

IN 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 *

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) 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

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Date 9-16-08
By [Signature]

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.

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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-

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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.

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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

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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 16th 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

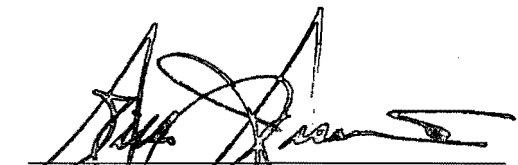
ORDER RECORDED FOR RECORDS
Date 9-16-08
By [signature]

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

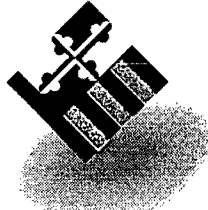
IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the site plan approved in Case No. 08-079-SPHA be and is hereby GRANTED, subject to the following restriction:

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.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 9-16-08
By [Signature]



BALTIMORE COUNTY
MARYLAND

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 truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a large, stylized, abstract graphic that resembles a star or a large letter 'A'.

WILLIAM J. 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 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

Robert A. Hoffman

Signature

Venable LLP

Company

210 Allegheny Avenue

410-494-6200

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

St. Joseph Medical Center, Inc.

Name - Type or Print

John K. Tolmie

Signature

By: John K. Tolmie, President and CEO

Name - Type or Print

Signature

7601 Osler Drive

410-337-1201

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

410-494-6200

Address

Towson

MD

21204

City

State

Zip Code

Case No. 2009-0023 SPHA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by [Signature] Date 7/25/08

REV 8/20/07

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Date 9-14-08

By [Signature]

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 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 ~~8~~⁴ 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 ~~8~~⁴ 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).



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

(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

410-494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

St. Joseph Medical Center, Inc.

Name - Type or Print

Signature

By: John K. Tolmie, President and CEO

Name - Type or Print

Signature

7601 Osler Drive

410-337-1201

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2009 - 0023 - SPHA

UNAVAILABLE FOR HEARING

REV 9/15/98

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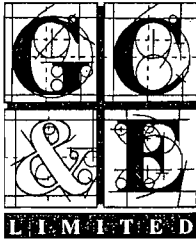
Date 7/25/08

Date

9-16-08

By

OW



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

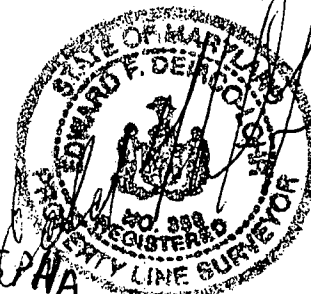
ZONING DESCRIPTION SAINT JOSPEH MEDICAL CENTER BALTIMORE COUNTY, MARYLAND

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 minutes 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.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18510**

Date:

7/25/08

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006	0000		650				650.00

Total:

650.00

Rec

From:

VENABLE LLP 210 ALLEGANY AVE TOWSON MD

For:

2009-0023 SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

BUSINESS ACTUAL TIME DAY
 28/2008 7/25/2008 15:27:50 2
 REG 1505 WALKIN 0001 000
 >>RECEIPT H 454572 7/25/2008 01010
 5 528 ZONING VERIFICATION
 010510
 Receipt Tot 1550.00
 650.00 00 650.00 CA
 Baltimore County, Maryland

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 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 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 Building, 105 W. 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.

8/348 Aug. 28

182186

CERTIFICATE OF PUBLICATION

8/28/, 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 8/28/, 2008.

