IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

F/S Osler Drive S of *

E/S Osler Drive, S of St. Joseph Hospital Drive (7601 Osler Drive)

9th Election District 5th Council District

St. Joseph Medical Center, Inc., Petitioner

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2009-0023-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 legal owners of the subject property, St. Joseph Medical Center, Inc., by and through its attorney, David Karceski, Esquire with Venable LLP. The Petitioner requests the following Variances, all of which pertain to the installation of new signs throughout the St. Joseph Medical Center campus, pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.) beginning with Section 450.4.6 to permit four (4) groundmounted identification signs in lieu of the permitted one (1) sign; to permit a maximum sign face area of 48 square feet in lieu of the permitted of 25 square feet, and to permit a maximum height of 8.5 feet in lieu of the permitted 6 feet on the medical center's Osler Drive frontage; from Section 450.4.3 to permit three (3) freestanding directional signs with a maximum sign face area of 12 square feet in lieu of the permitted 8 square feet, and to permit a maximum height of 8.5 feet in lieu of the permitted 4 feet on the medical center's Osler Drive frontage; from Section 450.4.3 to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 square feet in lieu of the permitted 8 square feet on the medical center's Osler Drive frontage; from Section 450.4.6 to permit a ground-mounted identification sign with a maximum sign face area of 48 square feet in lieu of the permitted 25 square feet, and to permit a



height of 8.5 feet in lieu of the permitted 6 feet on the medical center's York Road/Sister Pierre Drive frontage; from Section 450.4.3 to permit 22 freestanding directional signs with a maximum sign face area of 18 square feet in lieu of the permitted 8 square feet and a maximum height of 9.5 feet in lieu of the permitted 4 feet on the interior of the medical center campus; from Section 450.4.6 to permit two (2) wall-mounted identification signs and five (5) freestanding identification signs in lieu of the permitted zero (0) signs on the interior of the medical center campus; from Section 450.4.6 to permit a wall-mounted identification sign with a maximum sign face area of 235 square feet in lieu of the permitted 25 square feet on the interior of the medical center campus; from Section 450.4.6 to permit five (5) freestanding identification signs to be a height of 8.5 in lieu of the permitted 6 feet on the interior of the medical center campus, and finally from Section 450.4.3 to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 square feet in lieu of the permitted 8 square feet on the interior of the medical center campus. Additionally, the Petitioner filed a Petition for Special Hearing to amend the site plan approved in Case No. 08-079-SPHA. The subject property and requested relief are more particularly described on the five-sheet site plan, which was submitted into evidence and marked as Petitioner's Exhibits 1A through 1E.

At the requisite public hearing, David Karceski appeared as attorney for Petitioner. Appearing in support of the new signage were Pat Basse, Sylvia Moore, and Matthew McGovern, representatives of St. Joseph Medical Center, Inc., Jim Albert, with CSD Architects, Petitioner's architecture firm, and David Locke, with Morris & Ritchie Associates, Inc., the engineer who prepared the site plan. Donald Gerding, of the Rogers Forge Community Association, participated and indicated the community's support for the requested zoning relief.

As there were no Protestants appearing in opposition to the requested relief, the hearing proceeded on a proffer from Mr. Karceski.

The testimony and evidence offered disclosed that the 37± acre St. Joseph Medical Center campus is located on the east side of Osler Drive, south of St. Joseph Hospital Drive, in the Towson area of the County. The site also has frontage along York Road, between Yorkleigh Road and Cross Campus Drive. The site, which is split-zoned OR-1, D.R.2, D.R 3.5 and D.R.16, is uniquely shaped in that it is triangular and includes an extension in an easterly direction to York Road over which Sister Pierre Drive is located.

The site has been utilized as the campus of Saint Joseph Medical Center since approximately 1965, with piecemeal redevelopment over the years since that time. In addition to the main hospital building, numerous other freestanding structures are on-site, including medical office buildings, a maintenance plant and structured parking facilities. There are also a number of surface parking lots on the campus that serve the medical center. All medical center facilities are accessed by way of multiple access points located along Osler Drive and an additional access point on York Road. The campus layout is confusing to individuals who are not familiar with the property and are attempting to navigate it in order to reach certain destinations on campus.

The requested variance relief pertains primarily to signage for identification and directional purposes on the St. Joseph Medical Center campus. Petitioner is, more or less, proposing a complete overhaul of almost all of its existing signage, to complement its recent campus improvements. Petitioner's Exhibit 4 is a colorized sign designation plan, which shows the location of each proposed sign and identifies each type of sign. As that exhibit makes clear, the majority of the signs proposed are freestanding directional signs (with two wall-mounted directional signs for parking garages), while the remaining signs, both freestanding and wall-

mounted, will help identify the medical center from the roadways and various buildings on the interior of the campus. Details of each new sign are shown on Petitioner's Exhibits 1B through 1E, and on the color sign elevations submitted into evidence as Petitioner's Exhibits 5A through 5C.

The Office of Planning issued a Zoning Advisory Committee (ZAC) comment indicating that it does not oppose the requested relief, as it understands that the campus is undergoing comprehensive sign upgrades. It is also noted that I received a letter from Edward Kilcullen, President of the Greater Towson Council of Community Associations, Inc. (GTCCA), dated September 5, 2008, which indicates that this community organization umbrella group and its community associations that surround the medical center have no objection to the requested variances. *See* Petitioner's Exhibit 7.

The proffered testimony and evidence provided a detailed explanation of the purpose for the proposed signage. St. Joseph Medical Center is a regional medical center and, as such, draws patients from a wide geographic area. Twenty-four (24) hour-a-day services are provided to patients, many of which are unfamiliar with the campus layout and the location of services on it. Patients and visitors have commented on their inability to reach particular destinations within the campus in an efficient manner. A new comprehensive sign package for the medical center would be a benefit to these medical center visitors. Many individuals coming to the medical center will be ill, under stress, and/or elderly, and, therefore, the directional and identification signage must be sufficient for quick identification of the medical center from the roadway, to navigate the campus and to determine the location of the various buildings on campus. To accommodate its patients and visitors, Petitioner has investigated over the past few years the best methods for providing the necessary guidance and, in doing so, decided upon 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 through 1E, is appropriate in the locations proposed and, having met the standards set forth in B.C.Z.R. Section 307, should be granted. This 37± acre 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 two public roadways on which it has frontage, the curvature of those roadways, and the multiple entrances on those roadways, not only limit visibility into the property, but also drive the need for the amount of signage requested in order to provide adequate guidance for patients and visitors. It has been established that strict compliance with the B.C.Z.R. would result in a practical difficulty and unreasonable hardship for Petitioner. Requiring Petitioner to adhere to the number and size limitations for signage required under the B.C.Z.R. would make it quite difficult for patients and visitors to locate the many medical services provided throughout the campus and utilize those services in an efficient manner.

Finally, there is no evidence that the grant of the relief would be detrimental to the surrounding area – the proposed signage is reasonable given the size of the medical center campus, the number of patient services provided throughout the medical center and the need to provide adequate guidance to patients and visitors. A review of the elevations of the proposed signage in comparison to the photographs of the existing signage on-site, accepted into evidence as Petitioner's Exhibit 8, confirms that the new signs will provide a significant upgrade. Additionally, the character of the proposed signs will be consistent with the signage for other existing institutional uses located along Osler Drive, and the neighboring community associations have expressed no objections to the proposal. In fact, Mr. Gerding, with the Roger's Forge Community Association, strongly supports the new signage package and Mr. Kilcullen

with the GTCCA, does not oppose the Petition for Variance. Therefore, I am persuaded to grant the requested relief.

Pursuant to the advertising and posting of the property, and public hearing held thereon, 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 day of September 2008, that the Petition for Variance, seeking relief pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.) beginning with Section 450.4.6 to permit four (4) ground-mounted identification signs in lieu of the permitted one (1) sign; to permit a maximum sign face area of 48 square feet in lieu of the permitted of 25 square feet, and to permit a maximum height of 8.5 feet in lieu of the permitted 6 feet on the medical center's Osler Drive frontage; from Section 450.4.3 to permit three (3) freestanding directional signs with a maximum sign face area of 12 square feet in lieu of the permitted 8 square feet, and to permit a maximum height of 8.5 feet in lieu of the permitted 4 feet on the medical center's Osler Drive frontage; from Section 450.4.3 to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 square feet in lieu of the permitted 8 square feet on the medical center's Osler Drive frontage; from Section 450.4.6 to permit a ground-mounted identification sign with a maximum sign face area of 48 square feet in lieu of the permitted 25 square feet, and to permit a height of 8.5 feet in lieu of the permitted 6 feet on the medical center's York Road/Sister Pierre Drive frontage; from Section 450.4.3 to permit 22 freestanding directional signs with a maximum sign face area of 18 square feet in lieu of the permitted 8 square feet and a maximum height of 9.5 feet in lieu of the permitted 4 feet on the interior of the medical center campus; from Section 450.4.6 to permit two (2) wall-mounted identification signs and five (5) freestanding identification signs in lieu of the permitted zero (0) signs on the interior



of the medical center campus; from Section 450.4.6 to permit a wall-mounted identification sign with a maximum sign face area of 235 square feet in lieu of the permitted 25 square feet on the interior of the medical center campus; from Section 450.4.6 to permit five (5) freestanding identification signs to be a height of 8.5 in lieu of the permitted 6 feet on the interior of the medical center campus, and finally from Section 450.4.3 to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 square feet in lieu of the permitted 8 square feet on the interior of the medical center campus, in accordance with Petitioner's Exhibits 1A through 1E, 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. 08-079-SPHA be and is hereby GRANTED, subject to the following restriction:

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 thirty (30) days of the date of this Order.

