

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID:	Case Type Prefix:	Case Year:	Case Number:	Case Type Suffix:	Existing Use:
20080402		2008	0402	SPHA	Institutional
Legal Owners/Petitioner:	St. Joseph Medical Center, Inc.; John K. Tolmie, President and CEO				
Street/House Number:		Street Number Range:	Street Number Suffix:	Street Prefix Direction:	Street Prefix Type:
7601					
Street Name:		Street Suffix Type:	Street Suffix Direction:	Suite/Apt./Unit Number:	
OSLER		DR			
Property Description:	North side of St. Joseph Hospital Road at the distance of 352 feet westerly of the centerline of York Road.				
Existing Zoning Classification	OR - 1	Area:	0.6782 acres +/-	Election District:	9th
Councilmanic District:	5th	Critical Area:	No	Floodplain:	No
Historic Area:	No	Related (Prior and Future) Cases	Prior zoning: 08-079-SPHA		
Violation Cases:		Concurrent Cases:			
Tax Account ID:	Deed Liber #:	Deed Folio #:	Miscellaneous Notes		
1.)			Hearing Postponed. Apparently, the hearing was never held or rescheduled. Case Closed by Carl Richards, Zoning Review Supervisor on 4/28/2016.		
2.)					
3.)					
Contract Purchaser:					
Attorney:	Robert A. Hoffman				
Petition Reviewer:	JRF	Petition Reviewer 2:		Petition Filing Date:	02/28/2008
Day of Week:	Hearing Date:	Hearing Time:	Hearing Location:		
Tuesday	05/13/2008	11:00 AM	County Office Building, 111 West Chesapeake Avenue, Room 106, Towson 21204		
Closing Date:	Adm. Law Judge Hearing Continued From	Adm. Law Judge Hearing Rescheduled From:	Formal Request For Hearing		

Case Number:

	2008	0402	SPHA
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Petition Type # 1: SPECIAL HEARING

Petition Request # 1: An amendment to the site plan approved in Case No. 08-079-SPHA.

Petition Type # 2: VARIANCE

Petition Request # 2: To permit a front yard setback a minimum of 13 feet, in lieu of the required 40 feet and to permit interior side yard setbacks a minimum of 4 feet on both sides of the building, in lieu of the required 20 feet and to permit a rear yard setback a minimum of 9 feet, in lieu of the required 30 feet.

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

Existing Use:	Institutional
Proposed Use:	Institutional
Existing Zoning Classification	OR - 1
Requested Zoning Classification:	
Existing District:	
Requested District:	

North/South Coordinate:	
East/West Coordinate:	
Census Tract:	

1000 Foot
Scale Map
Reference:

--

Adm. Law Judge Case Number:

Administrative Law Judge's Name

Law Judge Order Date (or Withdrawl Date):

Law Judge Decision:

Law Judge Order Restrictions?

Board of Appeals Case Number

Appeal to Board of Appeals?:

Appellant:

Board of App. Description:

Board of Appeals Filing Date:

Date Case Sent to Board:

Board of Appeals Hearing Date:

Board of Appeals Decision Date:

Board of Appeals Decision:

Circuit Court Case Number

Circuit Court Filing Date:

Circuit Court Decision Date

Circuit Court Decision:

MD Court of Special Appeals Filing Date:

MD Court of Special Appeals Decision Date:

MD Court of Special Appeals Decision:

MD Court of Appeals Filing Date:

MD Court of Appeals Decision Date:

MD Court of Appeals Decision:

U.S. Supreme Court Filing Date

U.S. Supreme Court Decision Date:

U.S. Supreme Court Decision:

Add Record

Find Record

Next Record

Previous
Record

Preview ZAC
Agenda Report

Public
Hearings

Admin
Variances

Open
MS Word

Exit
Access

Scanned
Image

410-494-6285

dhkarceski@venable.com

May 5, 2008

Kristen:
OK to postpone
+ reset
PK

Via Hand Delivery

Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

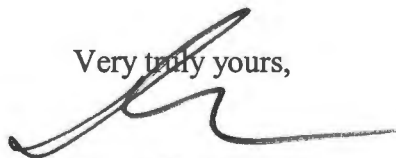
Re: Petitioners: St. Joseph Medical Center, Inc.
Location: 7601 Osler Drive
Case No: 08-402-SPHA

Dear Mr. Kotroco:

Robert A. Hoffman and I represent St. Joseph Medical Center, Inc., petitioner in the above-captioned matter. The hearing in this case has been scheduled for Tuesday, May 13, 2008 at 11:00 a.m. By way of this letter, I am respectfully requesting that the hearing be rescheduled for the next available hearing date.

Thank you for your assistance with this request.

Very truly yours,



David H. Karceski

DHK/ad

cc: Robert A. Hoffman, Esquire

TO1DOCS1/#258768 v1



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

crp / pm

for the property located at 7601 Osler Drive

which is presently zoned OR1

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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

(This box to be completed by planner)

An amendment to the site plan approved in Case No. 08-079-SPHA.

