ.FT. WAS GRANTED IN LIEU OF THE NON-ILLUMINATED 15 SQ.FT. SIGNS.
84-137-SPHA	GRANTED FOR HOSPITAL STRUCTURES AND PARKING ON DECEMBER 5, 1988. ON FEBRUARY 3, 1984 AN AMENDED ORDER WAS GRANTED FOR THE SAME ZONING CASE (NO. 84-137-SPHA) TO PERMIT A MAXIMUM BUILDING ELEVATION OF 885 FT. AND 752 FT.
96-83-X	SPECIAL EXCEPTION TO ALLOW A WIRELESS TRANSMITTING AND RECEIVING FACILITY WAS GRANTED ON OCTOBER 17, 1995.
98-467-SPHA	VARIANCE FOR SIGNS WAS GRANTED ON AUGUST 25, 1999.
02-317-X	SPECIAL EXCEPTION FOR A HELISTOP IN AN ALTERNATE LOCATION FROM PRIOR ZONING CASE NO. 74-218-X WAS GRANTED ON APRIL 3, 2002.
05-020-SPHX	SPECIAL EXCEPTION FOR APPROVAL OF A MAXIMUM BUILDING ELEVATION WIDTH OF 452 FT. SPECIAL HEARING TO AMEND THE SITE PLAN APPROVED IN CASE NO. 84-137-SPHX.
05-264-SPHXA	SPECIAL EXCEPTION FOR APPROVAL OF A MAXIMUM BUILDING ELEVATION WIDTH OF 375 FT IN LIEU OF THE PERMITTED 300 FT. HEIGHT VARIANCE TO ALLOW A BUILDING HEIGHT OF 66 FT. IN LIEU OF THE PERMITTED 55 FT., PURSUANT TO SECTION 300.2. VARIANCE TO ALLOW A FRONT BUILDING FACE TO SIDE BUILDING FACE SETBACK OF 50FT. IN LIEU OF THE REQUIRED 90 FT, PURSUANT TO SECTION 1B01.2.C.1A. SPECIAL HEARING TO AMEND THE SITE PLAN APPROVED IN CASE NO. 05-020-SPHX.

THIS APPLICATION

THIS APPLICATION IS FOR A SIGN VARIANCE FOR BUILDING MOUNTED SIGNS..

BUILDING HEIGHT: 32'

NUMBER OF STORIES: 3

USE: MEDICAL OFFICE BUILDING

CONSTRUCTION TYPE: CONCRETE SLAB

SITE LIGHTING HAS NOT CHANGED FROM PREVIOUS APPLICATION.