WILDAM J. WISEMAN, III

Zoning Commissioner for Baltimore County





JAMES T. SMITH, JR. County Executive

September 16, 2008

WILLIAM J. WISEMAN III

Zoning Commissioner

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

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE

E/S Osler Drive, S of St. Joseph Hospital Drive (7601 Osler Drive)

9th Election District - 5th Council District

St. Joseph Medical Center, Inc. - Petitioner

Case No. 2009-0023-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 with restrictions, 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 trally yours,

WILLIAM WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw Enclosure

c: Pat Basse and Sylvia Moore, St. Joseph Medical Center, Inc., 7601 Osler Drive, Towson, MD 21204

Matthew McGovern, 4900 Seminary Road, Suite 100, Alexandria, VA 22311

James F. Albert, AIA, LEED AP, CSD Architects, 5667 Phelps Luck Drive, Columbia, MD 21045

David Locke, FASLA, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505, Towson, MD 21286

Donald Gerding, Rogers Forge Community Association, 335 Old Trail Road, Baltimore, MD 21212

Edward T. Kilcullen, Jr., President, The Greater Towson Council of Community
Associations, Inc., P.O. Box 5421, Towson, MD 21285-5421

People's Counsel; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 7601 Osler Drive

which is presently zoned OR-1, DR 2, DR 3.5, DR 16

Deed Reference: 23048 / 24 Tax Account # 2400012799

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 affir perjury, that I/we are the legal owr is the subject of this Petition.	m, under th ner(s) of the	ne penalties of property which
Contract Purchaser/Lesse	<u>e:</u>	•	Legal Owner(s):		•
•			St. Joseph Medical Center, In-	C.	
Name - Type or Print			Name - Type or Print	Wina.	
Signature			Signature By: John K. Tolmie, President	t and CEO	
Address		Telephone No.	Name - Type or Print	. and OLO	
City	State	Zip Code	Signature		
Attorney For Petitioner:			7601 Osler Drive	41	10-337-1201
			Address		Telephone No.
Robert A. Hoffman Name - Type or Print			Towson City	MD State	21204 Zip Code
Signature A. Affin	Kes	<u> </u>	Representative to be Con		_p 3040
Venable LLP		•	Robert A. Hoffman		
Company 210 Allegheny Avenue		410-494-6200	Name 210 Allegheny Avenue	41	10-494-6200
Address		Telephone No.	Address		Telephone No.
Towson	MD	21204	Towson	MD	21204
City	State	Zip Code	City	State	Zip Code
Case No. 2009 - 00	23 5	SPHA	Office Use Only		
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Date	9_	(4-08			
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ATTACHMENT TO PETITION FOR VARIANCE

St. Joseph Medical Center, Inc. 7601 Osler Drive

OSLER DRIVE FRONTAGE

From Section 450.4.6 to permit 4 ground-mounted identification signs, in lieu of the permitted 1 sign, to permit a maximum sign face area of 48 square feet, in lieu of the permitted of 25 square feet, and to permit a maximum height of 8.5 feet, in lieu of the permitted 6 feet (Signs 1000, 1001, 1002, 1002).

From Section 450.4.3 to permit 3 freestanding directional signs with a maximum sign face area of 12 square feet, in lieu of the permitted 8 square feet, and to permit a maximum height of 8.5 feet, in lieu of the permitted feet (Sign 500, 532, 533).

From Section 450.4.3 to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 square feet, in lieu of the permitted 8 square feet (Sign 1010).

YORK ROAD/SISTER PIERRE DRIVE FRONTAGE

From Section 450.4.6 to permit a ground-mounted identification sign with a maximum sign face area of 48 square feet, in lieu of the permitted 25 square feet, and to permit a height of 8.5 feet, in lieu of the permitted 6 feet (Sign 1017).

SIGNAGE ON INTERIOR OF CAMPUS

From Section 450.4.3 to permit 22 freestanding directional signs with a maximum sign face area of 18 square feet, in lieu of the permitted 8 square feet and a maximum height of 9.5 feet, in lieu of the permitted 6 feet (Signs 501, 502, 503, 504, 505, 506, 507, 508, 510, 511, 520, 520a, 521, 522, 525, 526, 527, 528, 534, 538, 540, and 541).

From Section 450.4.6 to permit 2 wall-mounted identification signs and 5 freestanding identification signs, in lieu of the permitted 0 signs (Signs 1003, 1011, 1013, 1036, 1037, 1038, and 1044).

From Section 450.4.6 to permit a wall-mounted identification sign with a maximum sign face area of 235 square feet, in lieu of the permitted 25 square feet (Sign 1013).

From Section 450.4.6 to permit 5 freestanding identification signs to be a height of 8.5, in lieu of the permitted 6 feet (Signs 1003, 1036, 1037, 1038, and 1044).

From Section 450.4.3 to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 square feet, in lieu of the permitted 8 square feet (Sign 1042).

TO1DOCS1/#261138



(This petition

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7601 Osler Drive							
which is presently zoned OR-1, DR 2, DR 3.5 & DR 16							
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: Legal Owner(s): St. Joseph Medical Center, Inc. Name - Type or Pring Name - Type or Print Signature Signatu By: John K. Tolmie, President and CEO Address Telephone No. Name - Type or Print Signature Zip Code 410-337-1201 7601 Osler Drive Attorney For Petitioner: Address Telephone No. Robert A. Hoffman 21204 Towson MD Name - Lype or Print Zip Code State City Representative to be Contacted: Signature Robert A. Hoffman Venable LLP Company 410-494-6200 210 Allegheny Avenue 210 Allegheny Avenue 410-494-6200 Address Telephone No. Telephone No. Address Towson MD 21204 Towson MD 21204 State Zip Code City State Zip Code **OFFICE USE ONLY** ESTIMATED LENGTH OF HEARING _ Case No. 2009 - 0023 - SPHA CHOSEN HOUSENED FURTHANG



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

May 14, 2008

ZONING DESCRIPTION SAINT JOSPEH MEDICAL CENTER BALTIMORE COUNTY, MARYLAND

All that piece or parcel of land 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 point on the west side of York Road, which is 66 feet wide, 253 feet, more or less, northerly from the northwest side of Yorkleigh Road, thence running along the west side of York Road, (1) North 12 degrees 15 minutes 39 seconds East 100.13 feet, thence leaving York Road and running (2) North 78 degrees 37 minutes 36 seconds West 330.45 feet, (3) North 52 degrees 26 minutes 56 seconds West 521.14 feet, (4) North 65 degrees 34 minutes 03 seconds West 517.33 feet, (5) North 83 degrees 06 minutes 07 seconds West 141.90 feet, (6) South 75 degrees 52 minutes 29 seconds West 427.63 feet, (7) North 65 degrees 17 minutes 06 seconds West 185.84 feet, and (8) South 40 degrees 45 minutes 29 seconds West 68.70 feet to intersect the east side of Osler Drive, thence running and binding along said east side of Osler Drive (9) a curve to the left having a radius of 1467.40 feet for an arc distance of 74.12 feet and being subtended by a chord bearing South 05 degrees 01 minutes 17 seconds West 75.11 feet, (10) South 06 degrees 28 minutes 06 seconds West 227.64 feet, (11) a curve to the right having a radius of 1,110.92 feet for an arc distance of 746.15 feet and being subtended by a chord bearing South 12 degrees 46 minutes 23 seconds East 732.20 feet, (12) South 32 degrees 00 minutes 52 seconds East 200.04 feet, (13) a curve to the right having a radius of 1,308:24 feet for an arc distance of 447.10 feet and being subtended by a chord bearing South 22 degrees 13 minutes 25 seconds East 444.93 feet, and (14) South 31 degrees 56 minute 56 seconds East 206.67 feet, thence leaving said east side of Osler Drive and running, (15) North 29 degrees 37 minutes 34 seconds East 1,466.67 feet, and (16) South 79 degrees 11 minutes 53 seconds East 730.59 feet to the point of beginning.

Containing 37.00 Acres 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.

2009-0023-

5/14/08

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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: #2009-0023-SPHA

7601 Osler Drive

W/side of York Road, 253 feet north of Yorkleigh Road

9th Election District - 5th Councilmanic District
Legal Owner(s): St. Joseph Medical Center, Inc., John Toimie.

President

Special Hearing: for an amendment to the site plan approved in case 08-079-SPHA. Variance: to permit 4 ground-mounted identification signs, in lieu of the permitted 1 sign, to permit a maximum sign face area of 48 sq. ft, in lieu of the permitted of 25 sq. ft, and to permit a maximum height of 8.5 ft, in lieu of the permitted 6 ft on the Osler Drive frontage; to permit 3 freestanding directional signs with a maximum sign face area of 12 sq ft, in lieu of the permitted 8 sq ft, and to permit a maximum height of 8.5 ft, in lieu of the permitted 4 ft on the Osler Drive frontage; to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 sq ft, in lieu of the permitted 8 sq ft on the Osler Drive frontage; to permit a groundmounted identification sign with a maximum sign face area of 48 sq ft, in lieu of the permitted 25 sq ft, and to permit a height of 8.5 ft, in lieu of the permitted 6 ft on the York Road/Sister Pierre Drive frontage; to permit 22 freestanding directional signs with a maximum sign face area of 18 sq ft. in lieu of the permitted 8 sq ft and a maximum height of 9.5 ft, in lieu of the permitted 4 ft on the interior of the campus; to permit 2 wall-mounted identification signs and 5 freestanding identification signs, in lieu of the permitted 0 signs on the interior of the campus; to permit a wallmounted identification sign with a maximum sign face area of 235 sq ft, in lieu of the permitted 25 sq ft on the interior of the campus: to permit 5 freestanding identification signs to be a height of 8.5, in lieu of the permitted 6 ft on the interior of the campus, and to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 sq ft, in lieu of the permitted 8 sq ft on the interior of the campus.

Hearing: Wednesday, September 10, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building, 105 W. Chesapeake

Avenue, Towson 21204.

S7136 38011 INSUSSEC

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.

8/348 Aug. 28

182186

CERTIFICATE OF PUBLICATION

<u> </u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 8 28 ,2008.
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

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: # 2009-0023-SPHA

7601 Osler Drive · · ·

W/side of York Road, 253 feet north of Yorkleigh Road 9th Election District - 5th Councilmanic District .

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

Special Hearing: for an amendment to the site plan approved in case, 08-079-SPHA: Variance: to permit 4 ground mounted identification signs, in lieu of the permitted 1 sign, to permit a maximum height of 8:5 ft. in lieu of the permitted 6 ft. To permit 3 freestanding directional signs with maximum sign face area of 12 sq. ft., in lieu of the permitted 8 sq. ft. and to permit a max. height of 8.5 ft., in lieu of the permitted 6 ft. To permit a wall mounted directional sign for a parking garage with a maximum sign face area of 63 sq. ft., in lieu of the permitted 8 sq. ft. Hearing: Wednesday, September 10, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building, 105 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 Of-

fice at. (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391 JT 8/750 Aug. 26

CERTIFICATE OF PUBLICATION

<u> </u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>826</u> ,20 <u>08</u> .
🛱 The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

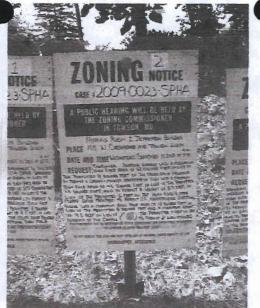
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 2009-0023-SPHA

	Petitioner/Developer: <u>St. Joseph Medical</u> Center, Inc. John Tolmic, Presiident
	Date of Hearing/Closing: Sept. 10,08
caltimore County Department of ermits and Development Managemen county Office Building, Room 111 11 West Chesapeake Avenue Cowson, Maryland 21204	t .
TTN: Kristen Matthews	· · · · · · · · · · · · · · · · · · ·
adies and Gentlemen:	•
	ties of perjury that the necessary sign(s) required by law were
osted conspicuously on the property large signs posted at Osler Drive and St.	Josephs Hospital Drive and three signs posted Sister Pierre
rive and York Road	
he sign(s) were posted on	Aug. 26, 2008 (Month, Day, Year)
· ·	Sincerely,
	Signature of Sign Poster) Aug. 28, 08 (Date)
	(Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
es es	(410) 282-7940
• .	(Telephone Number)
	,'