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

410-494-6262

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

410-494-6262

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 08-402-SPHA

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By

JF

Date

3/6/05



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 7601 Osler Drive
which is presently zoned OR1

Deed Reference: 16751/195 Tax Account # 09092571430

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

410-464-6262

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

410-464-6262

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Case No. 08-402-3PHA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by JF Date 2-28-08

ATTACHMENT TO PETITION FOR VARIANCE

St. Joseph Medical Center, Inc.
7601 Osler Drive

1. Variance from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations ("BCZR") to permit a front yard setback a minimum of 13 feet, in lieu of the required 40 feet.
2. Variance from BCZR Section 1B01.2.C.1.a to permit interior side yard setbacks a minimum of 4 feet on both sides of the building, in lieu of the required 20 feet.
3. Variance from BCZR Section 1B01.2.C.1.a to permit a rear yard setback a minimum of 9 feet, in lieu of the required 30 feet.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



December 19, 2007

ZONING DESCRIPTION

BEGINNING for the same at a point on or near the northerly curb line of Sister Pierre Drive, 12 feet from the center of said road, with 24 foot paving, and said to be a 70 foot wide private right of way, approximately 352 westerly of the centerline of York Road, a 66 foot wide right of way, running thence the following courses and distances, viz:

By a curve to the right with a radius of 441.77 feet and an arc length of 120.99 feet, said curve being subtended by a chord bearing North 70°44'24" West 120.61 feet; North 62°34'38" West 39.46 feet; By a tangent curve to the right with a radius of 11.93 feet and an arc length of 20.84 feet, said curve being subtended by a chord bearing North 12°30'47" West 18.29 feet; North 37°33'04" East 88.14 feet; North 14°58'44" East 142.87 feet; South 58°03'46" East 120.03 feet; South 16°52'24" West 153.56 feet; South 52°26'56" East 7.80 feet; South 01°03'54" West 68.52 feet, to the place of beginning having an address of 7704 York Road and being located on the northerly side of Sister Pierre Drive west of York Road.

CONTAINING and area of 29,542 square feet or 0.6782 acres of land, more or less, and being located in the Ninth Election District, Fifth Councilmanic District, Baltimore County, Maryland.



**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: 08-402-SPHA
Petitioner: St Joseph Medical Center
Address or Location: 7601 Oster Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ban Amy Dantell
Address: Venable LLP
210 Allegheny Ave
Towson MD 21204
Telephone Number: 410 444 6249

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11113**

Date: **2-25-08**

PAID RECEIPT

BUSINESS ACTUAL TIME
 3/04/2008 3/05/2008 15:17:28

605 WALKIN DOOL DND
 >>RECEIPT # 434084 3/05/2008

5 528 ZONING VERIFICATION
 011113

Recpt Tot \$450.00
 \$450.00 CK \$450.00
 Baltimore County, Maryland

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:

payment for Venable & Rother L. Special Meeting
7601 ESLER DR.
MEETING CASE # 08-412-0111

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: #08-402-SPHA

7601 Osler Drive

N/side of St. Joseph Hospital Road at the distance of 352 feet westerly of the c/line of York Rd.

9th Election District - 5th Councilmanic District

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

Special Hearing: for an amendment to the site plan approved in 08-079-SPHA. **Variance:** to permit a front yard setback a minimum of 13 feet, in lieu of the required 40 feet on both sides of the building, in lieu of the required 20 feet and to permit a rear yard setback a minimum of 9 feet, in lieu of the required 30 feet.

Hearing: Tuesday, May 13, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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 4/868 Apr. 29

171527

CERTIFICATE OF PUBLICATION

5/1/, 2008

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 4/29/, 2008.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 08-402-SPHA

Petitioner/Developer: ST. JOSEPH

MEDICAL CNTR.

Date of Hearing/Closing: 5-13-08

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 4-28-08
(Month, Day, Year)

Sincerely,

Robert Black 4-28-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

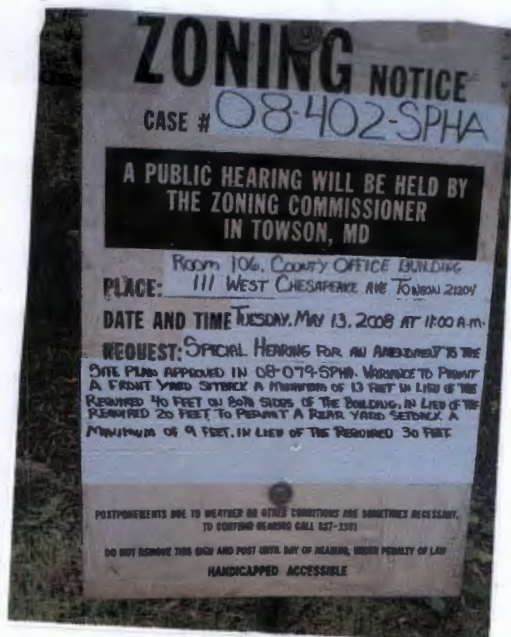
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 29, 2008 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-402-SPHA

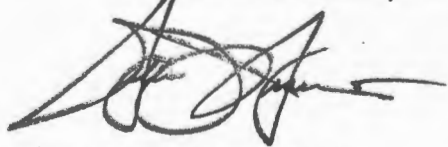
7601 Osler Drive

N/side of St. Joseph Hospital Road at the distance of 352 feet westerly of the c/line of York Rd.
9th Election District – 5th Councilmanic District

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

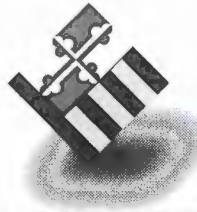
Special Hearing for an amendment to the site plan approved in 08-079-SPHA. Variance to permit a front yard setback a minimum of 13 feet, in lieu of the required 40 feet on both sides of the building, in lieu of the required 20 feet and to permit a rear yard setback a minimum of 9 feet, in lieu of the required 30 feet.