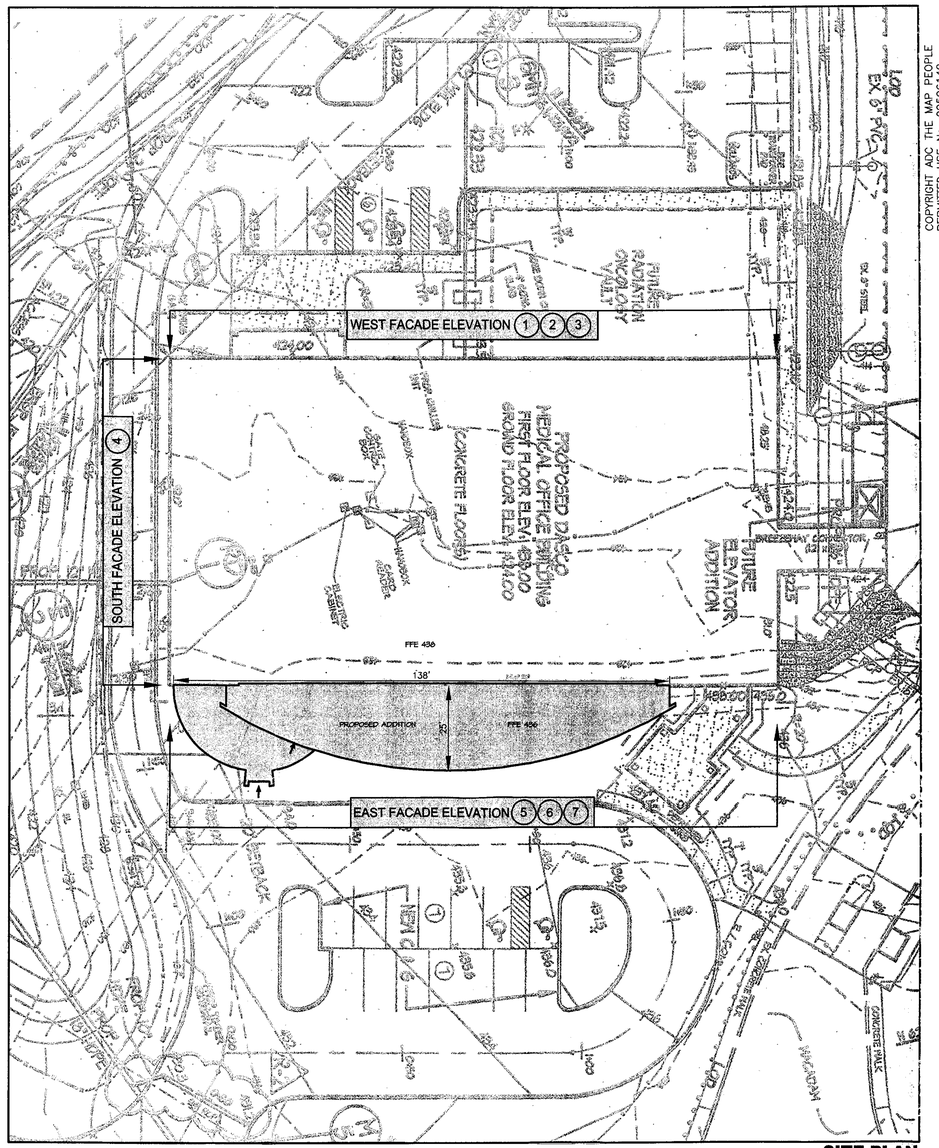
LANDSCAPE FEATURES HAVE NOT CHANGED FROM PREVIOUS APPLICATION.

THERE ARE NO PROPOSED ENTRANCES OR EXITS ASSOCIATED WITH THIS BUILDING ADDITION.

THERE ARE NO PROPOSED SIGNS FOR THIS ADDITION.

EXISTING AND PROPOSED UTILITIES ARE SHOWN ON SITE PLAN THIS SHEET.

VERIFY ALL EXISTING GRADES PRIOR TO BEGINNING WORK.



NORTH (MCS)

SITE PLAN

SCALE: 1"=20'

PARKING REQUIRED

1. HOSPITAL AND SOUTH WING ADDITION:	448 (-30 BEDS PER THIS SUBMITTAL) BEDS X 1.5 SPACES PER BED	672
2. DAY CARE:	14 EMPLOYEES X 1 SPACE PER EMPLOYEE	14
3. O'DEA MEDICAL OFFICE BUILDING:	FIRST FLOOR: 28,835 S.F. X 4.5 SPACES PER 1,000 S.F. FLOORS 2,3,4 & 5 @ 22,591 S.F. EACH = 90,364 S.F. X 4.5 SPACES PER 1,000 S.F.	131 407
4. JORDAN CENTER ADMINISTRATION OFFICES:	21,000 S.F. X 3.3 SPACES PER 1,000 S.F.	84
5. ST. JOSEPHS PROFESSIONAL BUILDING:	42,500 S.F. X 4.5 SPACES PER 1,000 S.F.	192
6. RADIATION ONCOLOGY CENTER:	4,526 S.F. X 4.5 SPACES PER 1,000 S.F.	21
7. PHYSICIAN BILLING OFFICE BUILDING:	2,810 S.F. X 3.3 SPACES PER 1,000 S.F.	10
8. MRI BUILDING:	6,500 S.F. X 4.5 SPACES PER 1,000 S.F.	30
9. PROPOSED NEW ENTRANCE/EXPANSION (5TH REFINED CRG)	30 BEDS X 1.5 SPACES PER BED	45
10. DASCO MEDICAL OFFICE BUILDING:	62,990 S.F. X 4.5 SPACES PER 1,000 S.F.	284
TOTAL PARKING SPACES REQUIRED (EXISTING PLUS PROPOSED)		1845