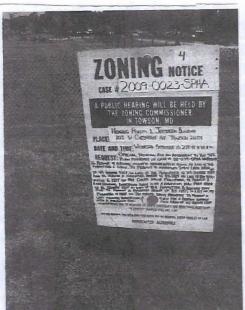












FAX COVER SHEET

Date:	8/25/08
To:	The Jeffersonian - Ellen/Sue
Fax number:	410-825-4278
From:	Mristen - Zoning Office
Fax number:	4(4-887-3048
Number of pages (including this cover sheet):	2
Message:	It possible, please publish this
	notice in 8/28/48 this Theirsday's paper Montelgoes
•	
If any part of this fax transr is missing or not clearly rece please call:	
Name:	Laster
Phone number:	410-827-3351

TO:

PATUXENT PUBLISHING COMPANY

. August 26. 2008 Issue - Jeffersonian

Thursday

Please forward billing to:

Deborah Kendall-Sipple 111 W. Chesapeake Avenue Towson, MD 21204

410-887-4587

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: 2009-0023-SPHA

7601 Osler Drive

W/side of York Road, 253 feet north of Yorkleigh Road

9th Election District – 5th Councilmanic District

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

Special Hearing for an amendment to the site plan approved in case 08-079-SPHA. Variance to permit 4 ground-mounted identification signs, in lieu of the permitted 1 sign, to permit a maximum sign face area of 48 sq. ft, in lieu of the permitted of 25 sq. ft, and to permit a maximum height of 8.5 ft, in lieu of the permitted 6 ft on the Osler Drive frontage; to permit 3 freestanding directional signs with a maximum sign face area of 12 sq ft, in lieu of the permitted 8 sq ft, and to permit a maximum height of 8.5 ft, in lieu of the permitted 4 ft on the Osler Drive frontage; to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 sq ft, in lieu of the permitted 8 sq ft on the Osler Drive frontage: to permit a ground-mounted identification sign with a maximum sign face area of 48 sq ft. in lieu of the permitted 25 sq ft, and to permit a height of 8.5 ft, in lieu of the permitted 6 ft on the York Road/Sister Pierre Drive frontage; to permit 22 freestanding directional signs with a maximum sign face area of 18 sq ft, in lieu of the permitted 8 sq ft and a maximum height of 9.5 ft, in lieu of the permitted 4 ft on the interior of the campus; to permit 2 wall-mounted identification signs and 5 freestanding identification signs, in lieu of the permitted 0 signs on the interior of the campus; to permit a wallmounted identification sign with a maximum sign face area of 235 sq ft, in lieu of the permitted 25 sq ft on the interior of the campus; to permit 5 freestanding identification signs to be a height of 8.5, in lieu of the permitted 6 ft on the interior of the campus, and to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 sq ft, in lieu of the permitted 8 sq ft on the interior of the campus.

Hearing: Wednesday, September 10, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Bldg.,

10¶W. Chesapeake Avenue, Towson 21204

WILLIAM J WISEMANTIT

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

August 14, 2008

NOTICE OF ZONING HEARING

The Toping Sammissioner of Baltimore County, by authority of the Toping Act, and Regulations of Baltimore Equative will hold a public hearing in Towson, Maryland on the property internitied mercen as follows:

CASE NUMBER: 2009-0023-SPHA

7601 Osler Drive

W/side of York Road, 253 feet north of Yorkleigh Road

9th Election District – 5th Councilmanic District

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

Special Hearing for an amendment to the site plan approved in case 08-079-SPHA. Variance to permit 4 ground-mounted identification signs, in lieu of the permitted 1 sign, to permit a maximum sign face area of 48 sq. ft, in lieu of the permitted of 25 sq. ft, and to permit a maximum height of 8.5 ft, in lieu of the permitted 6 ft on the Osler Drive frontage; to permit 3 freestanding directional signs with a maximum sign face area of 12 sq ft, in lieu of the permitted 8 sq ft, and to permit a maximum height of 8.5 ft, in lieu of the permitted 4 ft on the Osler Drive frontage; to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 sq ft, in lieu of the permitted 8 sq ft on the Osler Drive frontage; to permit a ground-mounted identification sign with a maximum sign face area of 48 sg ft, in lieu of the permitted 25 sq ft, and to permit a height of 8.5 ft, in lieu of the permitted 6 ft on the York Road/Sister Pierre Drive frontage; to permit 22 freestanding directional signs with a maximum sign face area of 18 sq ft, in lieu of the permitted 8 sq ft and a maximum height of 9.5 ft, in lieu of the permitted 4 ft on the interior of the campus; to permit 2 wall-mounted identification signs and 5 freestanding identification signs, in lieu of the permitted 0 signs on the interior of the campus; to permit a wall-mounted identification sign with a maximum sign face area of 235 sq ft, in lieu of the permitted 25 sq ft on the interior of the campus; to permit 5 freestanding identification signs to be a height of 8.5, in lieu of the permitted 6 ft on the interior of the campus, and to permit a wall-mounted directional sign for a parking garage with a maximum sign face area of 63 sq ft, in lieu of the permitted 8 sq ft on the interior of the campus.

Hearing: Wednesday, September 10, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Bldg., 105 W. 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 TUESDAY, AUGUST 26, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

Item Number or Case Number: 2009-0023-5PHA		
Petitioner: St Joseph Medical Center Inc		
Address or Location: 7601 Osler Drive		
PLEASE FORWARD ADVERTISING BILL TO:	·.	
PLEASE FORWARD ADVERTISING BILL TO: Name: Amy MATTE	·. ·	•
	· . ·	
Name: Any MATTE	· · .	: 10 pt 10 p

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 26, 2008 Issue - Jeffersonian

Please forward billing to:

Amy Mattee 210 Allegheny Avenue Towson, MD 21204

410-494-6200

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: 2009-0023-SPHA

7601 Osler Drive

W/side of York Road, 253 feet north of Yorkleigh Road

9th Election District – 5th Councilmanic District

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

Special Hearing for an amendment to the site plan approved in case 08-079-SPHA. Variance to permit 4 ground mounted identification signs, in lieu of the permitted 1 sign, to permit a maximum height of 8.5 ft. in lieu of the permitted 6 ft. To permit 3 freestanding directional signs with maximum sign face area of 12 sq. ft., in lieu of the permitted 8 sq. ft. and to permit a max. height of 8.5 ft., in lieu of the permitted 6 ft. To permit a wall mounted directional sign for a parking garage with a maximum sign face area of 63 sg. ft., in lieu of the permitted 8 sg. ft.

Hearing: Wednesday, September 10, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Bldg.,

105 W. Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT: THE ZONING REVIEW OFFICE AT 410-887-3391.



JAMES T. SMITH, JR. County Executive

TIMOTHY Mulgustott, 2008r

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: 2009-0023-SPHA

7601 Osler Drive

W/side of York Road, 253 feet north of Yorkleigh Road

9th Election District – 5th Councilmanic District

Kotroco

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

Special Hearing for an amendment to the site plan approved in case 08-079-SPHA. <u>Variance</u> to permit 4 ground mounted identification signs, in lieu of the permitted 1 sign, to permit a maximum height of 8.5 ft. in lieu of the permitted 6 ft. To permit 3 freestanding directional signs with maximum sign face area of 12 sq. ft., in lieu of the permitted 8 sq. ft. and to permit a max. height of 8.5 ft., in lieu of the permitted 6 ft. To permit a wall mounted directional sign for a parking garage with a maximum sign face area of 63 sq. ft., in lieu of the permitted 8 sq. ft.

Hearing: Wednesday, September 10, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Bldg., 105 W. 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

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

September 5, 2008

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

Dear: Robert A. Hoffman

RE: Case Number 2009-0023-SPHA, 7601 Osler Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 2008. 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,

A. C.OR

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

St. Joseph Medical Center, INC., 7601 Osler Dr., Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 6, 2008

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 11, 2008

Item Nos. 2009-0019, 0020, 0021, 0022,

0023,0024, 0025, and 0027

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

DAK:CEN:lrk

cc: File

ZAC-08062008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: August 19, 2008

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 09-023-Variance and Special Hearing

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. It is the understanding of the Office of Planning that the facility will be and is undergoing comprehensive sign upgrades.

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



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

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

Maryland Department of Transportation

Date: August 4, 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. 2009 -0023-5PHA

7601 OSLER 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. 2009-0023-5PHA

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,

A Steven D. Foster, Chief for Engineering Access Permits

Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



10:	I imothy M. Kotroco
FROM:	Dave Lykens, DEPRM - Development Coordination
DATE:	August 19, 2008 August 19, 2008 August 19 2008
SUBJECT:	Zoning Item # 09-023-SPHA Address 7601 Osler Drive (St. Joseph's Medical Center, Inc.) BY:
Zonir	ng Advisory Committee Meeting of August 4, 2008
	Department of Environmental Protection and Resource Management has no nents on the above-referenced zoning item.
	Department of Environmental Protection and Resource Management offers bllowing 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).
<u> </u>	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).
<u>Addit</u>	ional Comments:

Date: August 19, 2008

J. Livingston

Reviewer:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: August 19, 2008

DECEIVE A AUG 2 6 2008

BY:____

SUBJECT: Zoning Advisory Petition(s): Case(s) 09-023- Variance and Special Hearing

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. It is the understanding of the Office of Planning that the facility will be and is undergoing comprehensive sign upgrades.

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

Prenared By:

Division Chief:

CM/LL

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

* 09-023-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 Zummerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Conk S Dembro

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 4th day of August, 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 Zimmeaman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Greater Towson Council of Community Associations, Inc.

• P.O. Box 5421

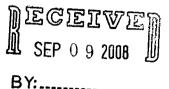
• Towson, MD 21285-5421

www.gtcca.org

September 5, 2008

Mr. William Wiseman Zoning Commissioner Jefferson Building 105 W. Chesapeake Avenue Suite 103 Towson, MD 21204

RE: Case # 2009-0023-SPHA



Dear Mr. Wiseman:

I am writing on behalf of the Greater Towson Council of Community Associations (GTCCA) to indicate that our organization has no objection to the variances requested by the St. Joseph Medical Center for the purpose of installing new signage on their property.

Representatives of the hospital met with residents from the neighborhoods surrounding the hospital, who have indicated that they have no objection to the proposed signage. As a membership organization created to advocate for our member community associations, the GTCCA supports our members' position of "no objection" to the requested variances.

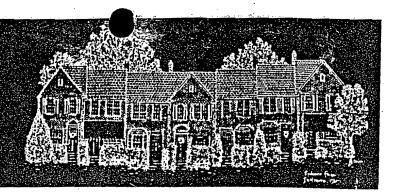
Please contact me if you need additional information.

Sincerely,

Edward T. Kilcullen, Jr.

President

Rodgers Forge Community Association



TO Code Enforcement Staff Person:

EXAM: RODGERS FORGE COMMUNITY INC.