Hearing: Tuesday, May 13, 2008 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

March 20, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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: 08-402-SPHA

7601 Osler Drive

N/side of St. Joseph Hospital Road at the distance of 352 feet westerly of the c/line of York Rd.
9th Election District – 5th Councilmanic District

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

Special Hearing for an amendment to the site plan approved in 08-079-SPHA. Variance to permit a front yard setback a minimum of 13 feet, in lieu of the required 40 feet on both sides of the building, in lieu of the required 20 feet and to permit a rear yard setback a minimum of 9 feet, in lieu of the required 30 feet.

Hearing: Tuesday, May 13, 2008 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
John Tolmie, St. Joseph Medical Center, Inc., 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, APRIL 28, 2008.**
- (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.**

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: March 25, 2008
SUBJECT: Zoning Item # 08-402-SPH
Address 7601 Osler Drive
St. Joseph Hospital Hackerman Patz House

Zoning Advisory Committee Meeting of March 10, 2008

- X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Glenn Shaffer

Date: March 17, 2008



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 8, 2008

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

RE: Baltimore County
Item No. B-402-SPHA
7601 OLSE R DRIVE
ST JOSEPH MEDICAL CENTER, INC.
SPECIAL HEARING
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. B-402-SPHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 12, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 10, 2008

Item Number: 401, 402, 408

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 13, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For March 17 2008
Item Nos. 08-371, 400, 401, 402, 403, 404,
405, 406, 408, 409, 410, 411, 412, 413, 414,
416, and 417

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-03132008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 28, 2008

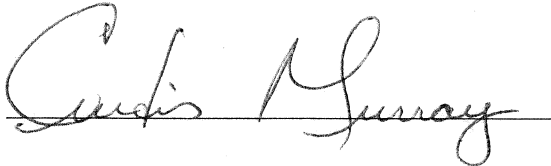
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-402- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided building elevations are consistent with those submitted as part of the DRC application.

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
7601 Osler Drive; N/S St. Joseph Hospital * ZONING COMMISSIONER
Road, 352' W c/line York Road *
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): St. Joseph Medical Ctr *
Petitioner(s) * BALTIMORE COUNTY
* 08-402-SPHA

* * * * *

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.

RECEIVED

MAR 11 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Jefferson Building, Room 204

105 West Chesapeake Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2008, 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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