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

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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

Case: # 2009-0023-SPHA

7601 Oster 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

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

JT 8/750 Aug. 26

181727

CERTIFICATE OF PUBLICATION

8/28/2008

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 8/26/2008.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 2009-0023-SPHA

Petitioner/Developer: St. Joseph Medical Center, Inc. John Tolmie, President

Date of Hearing/Closing: Sept. 10, 08

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

ATTN: Kristen Matthews

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: _____

3 signs posted at Osler Drive and St. Josephs Hospital Drive and three signs posted Sister Pierre Drive and York Road

The sign(s) were posted on Aug. 26, 2008
(Month, Day, Year)

Sincerely,

Robert Black Aug. 28, 08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

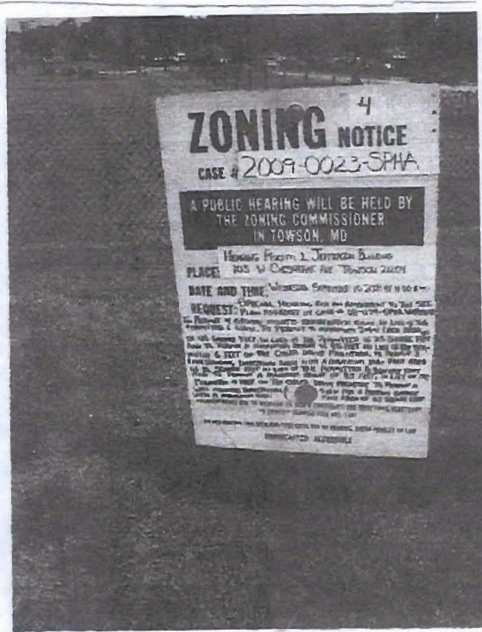
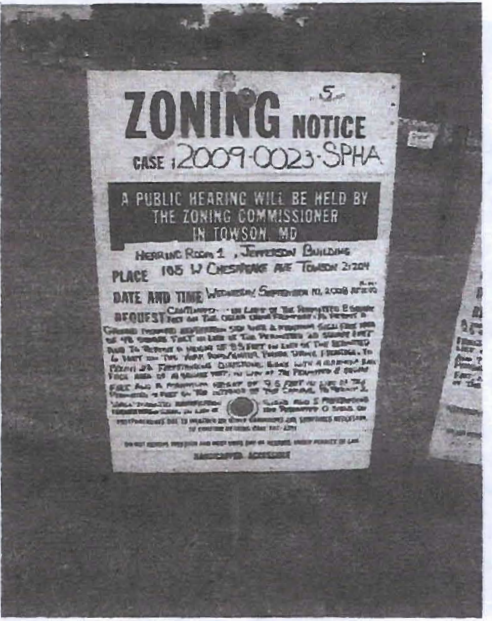
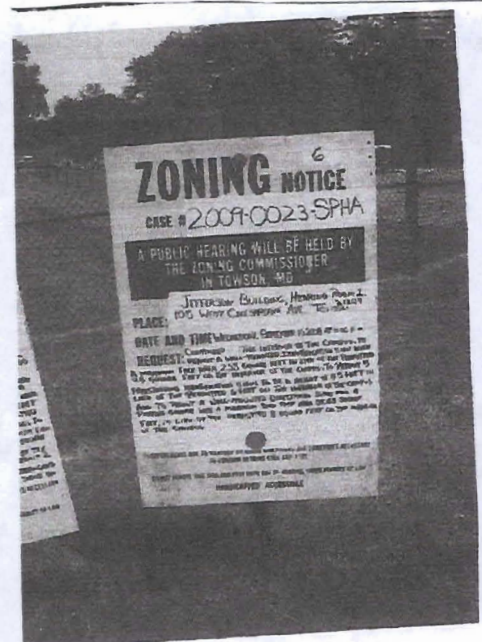
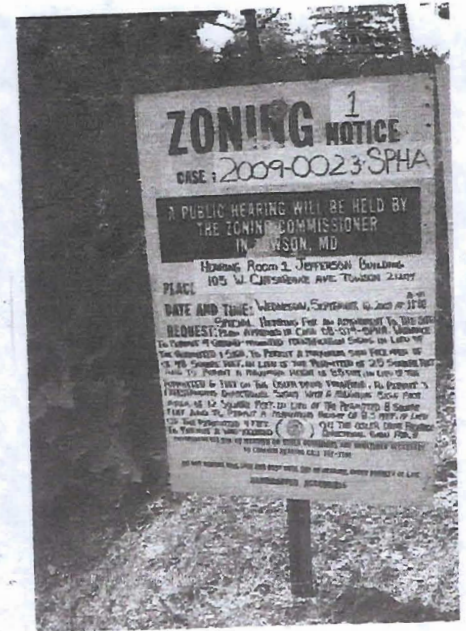
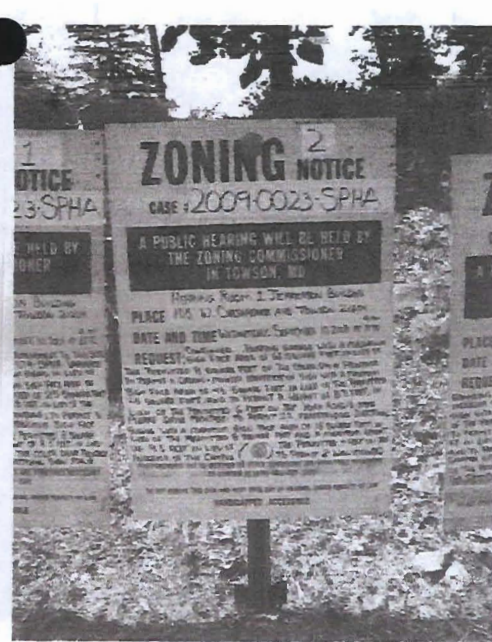
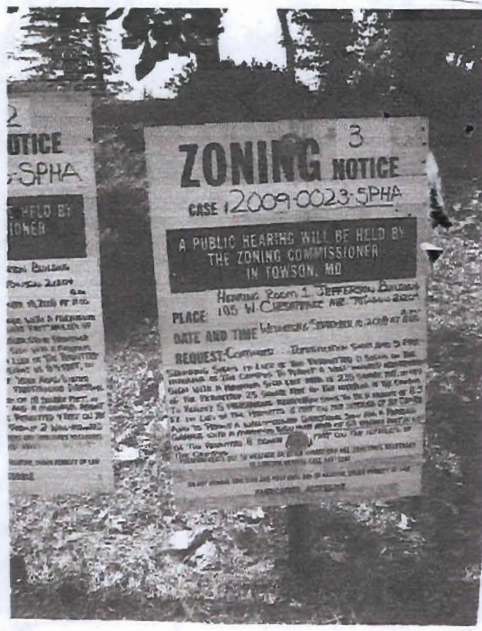
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