*INCLUDES 2% OF TOTAL PARKING FOR HANDICAPPED SPACES = 38 SPACES REQUIRED

PARKING PROVIDED

1. EMPLOYEE RED LOT AND SISTER PIERRE DRIVE PARKING:	343
2. EMPLOYEE BLUE LOT:	145
3. EMPLOYEE GREEN LOT AND SERVICE DRIVE (RECONFIGURATION PROPOSED ASCO MOB)	48
4. ST. JOSEPHS DRIVE PARKING:	69
5. ST. JOSEPHS PROFESSIONAL BUILDING PARKING LOT:	204
6. PIERRE COTTAGE & YELLOW PARKING LOT:	42
7. SERVICE/MAINTENANCE FACILITY EMPLOYEE PARKING:	47
8. VOLUNTEER PARKING LOT:	30
9. SOUTH BUILDING PATIENT/VISITOR LOT	105
10. DOCTORS' PARKING LOT:	44
11. PATIENT/VISITOR PARKING GARAGE:	700
12. EMERGENCY DEPARTMENT AND RADIATION ONCOLOGY CENTER PARKING:	71

PARKING CONTINUED

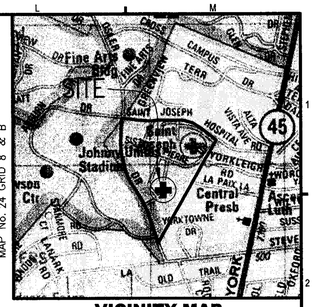
13. PT/OT PATIENT PARKING LOT:	17
14. MRI PARKING LOT:	21
15. OSLER DRIVE PARKING LOT (PROPOSED)	55
TOTAL PARKING PROVIDED:	1991**
ADDITIONAL PARKING TO BE PROVIDED BY THE JORDAN CENTER PARKING GARAGE:	1067
TOTAL PARKING PROVIDED (INCLUDING THE JORDAN CENTER PARKING GARAGE AND NET PROPOSED ENTRANCE ADJUSTMENTS):	3058

** INCLUDED 82 EXISTING HANDICAPPED SPACES PLUS 12 PROPOSED HANDICAPPED SPACES AT THE DASCO MOB, (MINIMUM 2% OF TOTAL PARKING PROVIDED = 62 SPACES FOR ANDICAPPED REQUIRED).

- EXISTING HOSPITAL CAMPUS HOSPITAL BED COUNT, EXISTING BUILDING FLOOR AREAS, AND EXISTING PARKING SPACE COUNT HAS PROVIDED BY ST. JOSEPH MEDICAL CENTER, INC.

- THE CAMPUS-WIDE UPDATED PARKING SUMMARY TABULATION ABOVE HAS BEEN ADJUSTED TO INCLUDE THE PROPOSED NEW ENTRANCE/EXPANSION AND PARKING LOT/ROAD CIRCULATION REVISIONS.