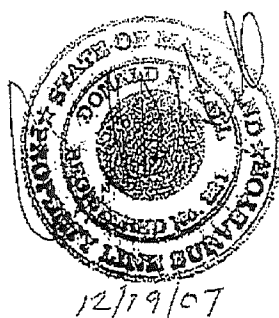
December 19, 2007

ZONING DESCRIPTION

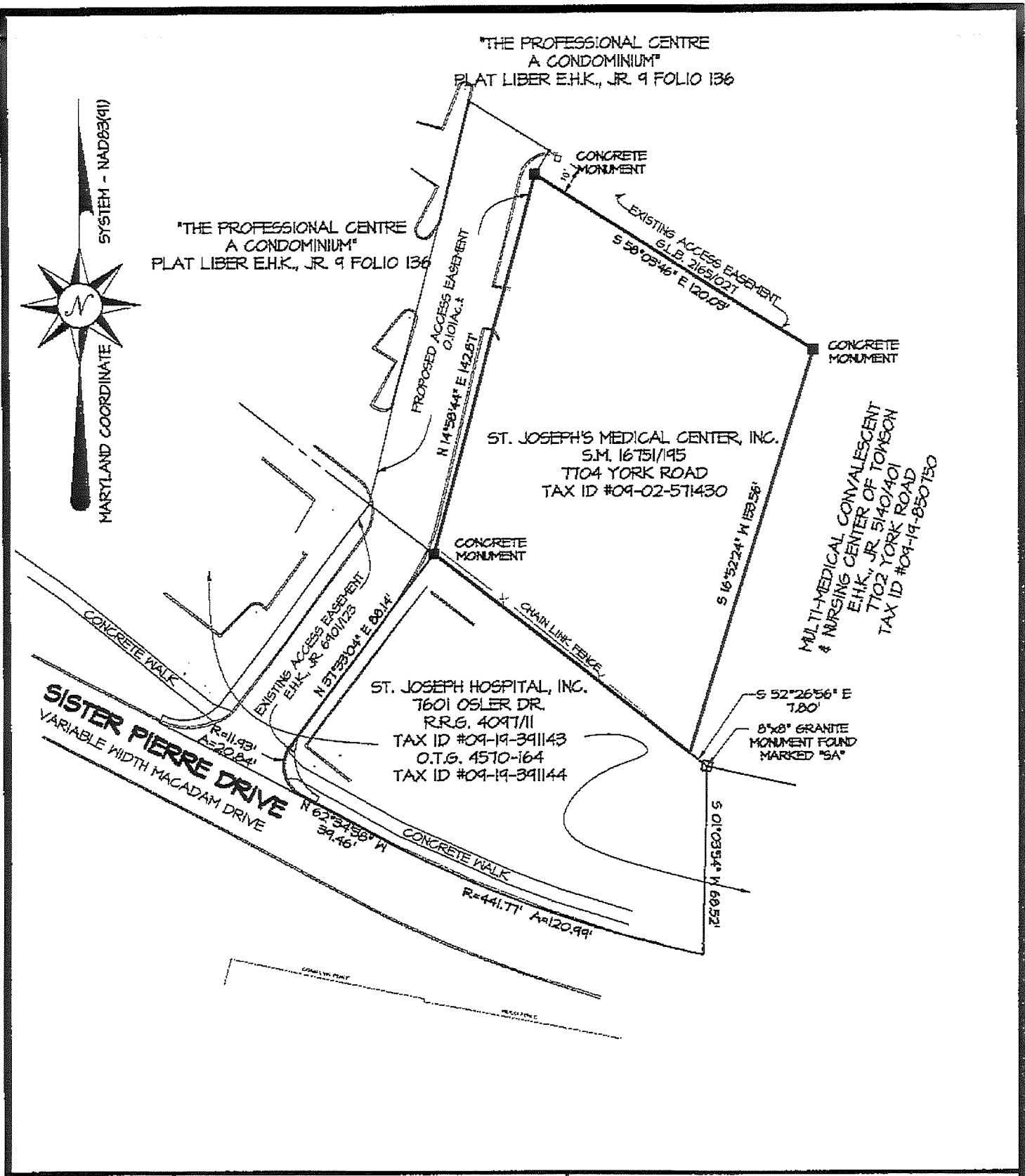
BEGINNING for the same at a point on or near the northerly curb line of Sister Pierre Drive, 12 feet from the center of said road, with 24 foot paving, and said to be a 70 foot wide private right of way, approximately 352 westerly of the centerline of York Road, a 66 foot wide right of way, running thence the following courses and distances, viz:

By a curve to the right with a radius of 441.77 feet and an arc length of 120.99 feet, said curve being subtended by a chord bearing North 70°44'24" West 120.61 feet; North 62°34'38" West 39.46 feet; By a tangent curve to the right with a radius of 11.93 feet and an arc length of 20.84 feet, said curve being subtended by a chord bearing North 12°30'47" West 18.29 feet; North 37°33'04" East 88.14 feet; North 14°58'44" East 142.87 feet; South 58°03'46" East 120.03 feet; South 16°52'24" West 153.56 feet; South 52°26'56" East 7.80 feet; South 01°03'54" West 68.52 feet, to the place of beginning having an address of 7704 York Road and being located on the northerly side of Sister Pierre Drive west of York Road.

CONTAINING and area of 29,542 square feet or 0.6782 acres of land, more or less, and being located in the Ninth Election District, Fifth Councilmanic District, Baltimore County, Maryland.