FAX COVER SHEET

Date:

8/25/08

To:

The Jeffersonian - Ellen/Sue

Fax number:

410-825-4278

From:

Kristen - zoning office

Fax number:

410-887-3048

Number of pages
(including this
cover sheet):

2

Message:

If possible, please publish this
notice in 8/28/08, this Thursday's paper
Thank you

If any part of this fax transmission
is missing or not clearly received,
please call:

Name:

Kristen

Phone number:

410-887-3351

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

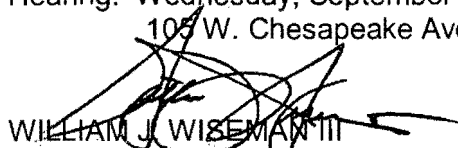
W/side of York Road, 253 feet north of Yorkleigh Road

9th Election District – 5th Councilmanic District

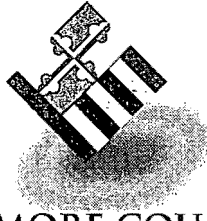
Legal Owners: St. Joseph Medical Center, Inc., John Tolmie, President

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 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


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

August 14, 2008

MARYLAND 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:

JAMES S. SMITH, JR.

TIMOTHY M. KOTROCO, Director

Department of Planning and
Development Management

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 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 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: 2009-0023-SPHA

Petitioner: St Joseph Medical Center, Inc.