In writing, please

Respond To: Donald Gerding

Chair: Government & External Affairs

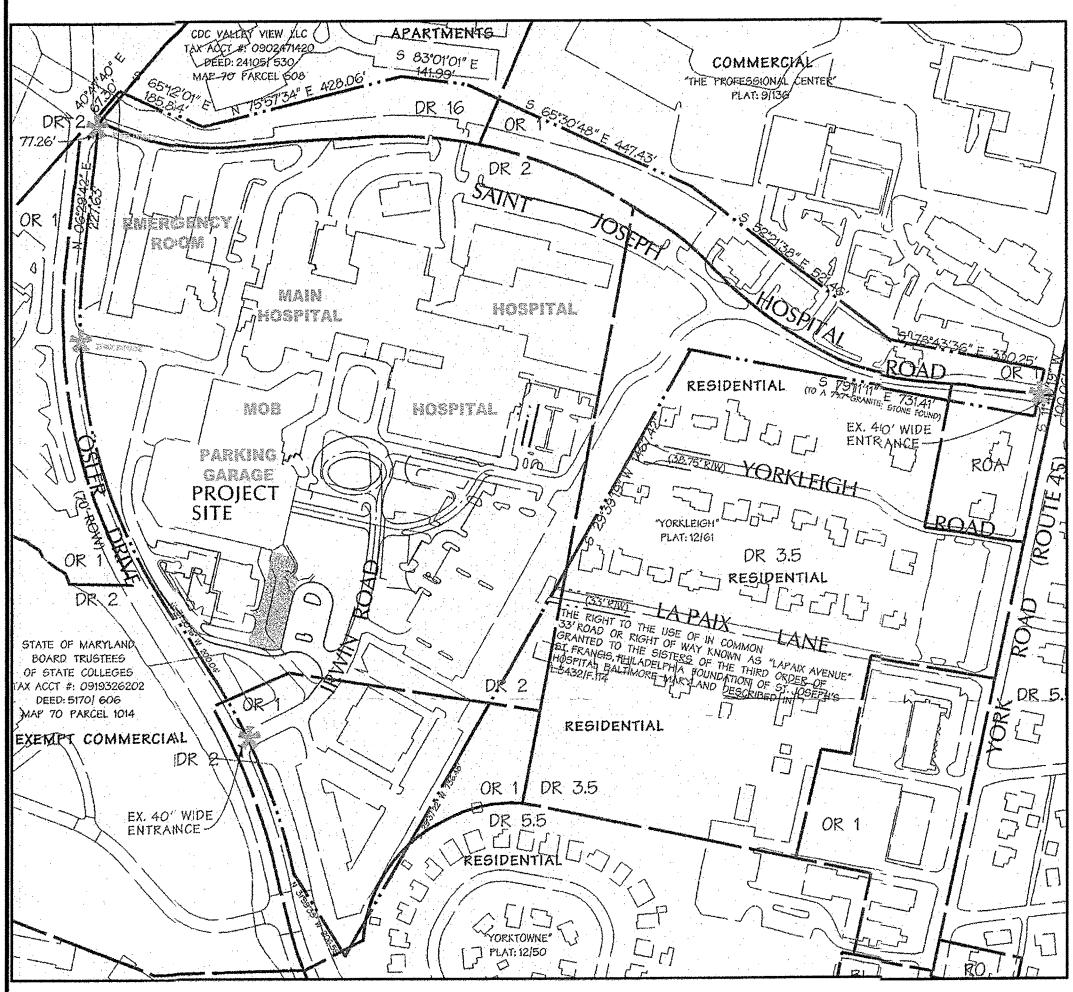
335 Old Trail Road Baltimore, MD 21212 Phone: 410-825-0894 Clase mails

PLEASE PRINT CLEARLY

CASE NAME	70	601	G	sker	Drive	
CASE NUMB	ER_	. 2	009.	-23	- SPHA	
DATE	9/	10/	08			

PETITIONER'S SIGN-IN SHEET

NAME	ADDRE	SS	CITY, STATE, ZIP		E- MAIL
David Karcesk		long Are	TOWSON MUZ	120	T dh karcesti Breruble
Donald Gerding	335 Old Trai	(Rd) Robyrage	Coltimor ma 21212		
Pat Brue O.	7601 Osler D	rine	Towson, MD 2/20	4	patricia bossa cathelie of
Sylvia Musica	1601 Deler Dr	ne	Tousen no 21204		5 hymsom & CHT - cast ang
MATTHEW MCCONKEN	4900 SEMINARI	ROAD SINER	ALEXANDRIA, VA 222	511	MMCCOVERN @ HAMMES CO. COM
JAMES F. ALBERT	5667 PHELES 1	uck Dr	CownBia MD 21045		JALBERT @CSDARCH. Con
DAVID LOCK	1220 6 8. 109	04 40 51 5 505 E	1286 touson uns		dlocked mragtarcom
			,		
Hammes Compar Matt McGovern 4900 Seminary Road, Suite 100, Alexandria Tel 703 998 2400 Facsimile 703 998 2040 6 E-mail: mmcgovern@hammesco		St. Joseph Medical Ce	7601 Osler Drive Towson, MD 21204-7582		James F. Albert, AIA, LEED Principal jalbert@csdarch.com 44 CSD Architects 323 West Camden Street Baltimore, Maryland 21201 ph. 410-539-2080 fax 410 www.csdarch.com people architecture
		PATRICIA A. BOSSE Vice President Mission & Institutional Advan-	Phone 410.337.1925 Fax 410.337.1819 Email patriciabosse@ cement catholichealth.net		Albert, AIA, LEED AP esdarch.com 443.423.1331 nitects Camden Street Suite 700 e, Maryland 21201-8601 39,2080 fax 410.752.5263 arch.com g architecture
		•			



PROJECT BOUNDARY SCALE: 1"=200" TAX MAP 70 - GRID 19 - PARCEL 596 SITE DATA: IELECTION DISTRICT 9; COUNCILMANIC EXISTING FACILITIES HOSPITAL AND SOUTH WING ADDITION. TAX ACCOUNT NUMBER: 2400012799 448 (-30 BEDS PER THIS SUBMITTAL) BEDS X 1.5 SPACES PER BED = TAX ACCOUNT NUMBER: 2200009012 DEED: 8890/704 TAX ACCOUNT NUMBER: 0919391143 DAY CARE: 14 EMPLOYEES X I SPACE PER EMPLOYEE = DEED: 4097/II TAX ACCOUNT NUMBER: 0902571430 O'DEA MEDICAL OFFICE BUILDING: FIRST FLOOR: 28,935 SF X 4.5 SPACES DEED: 16751/195 PER 1,000 SF = LIBER 3432 FOLIO III - II7 FLOORS 2, 3, 4, \$ 5 @ 22,591 SF EACH = LIBER 4389 FOLIO 407- 413 LIBER 4570 FOLIO 164 - 165 90,364 SF X 4.5 SPACES PER 1,000 SF = LIBER 5140 FOLIO 401 - 402 JORDAN CENTER ADMINISTRATIVE OFFICES: 27,000 SF X 3.3 SPACES PER 1,000 SF = GROSS/NET PARCEL AREA: 37.13 AC. (1617,675 SQUARE FEET) ST. JOSEPH PROFESSIONAL BUILDING: 42,500 SF x 4.5 SPACES PER 1,000 SF = ZONING: OR-1, DR 2, DR 3.5, DR 16 7601 OSLER DRIVE PROPERTY ADDRESS:: RADIATION ONCOLOGY CENTER: 4,526 SF X 4.5 SPACES PER 1,000 SF : TOWSON, MARYLAND 21204-7509 800 FT NW STEVENSON LA MRI BUILDING: 6500 SF X 4.5 SPACES PER 1,000 SF = ST. JOSEPH HOSPITAL INC. PROPERTY OWNER: 7601 OSLER ROAD BALTIMORE, MARYLAND 21204 NEW ENTRANCE / EXPANSION (5TH REFINED CRG) 30 BEDS X I.5 SPACES PER BED NO ROAD OR RIGHT OF WAY WIDENING IS REQUIRED FOR THE DASCO MEDICAL OFFICE BUILDING: 62,990 SF X 4.5 SPACES PER 1,000 SF = 4. ALL EXISTING BUILDINGS ARE DESIGNED FOR INSTITUTIONAL USE WITH VARIOUS STORIES AND ARE TO REMAIN ON PROPERTY. PROPOSED HACKERMAN PATZ HOUSE 10 ROOMS @ 1 SPACE PER ROOM = THERE ARE NO KNOW! EXISTING WELL OR SEPTIC AREAS FOUND ON TOTAL PARKING SPACES REQUIRED THE SITE IS A HISTORIIC PROPERY, REFERNECE NUMBER BA 01763. (EXISTING PLUS PROPOSED) THE SITE IS NOT WITHIN A HISTORIC DISTRICT. PROPOSED SIGNS ARE THE SUBJECT OF THIS VARIANCE REQUEST

BLUE LOT

PRO LOT

CHESAPEAKE BAY CRITICAL AREA. 9. THE SITE IS NOT WITHIIN A BASIC SERVICE DEFICIENT AREA. 10. PREVIOUS COMMERCHAL PERMIT NUMBERS FROM THE YEAR 2000 TO PRESENT FOR INTERIOR ALTERATIONS AND BUILDING CONSTRUCTION: B401838, B605519, B6388845, B649204, B404597, B607126, B636417, B446946, B6049327, B614965, B452754, B609327, B653975, B455970, B611754, B611755, B455975, B617232, B616789, B469698, B622972, B607435, B469700, B625595, B607434, B476843, B625687, B6220474, B476848, B625692, B675851, B480295, B637651, B656846, B680925, B628190, B653379, B480926, B638586, B637387, B505813, B641743, B655428 B515540, B667168, B533/867, B648788, B633728, B534511, B649481, B644438, B542433, B651243, B606159, B545091,

8. THE SITE IS NOT WITHIIN A 100-YEAR FLOODPLAIN OR THE

THE 5TH REFINED CROS (FOR THIS EXPANSION) WAS APPROVED ON 7/24/06. (DRC # 0327066)). THE ORIGINAL CRG WAS APPROVED ON 7/28/88. NEW DRC # 11060/6H APPROVAL DATE 11/20/06.