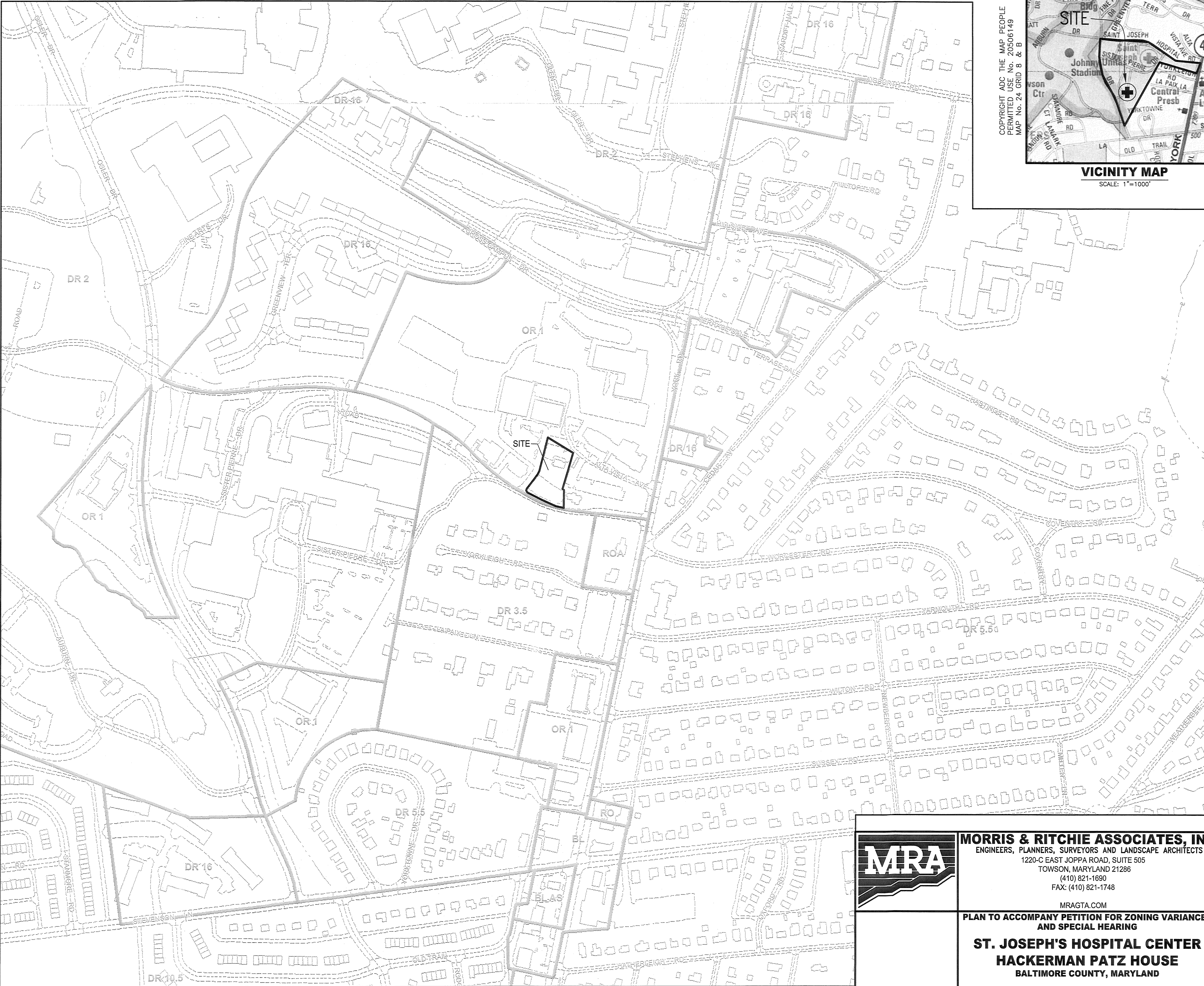


1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748
Abingdon, MD (410) 519-9000 Laurel, MD (410) 792-9792 Towson, MD (410) 821-1690 Georgetown, DE (302) 855-5754 Wilmington, DE (302) 326-2200 York, PA (717) 751-6073



SETBACK DESCRIPTION ENLARGEMENT

SCALE: 1"=50'





"THE PROFESSIONAL CENTRE
A CONDOMINIUM"
PLAT LIBER E.H.K., JR. 9 FOLIO 136

"THE PROFESSIONAL CENTRE
A CONDOMINIUM"
PLAT LIBER E.H.K., JR. 9 FOLIO 136

CONCRETE
MONUMENT

EXISTING ACCESS EASEMENT
G.L.B. 2165/027
S 58°08'46" E 120.09'

CONCRETE
MONUMENT

ST. JOSEPH'S MEDICAL CENTER, INC.
S.M. 16751/195
7704 YORK ROAD
TAX ID #09-02-571430

MULTI-MEDICAL CONVALESCENT
& NURSING CENTER OF TOWSON
E.H.K., JR. 5140/1401
7702 YORK ROAD
TAX ID #09-19-850750

CONCRETE
MONUMENT

CHAIN LINK FENCE

ST. JOSEPH HOSPITAL, INC.
7601 OSLER DR.
R.R.G. 4097/11
TAX ID #09-19-391143
O.T.G. 4510-164
TAX ID #09-19-391144

S 52°26'56" E
7.80'
8'x8' GRANITE
MONUMENT FOUND
MARKED "SA"

S 01°08'54" N 68.52'

R=441.77' A=120.99'

CHAIN LINK FENCE

WOOD FENCE

SISTER PIERRE DRIVE
VARIABLE WIDTH MACADAM DRIVE

R=11.93'
A=20.84'

N 67°32'38" W
59.46'

CONCRETE WALK



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

1220-C East Joppa Road
Towson, Maryland 21286
Phone: 410-821-1690
Fax: 410-821-1748

ZONING EXHIBIT
**HACKERMAN
HOUSE**

NINTH ELECTION DISTRICT, FIFTH COUNCLIMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