PETITIONER'S EXHIBIT NO. 1



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MAP No. 24 GRID 8 & B

VICINITY MAP

SCALE: 1"=1000'

DASCO – MOB

Cancer Institute

7501 Osler Drive
Baltimore, MD 21204

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 305
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

Owner:
DASCO Companies
3399 PGA Boulevard
Suite 240
Palm Beach Gardens, FL 33410

Civil Engineer:
Morris and Ritchie Associates, Inc.
1220-c East Joppa Road
Towson, MD 21286

Seal:

STATE OF MARYLAND
DAVID E. LOCKE
NO. 654
REGISTERED LANDSCAPE ARCHITECT

No.	Date	Revisions

ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 5

MRA Project No:	15418
File Name:	
Date:	7/27/07
Scale:	AS SHOWN

Dwg. Name:
PLAN TO ACCOMPANY SIGNAGE VARIANCE

Dwg. No.
1 OF 4

CANCER INSTITUTE EXPANSION

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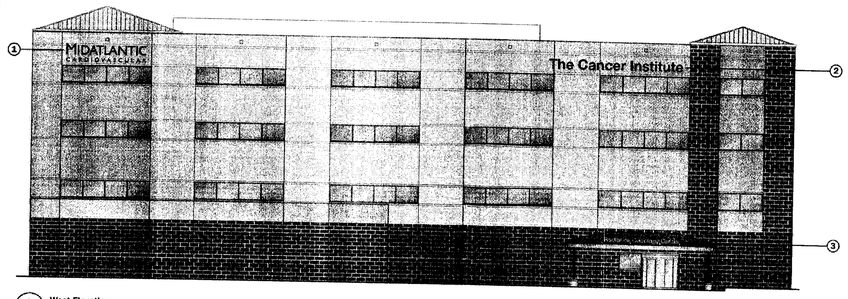


A 1.01 **West Elevation**
1/16" = 1'-0"

17'-6"
MIDATLANTIC
CARDIOVASCULAR
2'-11 1/2"

1 70.016 Sq Ft.

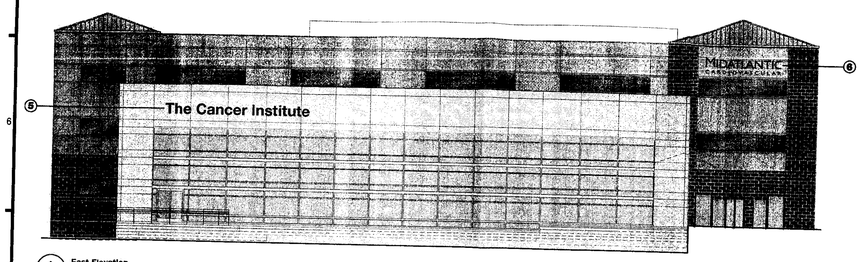
16'-11"
Radiation Oncology Center
1'-3 1/2"

3 21.497 Sq Ft.

30'-2"
The Cancer Institute
2'-6"

2 70.426 Sq Ft.

B 1.01 **West Elevation Detail**
1/4" = 1'-0"



A 1.02 **East Elevation**
1/16" = 1'-0"

32'-6"
The Cancer Institute
2'-6"

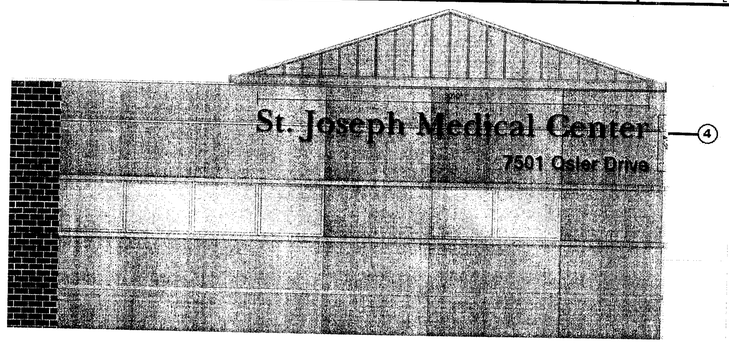
5 81.25 Sq Ft.