B658466, B651491, DASCIO B581509, BUILDING ENTRANCE B645410

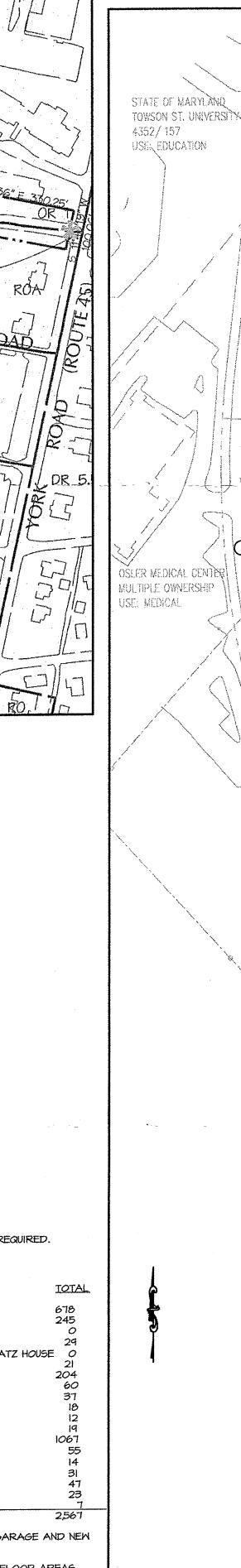
B651419, B614963, B551927, B652759, B655429, B562811,

12. PDM# IX-520

PRIOR TO BEGINNING WORK

13. NO FEES ARE DELINGMENT.

SITE POINT OF ENTRIES



TAX MAR 70 GRID 13 PARKEL 811

(526)

VALLEY VEW CID. PARTNERSHIP

WEST WING (4 STORIES)

O'DEA MEDIĆAL

OFFICE BUILDING (5 STORIÉS)

₹BUILDING A

PARKING GARAGE (5 STORIES)

700 SPACES (VISITORY PATIENT)

THE SISTERS OF THE THEO! CHIEF OF ST. FRANCIS, FIELADE! PRIMA

ST, JOSEPH'S HOSP FALL TAX MAP 70 GRO IS PAPEYED SE

(532)

TOWSON ST. UNIVERSITY

3170/%06

USE: EDUCATION

6374/62\

3000

PHYSICAL PLANT & SERVICE BLDG. (2 STORIES)

SISTER PIERRE DRIVE

(527)

3001

(533)

TM. 70 GRIQ 13 p.5:38

alogyammod e

* INCLUDES 2% TOTAL PARKING FOR ACCESSIBLE SPACES = 3/8 SPACES REQUIRED. PARKING PROVIDED ACCESSIBLE STANDARD O'DEA GARAGE SOUTH LOT MERGED WITH SOUTH LOT DOCTOR'S LOT (TEMP MAIN) SITE OF NEW HACKERMAN PATZ HOUSE YELLOW LOT (PHYS. BILLING) EMERGENCY ROOM SERVICE DRIVE (HILL) LOADING DOCK PEDIATRIC/MORGUE JORDAN CENTER VISITOR JORDAN CENTER GARAGE M.O.B. LOT (REAR O'DEA) DASCO MOB (FRONT) DASCO MOB (REAR) FACILITIES PLANT LOT PROPOSED HACKERMAN PATZ HOUSE NEW ENTRANCE, MAIN HOSPITAL TOTAL PARKING PROVIDED INCLUDING THE LIORDAN CENTER PARKING GARAGE AND NEW

PARKING SPACES REQUIRED

672

PROPOSED ENTRANCE ADJUSTMENTS. -EXISTING HOSPITAL CAMPUS HOSPITAL BED COUNT, EXISTING BUILDING FLOOR AREAS, AND EXISTING PARKING SPACE COUNT WAS PROVIDED BY SIT. JOSEPH MEDICAL CENTER, -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.

* SIGNAGE IS SHOWN SCHEMATICALLY FOR THE PURPOSES OF THIS EXHIBIT.

D.R. 2

THIS APPLICATION

(520) A B

522

B SISTER IRWIN CHILD CARE

538 EDUCATION CENTER

CENTRAL WING

(7 STORIES)

SOTO A B

A 503

54I B

PROFESSIONAL

BUILDING E

(2 STORIES)

TIOO3)

(508)

(506)

(509)

TATES CE

THE TURB-BAL SAN XAI,

PRAT BOOK CABAL

YORKTOWNE SUB

USE: RESIDENTIAL

ADJOINER OWNER

LOT 5 N/F D.C.

LOT 6 N/F J.E.

LOT 7 N/F J.D.

LOT 8 N/F E.P.

LOT 9 N/F G.R.

LOT 10 N/F C. N

(1013)

504 B

103B) B

540

(500)

(524)A)

5200 JOSEPH

521

(1042)

EAST WING

(2 STORIES)

THIS APPLICATION IS FOR A SIGN VARIANCE FOR STREET ENTRY SIGNS AND OTHER SIGNS VISIBLE FROM PUBLIC ROADS

VERIFY ALL EXISTING GRADES PRIOR TO BEGINNING WORK. THIS IS NOT A CONSTRUCTION PACKAGE

OPINION OFFERED MAY 14, 2008 RELATIVE TO SIGNS LOCATED OVER PUBLIC AND PRIVATE UTILITIES DEED AND AGREEMENT - LIBRE 4389, PAGE 407, ".AFTER REVIEWING THE RECORDED INSTRUMENT AT LIBER

4389 PAGE 407, I HAVE CONCLUDED THAT BALTIMORE COUNTY, MARY LAND AS THE PARTY OF THE SECOND PART (GRANTEE), ACCOURED THREE RIGHTS OF WAY AS EACH IS DESCRIBED THEREIN REGARDLESS OF THE FACT THAT THE LANGUAGE ON THE DRAWING FOR THE THIRD AREA USED THE WORD "RESERVATION" WHICH USUALLY SUGGESTS A "FEE SIMPLE" ACQUISITION, AS YOU NOTED, NOWHERE IN THE INSTRUMENT IS THERE ANY LANGUAGE GRANTING AND CONVEYING A "FEE SIMPLE" INTEREST AND THE INTRODUCTORY LANGUAGE USES THE TERM RIGHT OF WAY AS DOES EACH SEIPARATE DESCRIPTION. THE INTENT WAS TO GRANT RIGHTS, OF WAY AND THAT IS WHAT BALTIMORE COUNTY ACQUIRED IN THE AFORESAID RECORDED DOCUMENT."

DENNIS MALONEY

DATA SOURCES

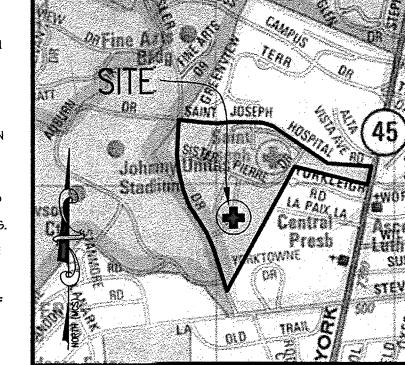
COORDINATES SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD

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.

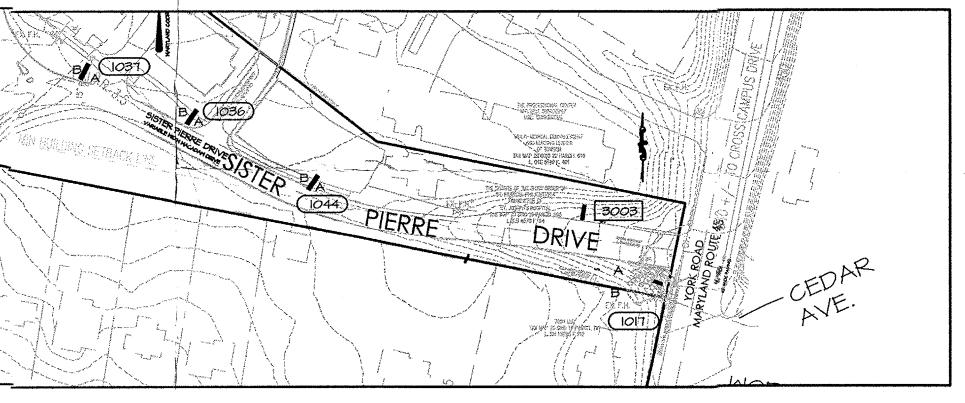
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A COMPILATION OF INFORMATION TAKEN FROM RECORDED DEEDS, PLATS AND OTHER SOURCES DEEMED RELIABLE, AS WELL AS A FIELD RUN SURVEY PERFORMED BY DAFT MCCUNE WALKER ON 1-13-06.

5. EXISTING CONDITIONS PLAN REPRODUCED FROM DRAWING CREATED BY SITE RESOURCES INCORPORATED 14315 JARRETTSVILLE PIKE PHOENIX MARYLAND 21131 (410) 683-3388 SRI PROJECT NUMBER 02113 DATE: 02 FEBRUARY 06.



VICINITY MAP SCALE: 1"=1000'

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE No. 20506149 MAP No. 24 GRID 8 & B



SITE ENTRY @ YORK ROAD

* SIGNAGE IS SHOWN SCHEMATICALLY FOR THE PURPOSES OF THIS EXHIBIT.

ONING HISTORY (ZONING CASE INFORMATION RETRIEVED FROM THE 1971 BALTIMORE COUNTY ZONING MAPS). CASE 79-218-X: (HELISTOP); SPECIAL EXCEPTION GRANTED BY ZONING COMMISSIONER ON MARCH 3, 1979, ON 9-11-79, CASE 79-218-X WAS AFFIRMED BY THE BOARD OF APPEALS.