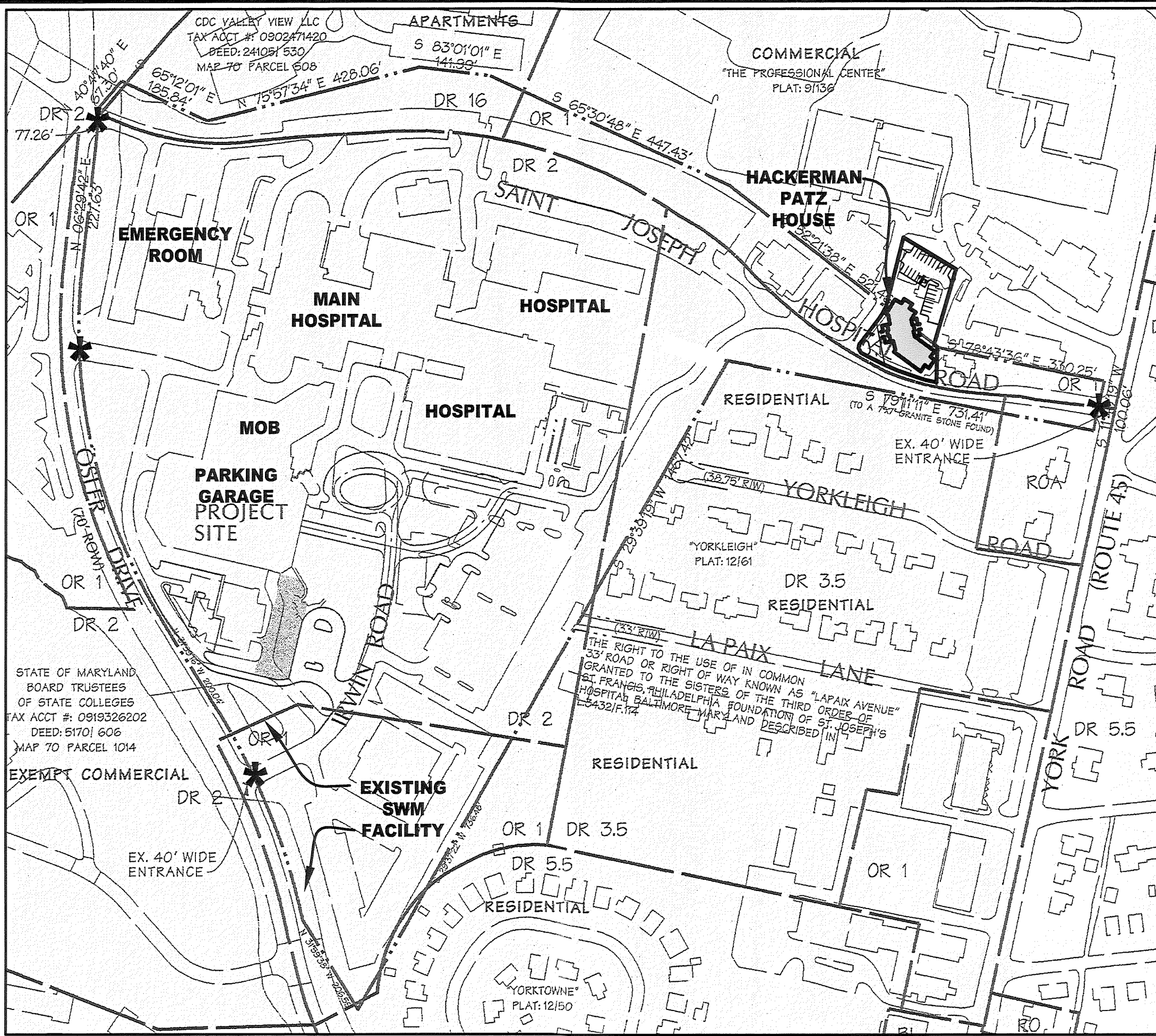
SCALE: 1"=50'

DATE: 12/19/07

DRAWN BY: DRH

CHECKED BY: DRH

JOB NO: 15418.06



* SITE POINT OF ENTRIES

PROJECT BOUNDARY

SCALE: 1"=200'