17'-2"
MIDATLANTIC
CARDIOVASCULAR
3'-10"

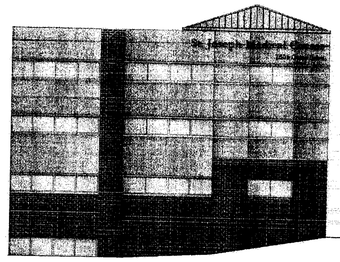
6 65.805 Sq Ft.

B 1.02 **East Elevation Detail**
1/4" = 1'-0"

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM



A 1.00 **South Elevation Detail**
3/16" = 1'-0"

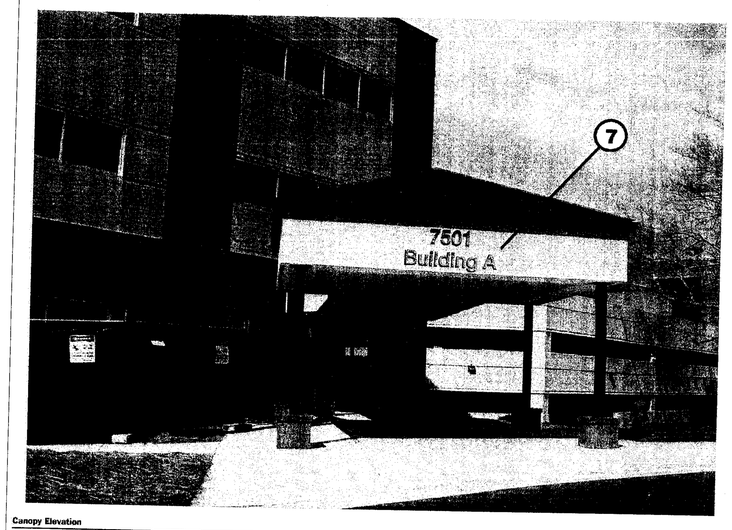


B 1.00 **South Facade Elevation**
1/16" = 1'-0"

4

30'-0"
St. Joseph Medical Center
7501 Osler Drive
4'2"

125.10 Sq Ft.



Canopy Elevation

7

7501
Building A
2'0"
4'-9 1/4"

Detail
1/2" = 1'-0"