DALTHIOLE COUNTY ZONING MAPS).	1000	Osler Drive at St. Joseph Hospital Drive	301.id	48 front/back	Identification
	1001	Osler Drive at Sister Pierre Drive	301.id	48 front/back	Identification
CASE 79-218-X: (HELISTOP); SPECIAL EXCEPTION GRANTED BY	1002	Osler Drive at Irwin Drive	300.2id	42 left	Identification
ZONING COMMISSIONER ON MARCH 3. 1979, ON 9-11-79, CASE	1002	Osler Drive at Irwin Drive	300.1.id	42 right	Identification
79-218-X WAS AFIFIRMED BY THE BOARD OF APPEALS.	1003	Irwin Drive	304.id	14	Identification
· ·	1017	York Road at Sister Pierre Drive	301.id	48 front/back	Identification
CASE 85-133-A: VARIANCE FOR THREE (3) DOUBLE FACED,	1011	Irwin Drive, Wall Mount at Entrance	303.id	18 wall mount	Identification
INTERNALLY ILLUMINATED SIGNS OF 288 SF WAS GRANTED IN	1013	Irwin Drive, Wall Mount at Entrance	302.id	235 wall mount	Identification
LIEU OF THE NON-ILLUMINATED IS SF SIGNS	1010	Osier Drive O'DEA GARAGE ENTRY	G1.3.id	63 wall mount	directional
A .	1038	Irwin Drive Mount at Entrance (BLDG. A)	304.id	14	Identification
CASE NO. 89-137-SPHA: GRANTED FOR HOSPITAL STRUCTURES AND PARKING	3000	St Joseph Hospital Drive	202.1dr	4.6	Notice
ON DECEMBER 5, 1988.	3001	Sister Pierre Drive	202.1dr	4.6	Notice
· · · · · · · · · · · · · · · · · · ·	3002	Irwin Drive	202,1dr	4.6	Notice
ON FEBRUARY 3, 1989, AN AMENDED ORDER WAS GRANTED FOR SAME	3003	Sister Pierre Drive	202.1dr	4.6	Notice
A ZONING CASE (NC) AGLISTLISPHA) TO PERMIT MAXIMIM RIIII DING ELEVATION	500	Osler Drive	201.dr	11.7	directional
M MID I HO OF DOO FIEET AND 750 FEET	501	Irwin Drive	201.dr	11.7	directional
* SEE PLAN FOR LOCATION	502	Irwin Drive	200.dr	17.5	directional
LOOMION	503	Irwin Drive	201.dr	11.7	directional
CASE 96-83-X: (WIRELESS TRANSMITTING AND RECEIVING FACILITY).	504	Irwin Drive	201.dr	11.7	directional
SPECIAL EXCEPTION TO ALLOW A WIRELESS TRANSMITTING AND RECEIVING	505	Irwin Drive	200.dr	17.5	directional
FACILITY WAS GRANTED ON OCTOBER 17, 2995.	506	Irwin Drive	201.dr	11.7	directional
ANTED ON OCTOBER 11, 2443.	507	Irwin Drive	201.dr	11.7	directional
CASE 98-467-SPIHA: (SIGNAGE) A VARIANCE TO PERMIT 3 FREESTANDING	508	Irwin Drive	200.dr	17.5	directional
INSTITUTIONAL IDENTIFICATION SIGNS WAS GRANTED ON AUGUST 25, 1999.	526	St Joseph Hospital Drive	200.dr	17.5	directional
TOTAL DENTIFICATION SIGNS MAS BRANTED ON AUGUST 25, 1994.	527	Sister Pierre Drive	201.dr	11.7	directional
CASE NO CO-3175 V (UELICTOR) COECIAL EVERTICAL FOR ADDROVAL OF A	529	Irwin Drive	202.dr	3.7	directional
CASE NO. 02-317:-X. (HELISTOP) SPECIAL EXCEPTION FOR APPROVAL OF A MAXIMUM BUILDING ELEVATION WIDTH OF 952 FEET. SPECIAL HEARING TO	532	Osler Drive	201.dr	11.7	directional
AMEND THE GITE IN A PROPOSED IN CACE NO GO 131 COLD	533	Osler Drive	201.dr	11.7	directional
AMEND THE SITE IPLAN APPROVED IN CASE NO. 89-137-SPHA. **SEE PLAN FOR LOCATION.	- 534	Sister Pierre Drive	201.dr	11.7	directional
SEL FLANTON LOCATION.	540	Irwin Drive	203.dr	1.8	directional
CASE OF 264 SERVICE COECIAL EXCEPTION FOR ADDROVAL OF A MAXIMUM	520	St Joseph Hospital Drive	200.dr	17.5	directional
CASE 05-264-SEPHXA: SPECIAL EXCEPTION FOR APPROVAL OF A MAXIMUM BUILDING ELEVATION WIDE OF 365 FEET IN-LIEU OF THE PERMITTED 300	520A	St Joseph Hospital Drive	201.dr	11.7	directional
FEET HEIGHT VARIANCE TO ALL ON A BIBLIOUS OF SECTION AND SECTION AND SECTION AND SECTION AS A SE	521	St Joseph Hospital Drive	200.dr	17.5	directional
FEET. HEIGHT VARIANCE TO ALLOW A BUILDING HEIGHT OF 66 FEET IN-LIEU OF THE PERMITTED 55 FEET, PURSUANT TO SECTION 300.2.	522	St Joseph Hospital Drive	200.dr	17.5	directional
STATE OF PEET, PORSUANT TO SECTION SCO.2.	524	St Joseph Hospital Drive	202.dr	4.6	directional
CASE NO. 05-029-SPHX; SPECIAL HEARING TO AMEND THE SITE PLAN.	525	St Joseph Hospital Orive	201.dr	11.7	directional
VARIANCE TO ALLOW A FRONT BUILDING FACE TO SIDE BUILDING FACE	528	Sister Pierre Drive	201.dr	11.7	directional
SETBACK OF 50 FEET IN-LIEU OF THE REQUIRED 90 FEET, PURSUANT TO	530	St Joseph Hospital Drive	202.dr	4.6	directional
SECTION IBOI.2.C. A.	538	St Joseph Hospital Drive	203.dr	1.8	directional
SEOTION DOLLOS	541	Irwin Drive	203.dr	1.8	directional
CASE NO CO-CTIC COLLA (CLOVA CE) MADIANCES TO ALL ON CIV	1036	Sister Pierre Drive	304.id	14	identification
CASE NO. 08-0791-5PHA: (SIGNAGE) VARIANCES TO ALLOW SIX	1037	Sister Pierre Drive	304.id		identification
(6)WALL-MOUNTED IDENTIFICATION FOR THE DASCO MEDICAL OFFICE	1042	St Joseph Hospital Drive	G1.3.id	63	identification
BUILDING, RE; B.C., ZR SECTION 450.4.1.6. APPROVED BY PUBLIC HEARING AND		Sister Pierre Drive	304.id	The same of the sa	Identification
BY ORDER DATE DOCTOBER 30, 2007 BY WILLIAM J. WISEMAN, III. THIS	509	Irwin Drive	202.dr	4.6	directional
AMENDS SITE PLAN APPROVED IN CASE NO. 05-264-SPHXA.	510	Irwin Drive	201.dr	11.7	directional
	511	Irwin Drive	201.dr	11.7	directional
	TAR P	Apple o DITCUIE	ACCE	MINTE	C INC
		DRRIS & RITCHIE	, MJJL	ノレIMIに	J, INU,

AINING & MINGUID WOODS ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA, ROAD, SUITE 505 TOWSON, MARYLAND 21286

(410) 8211-1690 FAX: (410) 821-1748

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2009-0023-SPHA ST. JOSEPH MEDICAL CENTER

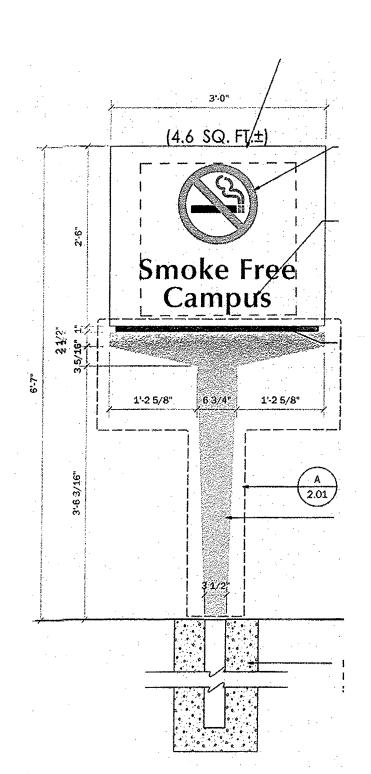
PLAN TO ACCOMPANY PETITION FOR ZONING

VARIANCES AND SPECIAL HEARING 5TH COUNCILMANIC DISTRICT

	·	SIN ELECTION DISTRICT	on cook	PEMANIC DISTRICT
DATE REVISIONS			JOB NO.	15418.09
			SCALE:	AS SHOWN
			DATE:	07/25/2008
			DRAWN E	Y: TH
			DESIGN I	3Y: -
			REVIEW E	BY: DEL
			SHEET: 1	OF 5

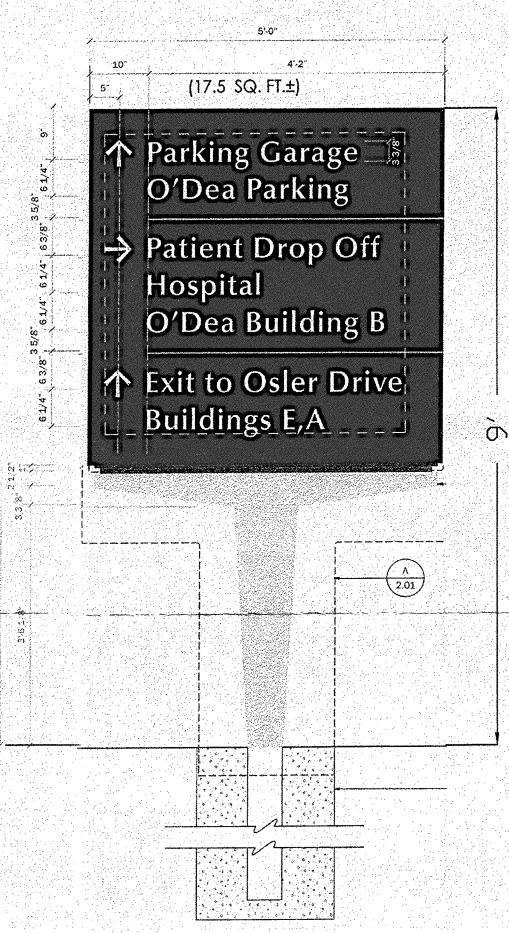
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND 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

SITE ENTIRES ALONG OSLER DRIVE



A Elevation - 202.1dr Pedestrian Direction; 2.07 3/4" = 1'-0"

NO SMOKING SIGN DETAIL SIGN TYPE # 202.1dr



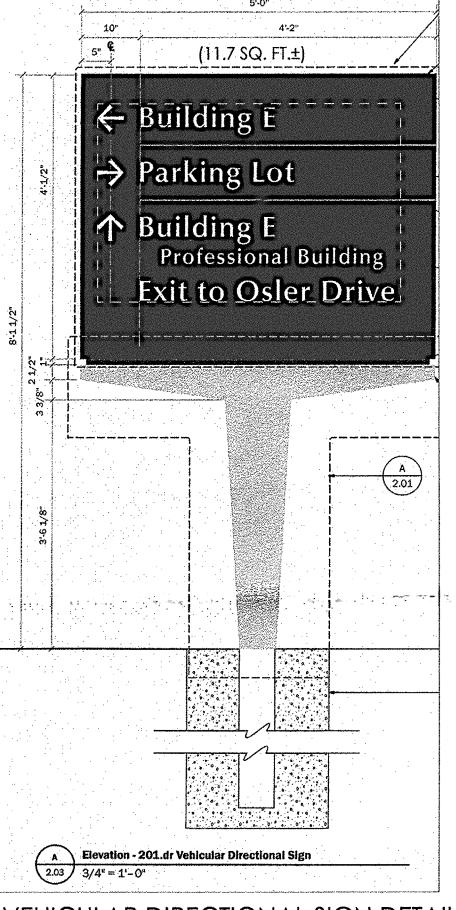
DIRECTIONAL SIGN DETAIL SIGN TYPE # 200.dr

 502
 521

 526
 522

 508
 520

 505
 505



VEHICULAR DIRECTIONAL SIGN DETAIL SIGN TYPE # 201.dr

> (501) (506) (500) (507) **(533) (503)** 532 504

 520a
 525

 528
 5io

Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

ZONING DESCRIPTION SAINT JOSPEH MEDICAL CENTER BALTIMORE COUNTY, MARYLAND

All that piece or parcel of land 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 point on the west side of York Road, which is 66 feet wide, 253 feet, more or less, northerly from the northwest side of Yorkleigh Road, thence running along the west side of York Road, (1) North 12 degrees 15 minutes 39 seconds
East 100.13 feet, thence leaving York Road and running (2) North 78 degrees 37 minutes
36 seconds West 330.45 feet, (3) North 52 degrees 26 minutes 56 seconds West 521.14 feet, (4) North 65 degrees 34 minutes 03 seconds West 517.33 feet, (5) North 83 degrees 06 minutes 07 seconds West 141.90 feet, (6) South 75 degrees 52 minutes 29 seconds West 427.63 feet, (7) North 65 degrees 17 minutes 06 seconds West 185.84 feet, and (8) South 40 degrees 45 minutes 29 seconds West 68.70 feet to intersect the east side of Osler Drive, thence running and binding along said east side of Osler Drive (9) a curve to the left having a radius of 1467.40 feet for an arc distance of 74.12 feet and being subtended by a chord bearing South 05 degrees 01 minutes 17 seconds West 75.11 feet, (10) South 06 degrees 28 minutes 06 seconds West 227.64 feet, (11) a curve to the right having a radius of 1,110.92 feet for an arc distance of 746.15 feet and being subtended by a chord bearing South 12 degrees 46 minutes 23 seconds East 732.20 feet, (12) South 32 degrees 00 minutes 52 seconds East 200.04 feet, (13) a curve to the right having a radius of 1,308.24 feet for an arc distance of 447.10 feet and being subtended by a chord bearing South 22 degrees 13 minutes 26 seconds Feet 444.02 feet and being subtended by a chord bearing South 22 degrees 13 minutes 25 seconds East 444.93 feet, and (14) South 31 degrees 56 minute 56 seconds East 206.67 feet, thence leaving said east side of Osler Drive and running, (15) North 29 degrees 37 minutes 34 seconds East 1,466.67 feet, and (16) South 79 degrees 11 minutes 53 seconds East 730.59 feet to the point of beginning.