- I. SITE DATA: TAX MAP 10 - GRID 14 - PARCEL 651 ELECTION DISTRICT 4; COUNCILMANIC DISTRICT 5 TAX ACCOUNT NUMBER: - 0904251430 DEED: LIBER 16751 FOLIO 105 GROSS/NET PARCEL AREA: 0.66 AC. (29,436 SQUARE FEET) ZONING: OR-1
2. PROPERTY ADDRESS: 1601 OSLER DRIVE TOWSON, MARYLAND 21204-7504 800 FT NW STEVENSON LA
3. PROPERTY OWNER: ST. JOSEPH HOSPITAL INC. 1601 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 KNOWN 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. FIRE HYDRANTS ON AND ADJACENT TO SITE ARE AS SHOWN ON PLANS.
10. ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 450 UNLESS A ZONING VARIANCE IS GRANTED.
11. THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN OR THE CHESAPEAKE BAY CRITICAL AREA.
12. THE SITE IS NOT WITHIN A BASIC SERVICE DEFICIENT AREA.
13. PREVIOUS COMMERCIAL PERMIT NUMBERS FROM THE YEAR 2000 TO PRESENT FOR INTERIOR ALTERATIONS AND BUILDING CONSTRUCTION: B401030, B602314, B600440, B404204, B404466, B607126, B636411, B444646, B603321, B614466, B452154, B607521, B633415, B455410, B61154, B61155, B455415, B611232, B616784, B446460, B622472, B607435, B404100, B625545, B607434, B416443, B623671, B620414, B416448, B625642, B615951, B402435, B631651, B656046, B604025, B628140, B653314, B402426, B630506, B637307, B605013, B641743, B655428, B655440, B661160, B653361, B640780, B633728, B594911, B644460, B644463, B541427, B652754, B655424, B652811, B655466, B651441, DASCO B550504, BUILDING ENTRANCE B645410
14. PROPOSED CANOPY NOT COVER DRIVE LANE.
15. THE 5TH REFINED CRS (FOR THIS EXPANSION) WAS APPROVED ON 7/24/06 (DRG # 0321066). THE ORIGINAL CRS WAS APPROVED ON 7/28/00. NEW DRG # 110606H APPROVAL DATE 11/20/06.
16. PDM# IX-520
17. NO FEES ARE DELINQUENT.
18. 25% AMENITY OPEN SPACE REQUIRED = 7,354 SF 37% AMENITY OPEN SPACE PROVIDED = 11,336 SF
- PARKING PROVIDED AREA ACCESSIBLE STANDARD TOTAL
- | | | | |
|----------------------------------|-----|-------|-------|
| A. O'Dea Garage | 43 | 635 | 678 |
| B. South Lot | 6 | 234 | 245 |
| C. Blue Lot | 0 | 0 | 0 |
| D. Doctor's Lot (TEMP MAIN) | 6 | 23 | 24 |
| E. Yellow Lot (Phys. Billing) | 0 | 0 | 0 |
| F. MRI Lot | 20 | 0 | 21 |
| G. Pro Lot | 10 | 144 | 204 |
| H. Emergency Room | 58 | 5 | 60 |
| I. Service Drive (HLL) | 0 | 37 | 37 |
| J. Loading Dock | 3 | 15 | 18 |
| K. Pediatric/Morgue | 12 | 12 | 12 |
| L. Jordan Center Visitor | 14 | 14 | 14 |
| M. Jordan Center Garage | 21 | 1046 | 1067 |
| N. M.O.B. Lot (near O'Dea) | 0 | 55 | 55 |
| O. DASCO MOB (front) | 2 | 12 | 14 |
| P. DASCO MOB (rear) | 4 | 27 | 31 |
| Q. Facilities Plant Lot | 2 | 47 | 49 |
| R. Proposed Hackerman Patz House | 0 | 21 | 23 |
| S. New Entrance, Main Hospital | 0 | 7 | 7 |
| TOTAL SPACE COUNT | 133 | 2,414 | 2,567 |
- Total parking provided including the Jordan Center Parking Garage and New Proposed Entrance Adjustments.
- Existing hospital campus hospital bed count, existing building floor areas, and existing parking space count was 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 as well as previous refinement based parking revisions.



SITE PLAN

SCALE: 1"=20'

ZONING HISTORY
(Zoning case information retrieved from the 1971 Baltimore County Zoning Maps).

Case 14-218-X: (Heliport) Special Exception granted by Zoning Commissioner on March 3, 1974, on 9-11-74, Case 14-218-X was affirmed by the Board of Appeals.

Case 85-133-A: Variance for three (3) double faced, internally illuminated signs of 280 SF was granted in-lieu of the non-illuminated 15 SF signs.

Case No. 84-137-SPHA: Granted for hospital structures and parking on December 5, 1980.

On February 3, 1984, an amended order was granted for same zoning case (No. 84-137-SPHA) to permit maximum building elevation widths of 885 feet and 752 feet.
* See plan for location.

Case 86-23-X: (Wireless transmitting and receiving facility). Special Exception to allow a wireless transmitting and receiving facility was granted on October 17, 1986.

Case 88-461-SPHA: (Signage) Variances for signs were granted on August 25, 1994.

Case No. 02-317-X: (Heliport) Special Exception for approval of a maximum building elevation width of 452 feet. Special Hearing to amend the Site Plan approved in Case No. 84-137-SPHA.
**see plan for location.

Case 05-264-SPHA: Special Exception for approval of a maximum building elevation width of 365 feet in-lieu of the permitted 300 feet. Height variance to allow a building height of 66 feet in-lieu of the permitted 55 feet, pursuant to Section 300.2.

Case No. 05-020-SPHA: Special Hearing to amend the Site Plan. Variance to allow a front building face to side building face setback of 50 feet in-lieu of the required 40 feet, pursuant to Section 1801.2.1.a.

Case No. 08-074-SPHA: (Signage) Variances to allow six (6) wall-mounted identification for the DASCO Medical Office Building, re: B.C.Z.R. Section 450.4.1.6.* Approved by public hearing and by order dated October 30, 2007 by William J. Niseman, III.* This amends site plan approved in Case No. 05-264-SPHA.*

THIS APPLICATION

THIS APPLICATION IS TO ACCOMPANY A VARIANCE FOR BUILDING SETBACKS.