9.54 Sq Ft.

DASCO – MOB
Cancer Institute
7501 Osler Drive
Baltimore, MD 21204

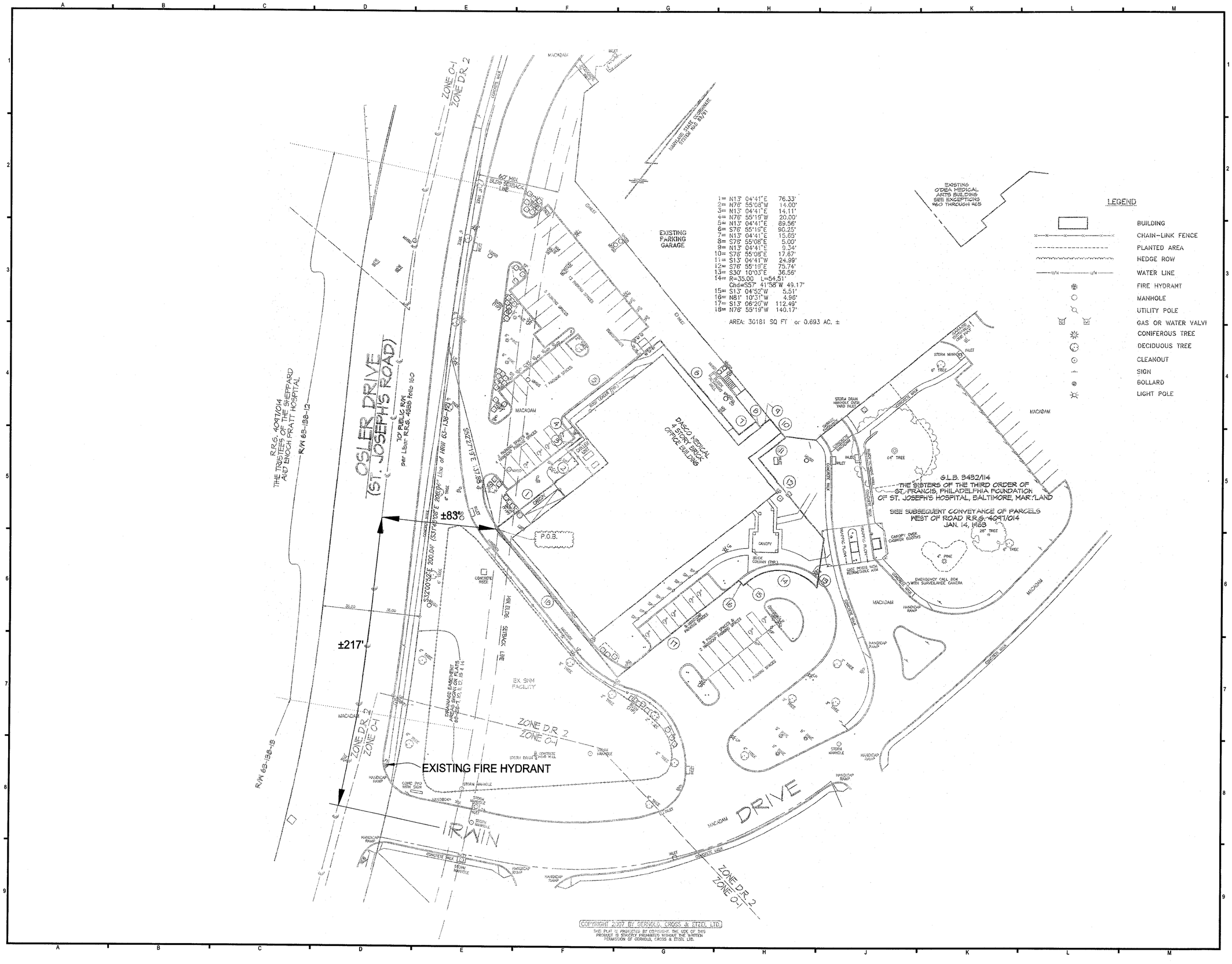
Owner:
DASCO Companies
3399 PGA Boulevard
Suite 240
Palm Beach Gardens, FL 33410

Civil Engineer:
Morris and Ritchie Associates, Inc.
1220-c East Joppa Road
Towson, MD 21286

Seal:

No.	Date	Revisions

MRA Project No: 15418
File Name:
Date: 7/27/07
Scale: AS SHOWN
Dwg. Name:
PLAN TO ACCOMPANY
SIGNAGE VARIANCE
Dwg. No.
2 0F 4
CANCER INSTITUTE EXPANSION