Address or Location: 7601 Oster Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy MATTE

Address: 210 ALLEGHENY AVE.

TOWSON, MD 21204

Telephone Number: 410-494-6200

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

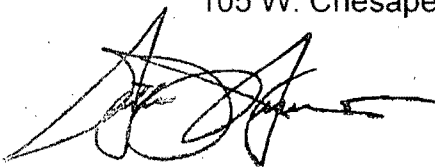
W/side of York Road, 253 feet north of Yorkleigh Road

9th Election District – 5th Councilmanic District

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

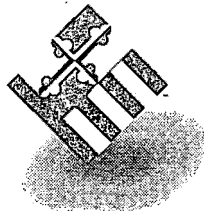
Special Hearing for an amendment to the site plan approved in case 08-079-SPHA. Variance to permit 4 ground mounted identification signs, in lieu of the permitted 1 sign, to permit a maximum height of 8.5 ft. in lieu of the permitted 6 ft. To permit 3 freestanding directional signs with maximum sign 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 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



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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY KOTROCO, 2008
August 14, 2008
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

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 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

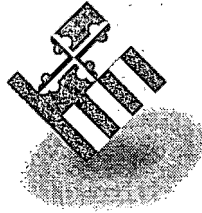
A handwritten signature in cursive script that reads "Timothy Kotroco".

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.



BALTIMORE COUNTY

M A R Y L A N D

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 handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

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
Department of Permits &
Development Management

DATE: August 6, 2008

FROM: ^{DAK} 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

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

DATE: August 19, 2008

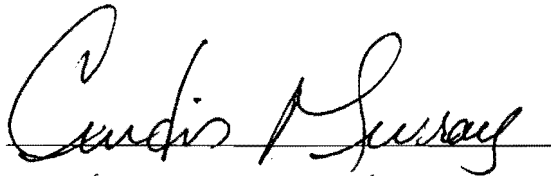
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

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

State Highway
Administration

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

Maryland Department of Transportation

Date: AUGUSTA, 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-SHA
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-SHA.

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,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BW 9-10
11 am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: August 19, 2008
SUBJECT: Zoning Item # 09-023-SPHA
Address 7601 Osler Drive
(St. Joseph's Medical Center, Inc.)

RECEIVED
AUG 19 2008

BY:

Zoning Advisory Committee Meeting of August 4, 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: J. Livingston

Date: August 19, 2008

BW 9-10
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 19, 2008

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

RECEIVED
AUG 26 2008

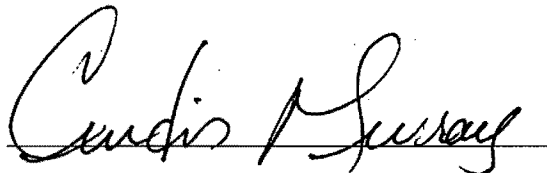
BY:.....

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

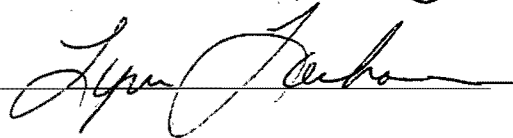
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. It is the understanding of the Office of Planning that the facility will be and is undergoing comprehensive sign upgrades.

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

Prepared 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 Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 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 Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BW 9/10
11AM

The Greater Towson Council of Community Associations, Inc.

♦ P.O. Box 5421

♦ Towson, MD 21285-5421

♦ www.gtcca.org

September 5, 2008

RECEIVED
SEP 09 2008

BY:

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:~~

~~FROM:~~ 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

Please mail
Findings To

PLEASE PRINT CLEARLY

CASE NAME 7601 Osler Drive
CASE NUMBER 2009-23-SPHA
DATE 9/10/08

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karceski	210 Alegheny Ave	Towson MD 21204	dhkarceski@verizon.net
Donald Gerding	335 Old Trail Rd	Baltimore MD 21212	
Pat Bosse	7601 Osler Drive	Towson, MD 21204	patricia.bosse@catholichealth.net
Sylvia Moore	7601 Osler Drive	Towson, MD 21204	shymore@CHT-east.org
MATTHEW MCGOVERN	4900 SEMINARY ROAD SUITE 100	ALEXANDRIA, VA 22311	MMCGOVERN@HAMMESCO.COM
JAMES F. ALBERT	5667 PHELPS LUCK DR	COLUMBIA, MD 21045	JALBERT@CSDARCH.COM
DAVID LOCKER	1220 C.B. JOPPA RD 570 505	21286 Towson MD	dlocker@mragta.com

Hammes Company

Matt McGovern

4900 Seminary Road, Suite 100, Alexandria, Virginia 22311
Tel 703 998 2400 Facsimile 703 998 2040 Cell 703 258 4059
E-mail: mmcgovern@hammesco.com