BUILDING HEIGHT: 20'

NUMBER OF STORIES: 1

USE: HACKERMAN-PATZ HOUSE (TEMPORARY OUTPATIENT HOUSING, PART OF HOSPITAL PRINCIPAL USE)

CONSTRUCTION TYPE: WOOD FRAME

MAXIMUM F.A.R.: 5

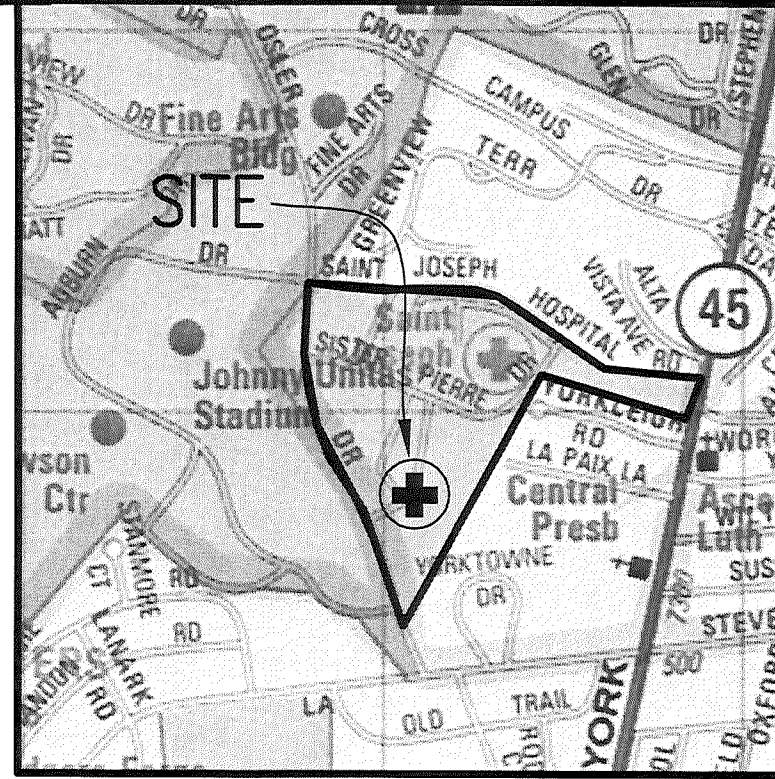
F.A.R. PROPOSED: 23

* ZONING SETBACK VARIANCE TABLE (PER DR 5.5)

① MINIMUM BUILDING SETBACK	② BUILDING SETBACK SIDE YARD INTERIOR	③ REAR YARD SETBACK	④ BUILDING SETBACK SIDE YARD INTERIOR
40'-0"	20'-0"	30'-0"	20'-0"
13'-0"	6'-0"	9'-0"	4'-0"

NOTE: FOR VARIANCE PURPOSES ONLY. SEE APPROVED DEVELOPMENT PLAN (CRS) FOR ADDITIONAL INFORMATION.

* ZONING SETBACK FOR OR-1 PER 1987 EDITION BALTIMORE COUNTY ZONING REGULATIONS-203.4.A (USES PERMITTED UNDER 203.3.A), DR5.5) NON RESIDENTIAL PRINCIPAL BUILDING SETBACKS IN DR ZONES - 1801.2.1.a



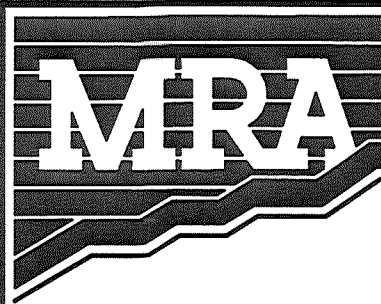
VICINITY MAP

SCALE: 1"=1000'

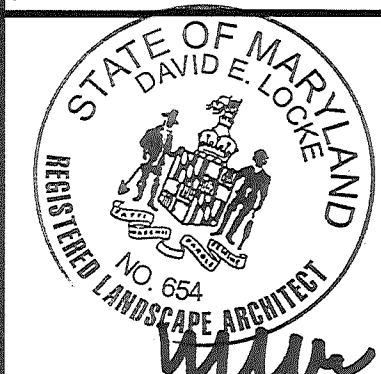
DATA SOURCES:

- COORDINATES SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83(1911)
- ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) WITH LOCAL REFERENCES.
- UTILITIES SHOWN HEREON ARE BASED SOLELY ON FIELD LOCATIONS. NO COMPARISON TO, OR ENHANCEMENT HAS BEEN MADE FROM ANY UTILITY DRAWINGS. THE LOCATION OF ANY UNDERGROUND UTILITY SHOWN HEREON IS APPROXIMATE AND MUST BE VERIFIED.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A COMPILATION OF INFORMATION TAKEN FROM RECORDED DEEDS, PLATS AND OTHER SOURCES DEEMED RELIABLE, AS WELL AS A FIELD RUN SURVEY PERFORMED BY DAFT MCCUNE WALKER ON 1-13-06.
- EXISTING CONDITIONS PLAN REPRODUCED FROM DRAWING CREATED BY SITE RESOURCES INCORPORATED 1495 JARRETTVILLE PIKE PHOENIX MARYLAND 21181 (410) 683-3380 SRI PROJECT NUMBER 02113 DATE: 02 FEBRUARY 06.

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



MORRIS & RITCHIE ASSOCIATES, INC.
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(410) 821-1890
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PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES AND SPECIAL HEARING

**ST. JOSEPH'S HOSPITAL CENTER
HACKERMAN PATZ HOUSE
BALTIMORE COUNTY, MARYLAND**

9TH ELECTION DISTRICT

5TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.: 15418.06
FEB 29 2008		SCALE: AS SHOWN
		DATE: 12/05/2007
		DRAWN BY: LRK
		DESIGN BY:
		REVIEW BY: DEL
		SHEET: 1 OF 2