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DASCO - MOB

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CANCER INSTITUTE EXPANSION

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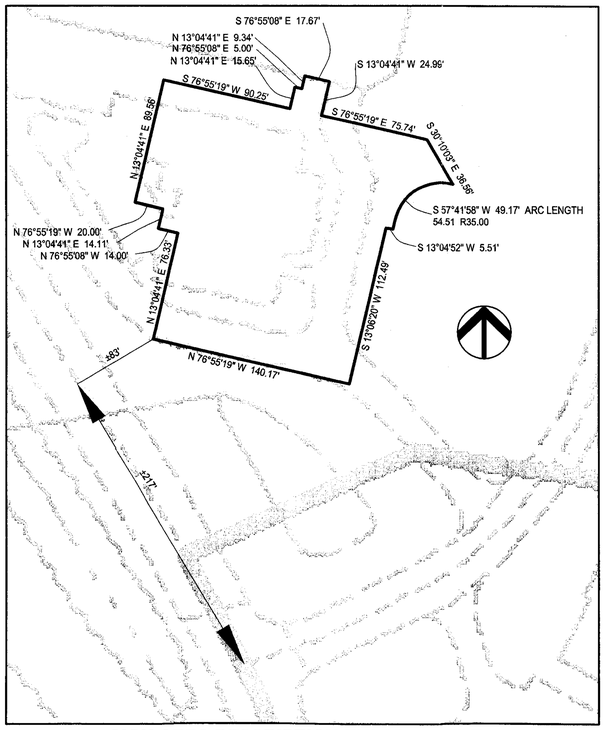
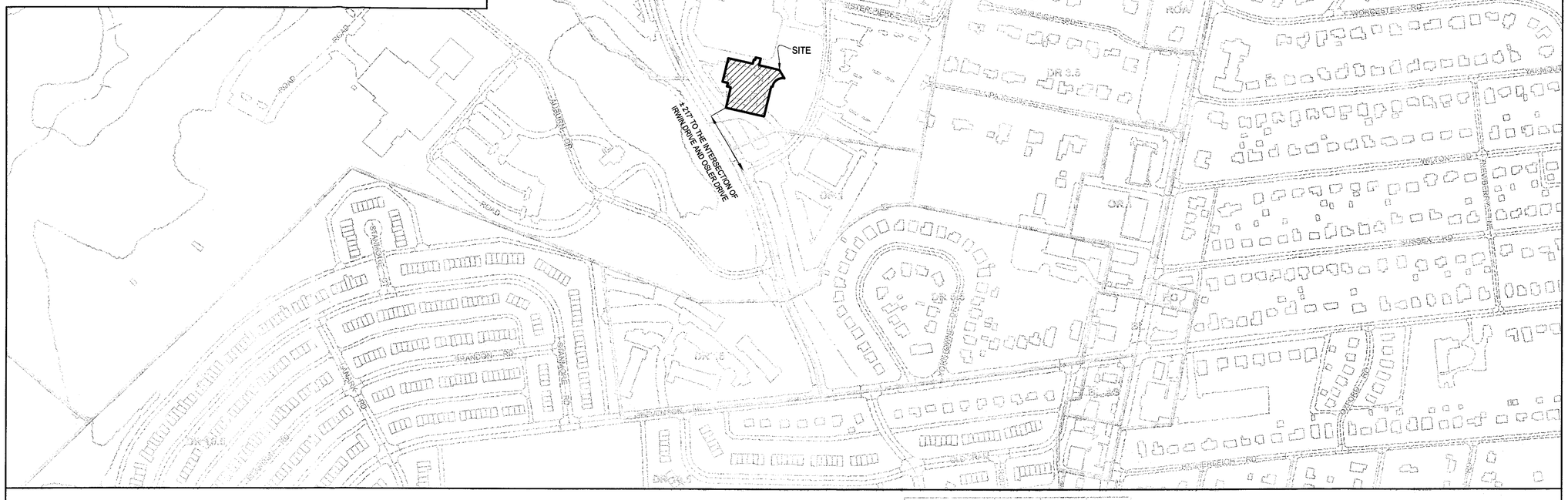


SIGN AREA DESCRIPTION ENLARGEMENT

SCALE: 1"=50'



SIGN AREA DESCRIPTION

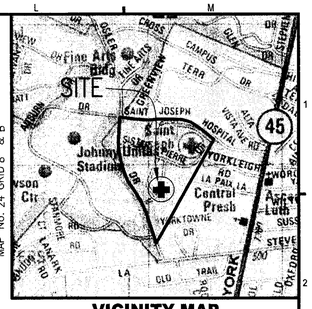
SCALE: 1"=200'

Baltimore County
Office of Planning and Zoning
Official Zoning Map

069A1	069B1	069C1	070A1	070B1
069A2	069B2	069C2	070A2	070B2
069A3	069B3	069C3	070A3	070B3

Scale
1" = 200'
0 100 200 400
Feet

Data Sources:
Planimetric Data - Baltimore County
GIS/GIS Services Unit
12400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
12400, 2007



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MAP No. 24 GRID B & B

VICINITY MAP

SCALE: 1"=1000'

DASCO – MOB

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