St. Joseph
Medical Center

PATRICIA A. BOSSE
Vice President
Mission & Institutional Advancement

CATHOLIC HEALTH
INITIATIVES

7601 Osler Drive
Towson, MD
21204-7582

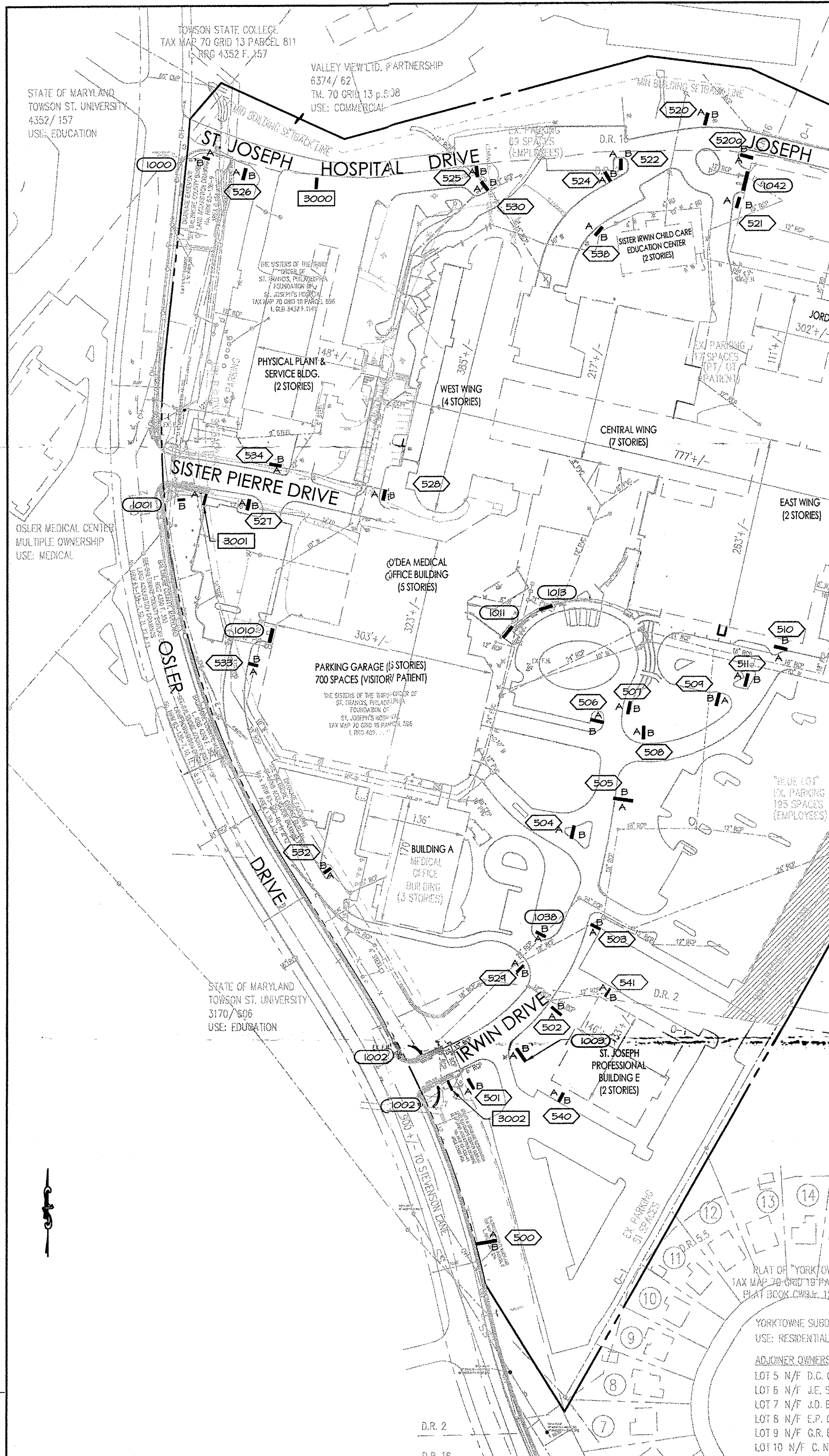
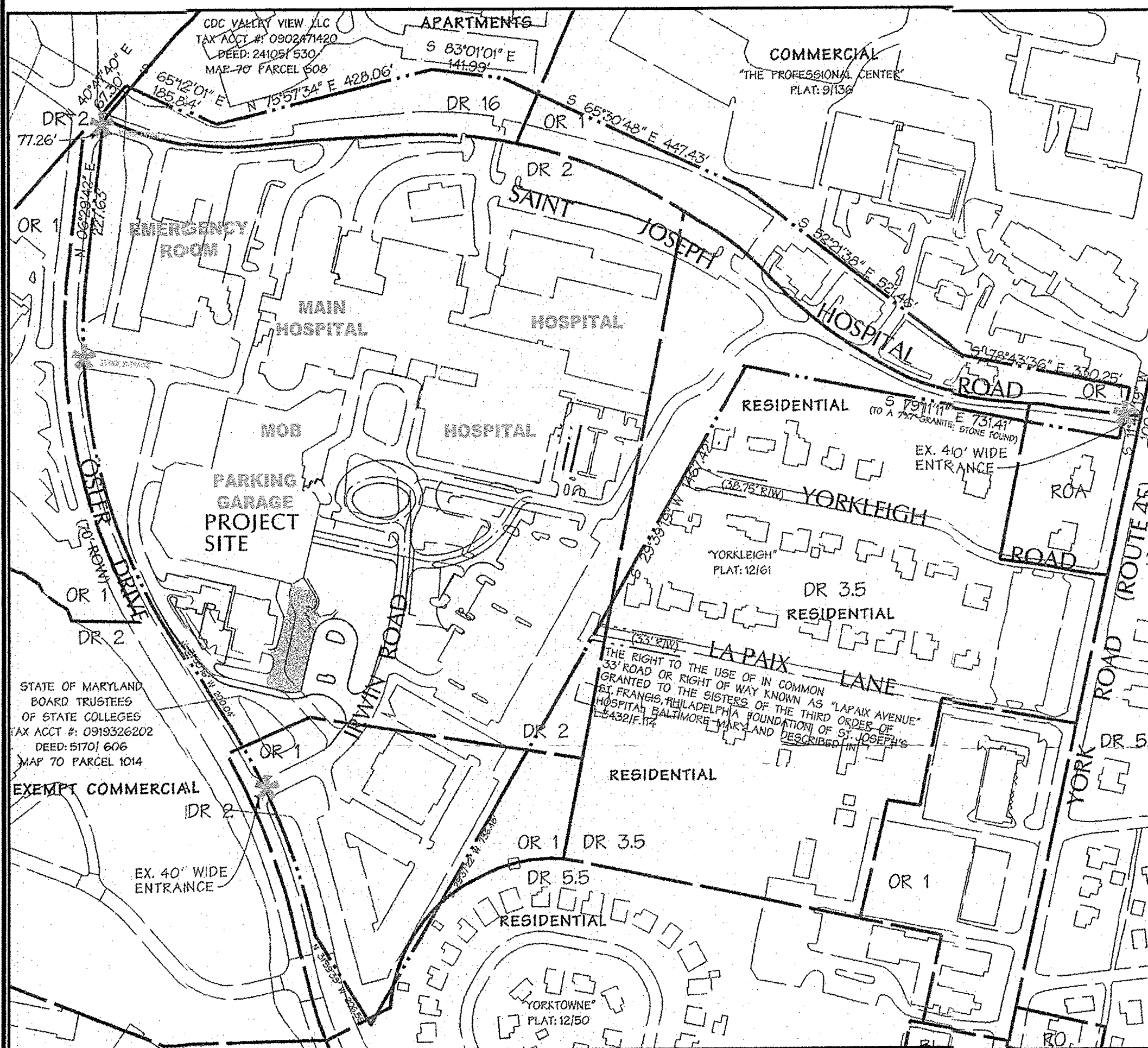
Phone 410.337.1925
Fax 410.337.1819
Email patricia.bosse@catholichealth.net