Containing 37.00 Acres 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.

X:\SRI\STIOE\Total_Zoning.doc

← Exit to Osler Drive → Exit to York Road_ 1'-2 5/8" Elevation - 203,dr Pedestirian Direction
3/4" = 1'-0"

SMALL VEHICULAR DIRECTIONAL SIGNI DETAIL SIGN TYPE # 203,dr

540 538 541

SIGN HEIGHTS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SITE CONDITIONS AND GRADING

The first of the first of the second 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 REPRESIENTATIVE PRIOR TO BEGINNING WORK.



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

1220-C EAST JOPP'A ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 8;21-1690 FAX: (410) 821-1748

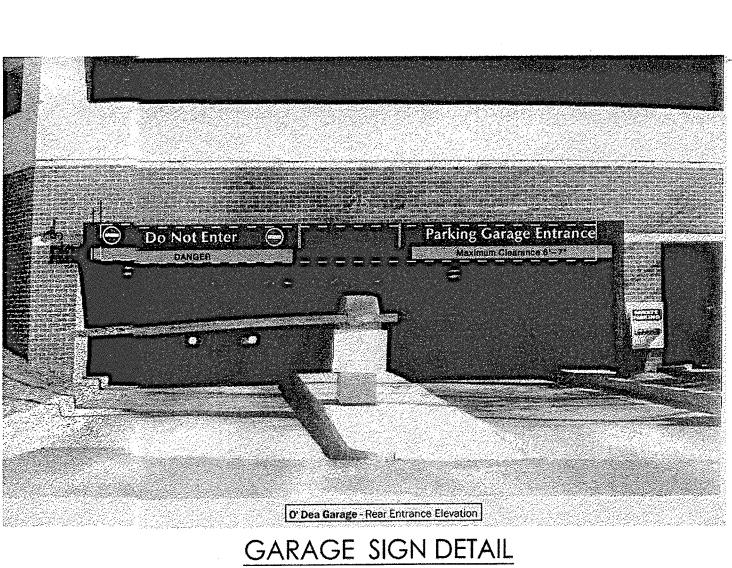
MRAGITA.COM



2009-0023-SP4A ST. JOSEPH MEDICAL CENTER

SIGNAGE DETAILS

REVISIONS JOB NO.: 15418.09 SCALE: AS SHOWN DATE: 07/25/2001 DRAWN BY: TH DESIGN BY: -REVIEW BY: DEL SHEET: 2 OF 5



SIGN TYPE # G1.3 ID

(63.0 SQ.FT±)

1010



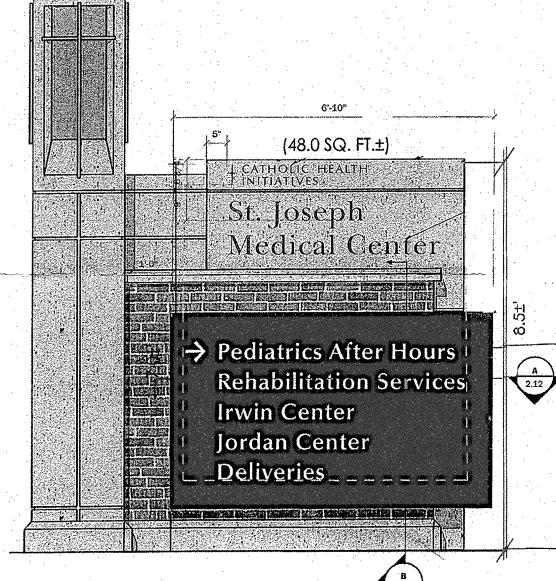
4'-9 1/2" h. x 2'-4" w. x 3° d. Fabricated aluminum reverse channel logo. Pin mounted to surface with 2" standoff.

Font: ITC New Basketville Pin mounted to surface with 2" standoff.

A Elevation - 302.1.ld Building Identification



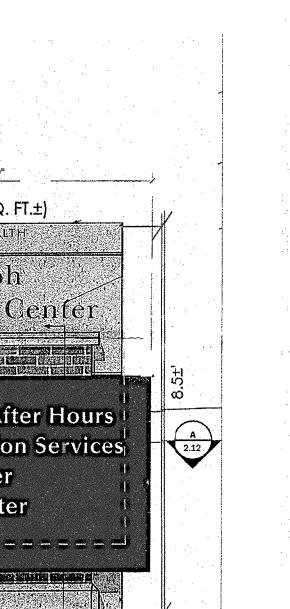
BUILDING IDENTIFICATION SIGN DETAIL SIGN TYPE # 302.ID (1013)



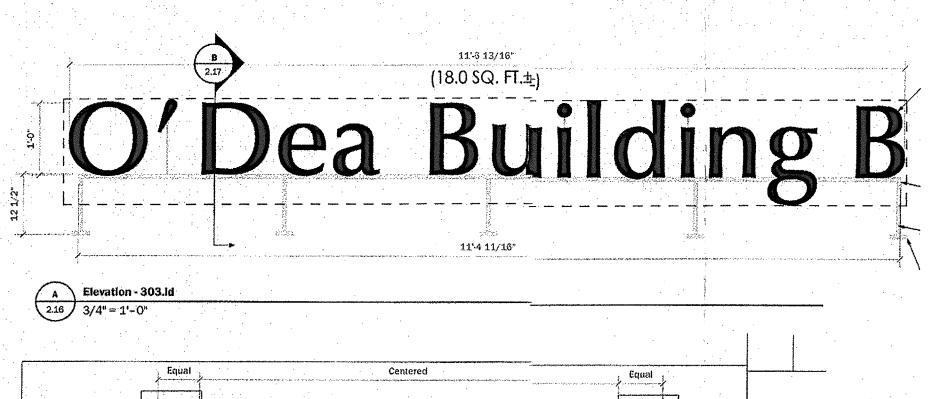
B Elevation - 301.id - Side A $1/2^n = 1^4 - 0^n$

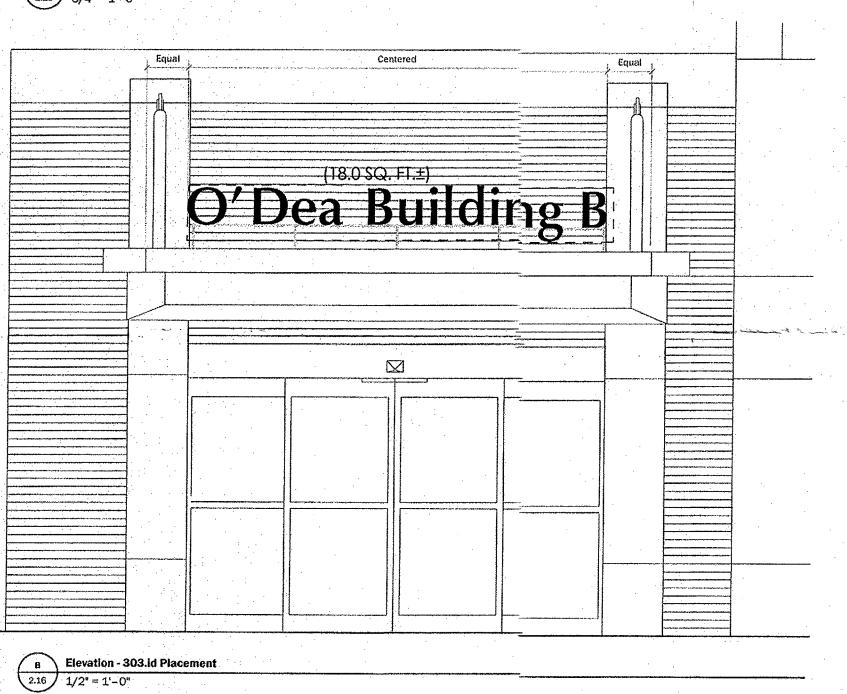
SECONDARY ENTRANCE SIGN DETAIL SIGN TYPE # 301.1D

1000 1001 1017



BUILDING IDENTIFICATION SIGN DETAIL SIGN TYPE # 303. ID (1011





INTERNALLY ILLULMINATED IDENTITY SIGN DETAIL SIGN TYPE # 304.ID

Elevation - $\boxed{304.1D}$ Vehicular Directional Sign $\boxed{3/4^n = 1^n - 0^n}$

(14.0 SQ. FT.±)

The Cancer Institute

Building A

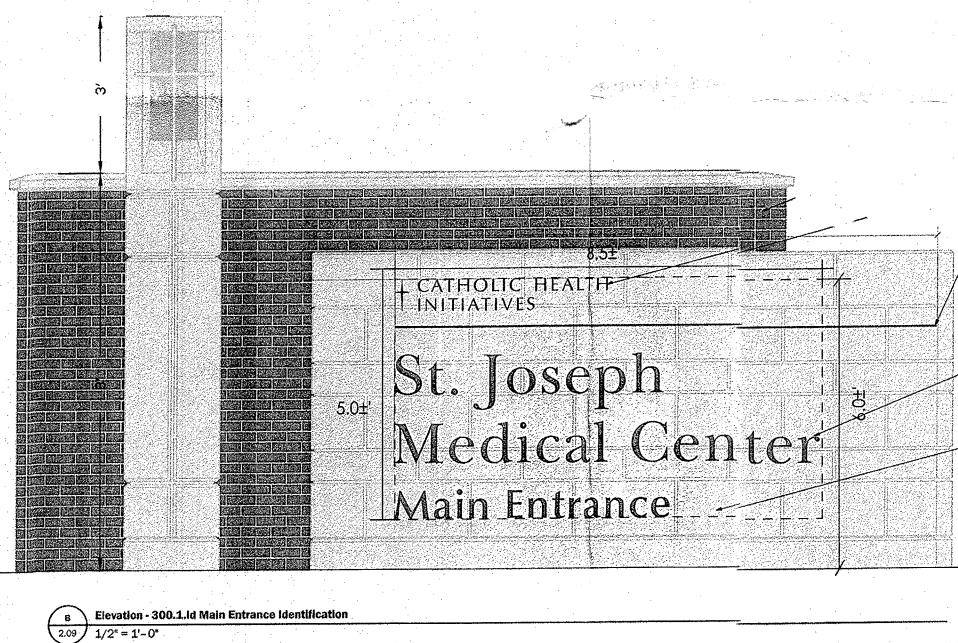
Midatlantic

Cardiovascular

120 Sister Pierre Drive

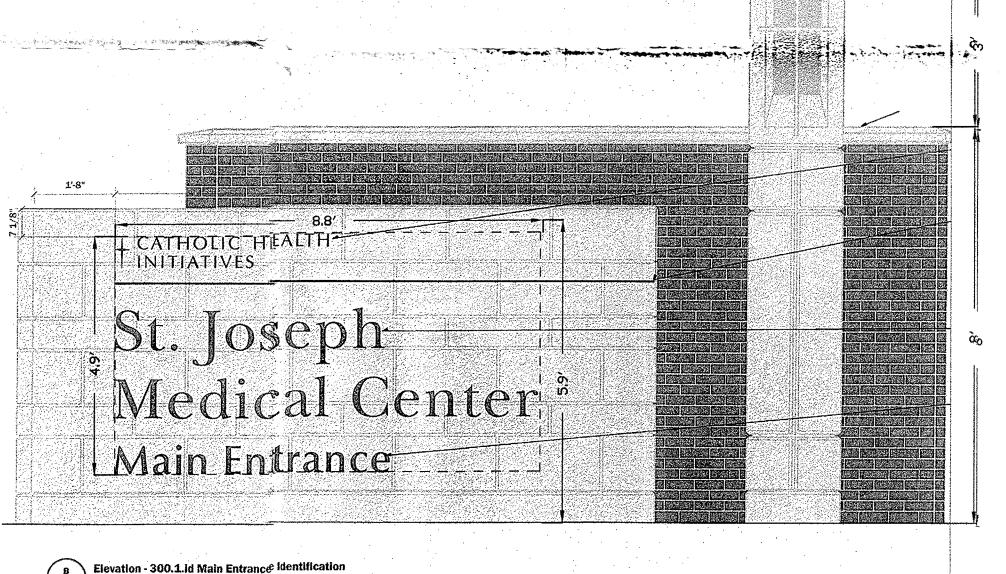
 $\langle A \rangle$

2.19



MAIN ENTRANCE SITE IDENTIFICATION SIGN DETAIL SIGN TYPE # 300.1 ID

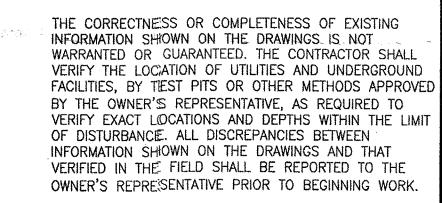
1002 (42.0 SQ. FT.±)



Elevation - 300.1.id Main Entrance Identification
2.10 1/2" = 1'-0"

MAIN ENTRANCE SITE IDENTIFICATION SIGN DETAIL SIGN TYPE # 300.1 ID

> 1002 (42.0 SQ. FT.±)

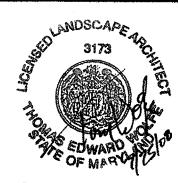




MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVIEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505

TOWSON, MARYLAND 21286 (410) (821-1690 FAX: (410) 821-1748

MRAGTA.COM



2009-0023-5944 ST. JOSEPH MEDICAL CENTER SIGNAGE DETAILS

TE	REVISIONS	JOB NO.: 15418.09
		SCALE: AS SHOWN
		DATE: 07/25/2008
		DRAWN BY: TH
		DESIGN BY: -
		REVIEW BY: DEL
		SHEET: 3 OF 5

ZONING SUBMISSION

a many the second of the secon

,		Left Side Unit				
		(CHI logo)			i. " · '.	
		St. Joseph Medical Center				
E 1002	300.ld	Main Entrance Right Side Unit			1	Identification
		(CHI logo)				
		St. Joseph Medical Center				
		Main Entrance				
	 	Building E	-	<u> </u>		
		Professional Building		1		
E 1003	304.id	7401 Irwin Drive			1	Identification
				1		
	<u> </u>			ļ		
		Parking Garage Entrance				
						ad and Grandian
E 1010	G1.3.id					Identification
	 		-	1		
	1					
E 1011	303.id	O'Dea Building B			1	Identification
			T			
E 1013	302.ld	(CHI Cross) St. Joseph Medical Center			1	Identification
	 	Side A	 	 		
		(CHI logo)				
		St. Joseph Medical Center				
	+	York Road Entrance	+ ~			
		(RA) Advance Radiology CT & MRI				
		Professional Centre/ Building D Jordan Center				
		Main Entrance				
		Side B				Identification
E 1017	301.ld	(CH) Logo)			1	residentials.
		St. Joseph Medical Center				
		York Road Entrance			; :	
		(LA) Advance Radiology CT & MRI				
		Professional Centre/ Building D Jordan Center				
		Main Entrance			. 4.1	
	<u> </u>					
		Building A				
		The Cancer institute				Identification
E 1038	304.id	Midatlantic Cardiovascular		1.		ioentincation
		7501 Irwin Drive			. :	
	 					
3000 - 3003	202.1dr	Smoke Free Campus			1	Notice
3000 - 3003	202.101	Smoke Free Campus				
	<u></u>	1	<u> </u>			
	1	Side A				
	:	(RA) Parking Lot				
	1	(UA) Parking Garage O'Dea Building B	1			
ב בעם	201 dr	Hospital Side B			1	Directional
E 503	201.dr	[RA] Building A		1	!	
·	l	(LA) Parking Lot	1.	1	1	
				1		
		(UA) Professional Building E Exit to Osler				
		(UA) Professional Building E Exit to Osler Drive				
		(UA) Professional Building E Exit to Osler Drive Side A				
		(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road				
£ 504	201.dr	(UA) Professional Building E Exit to Osler Drive Side A			1	Directional
E 504	201.dr	(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive			1	Directional
€ 504	201.dr	(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank			1	Directional
€ 504	201.dr	(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank			1	Directional
€ \$04	201.dr	(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea Parking			1	Directional
		(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea Parking (RA) Patient Discharge Exit to York Road				
ε 504 Ε 505	201.dr	(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea Parking (RA) Patient Discharge Exit to York Road (UA) Patient Drop Off Hospital O'Dea				Directional Directional
		(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea Parking (RA) Patient Discharge Exit to York Road				
		(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea Parking (RA) Patient Discharge Exit to York Road (UA) Patient Drop Off Hospital O'Dea Building B				
		(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea.Parking (RA) Patient Discharge Exit to York Road (UA) Patient Drop Off Hospital O'Dea Building B Side B Blank				
		(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea Parking (RA) Patient Discharge Exit to York Road (UA) Patient Drop Off Hospital O'Dea Building B Side B Blank Side A				
£ 505	200.dr	(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea Parking (RA) Patient Discharge Exit to York Road (UA) Patient Drop Off Hospital O'Dea Building B Side B Blank Side A (LA) Patient Discharge			1	Directional
		(UA) Professional Building E Exit to Osler Drive Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank Side A (LA) Parking Garage O'Dea Parking (RA) Patient Discharge Exit to York Road (UA) Patient Drop Off Hospital O'Dea Building B Side B Blank Side A (LA) Patient Discharge (RA)Parking Garage			1	
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(LA) Patieint Discharge

(RA) Parkling Lot

Jordan Center

Exit to York Road

Side B

E 511 201.dr Side A Side A

(Blank)

Side B

(UA) Patieint Discharge

(LA) Patieint Drop Off

Hospital

Parkling Garage

Buildjings A, B, E

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1 directional

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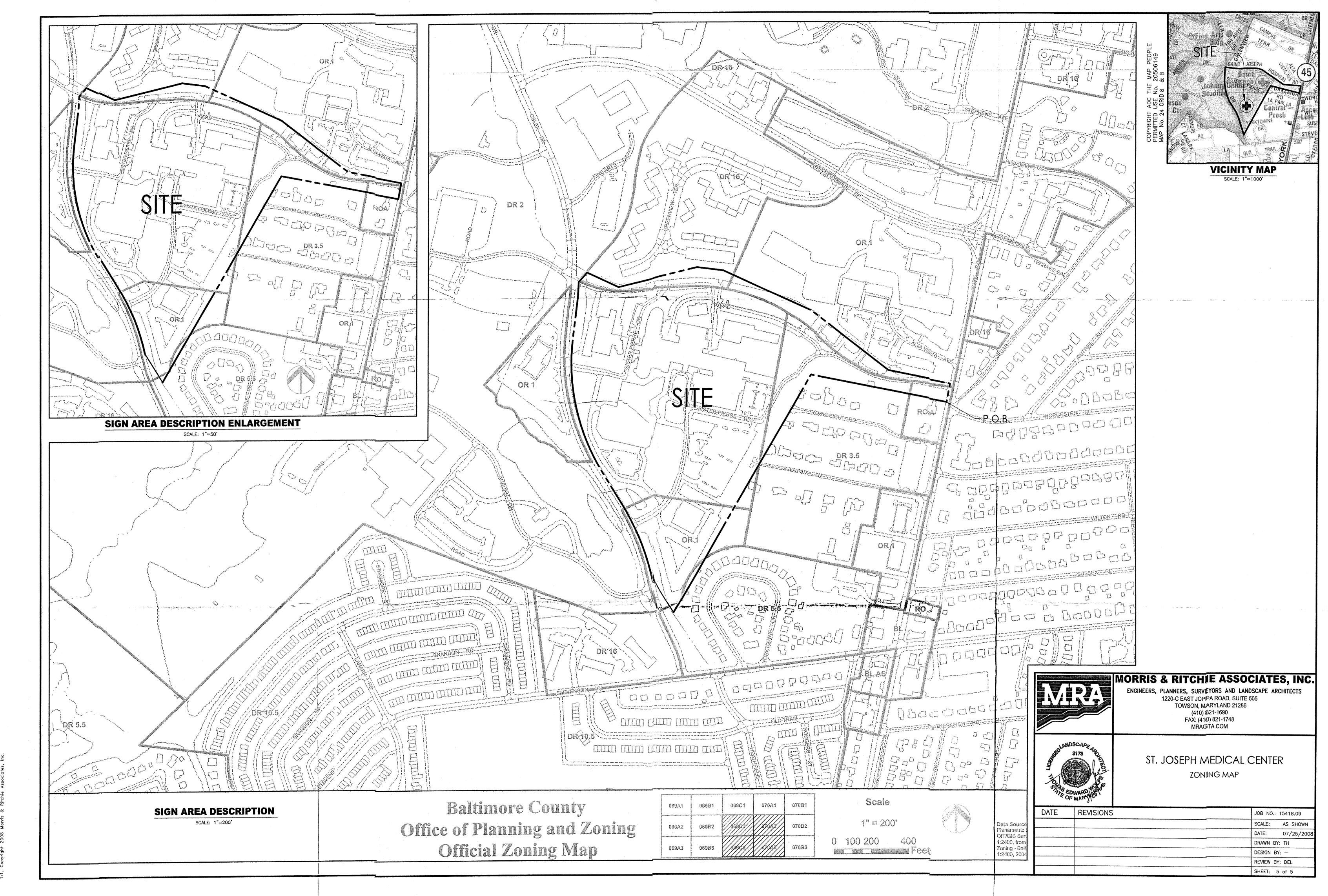
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