CSD

James F. Albert, AIA, LEED AP
Principal
jalbert@csdarch.com 443-423-1331

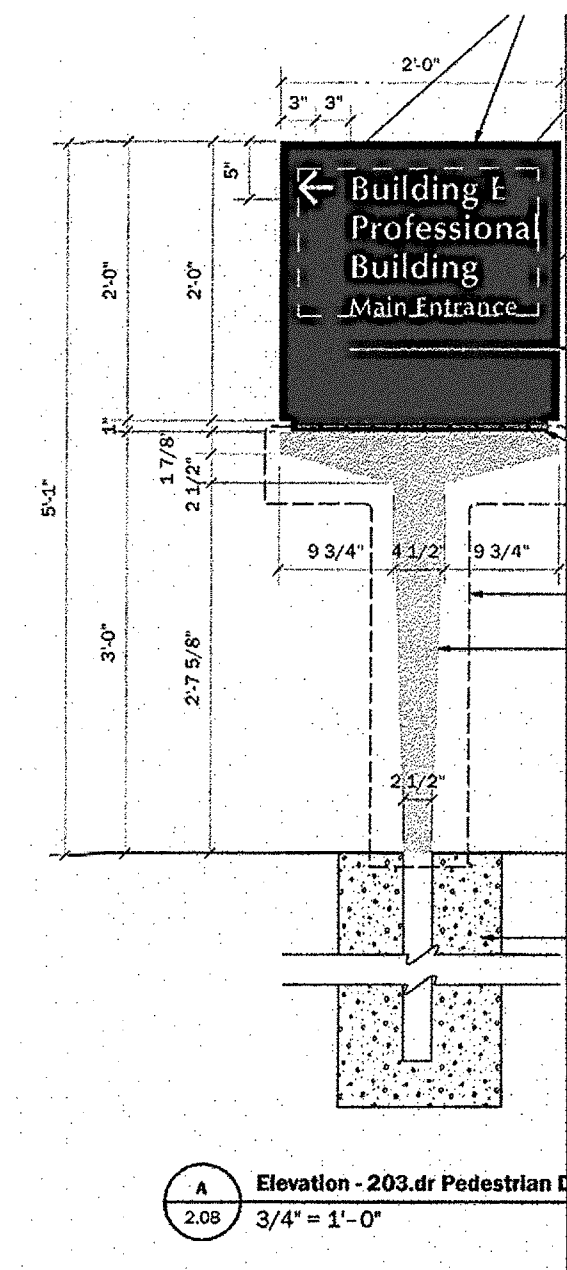
CSD Architects
323 West Camden Street Suite 700
Baltimore, Maryland 21201-8601
ph. 410.539.2080 fax 410.752.5263
www.csdarch.com

people architecture |



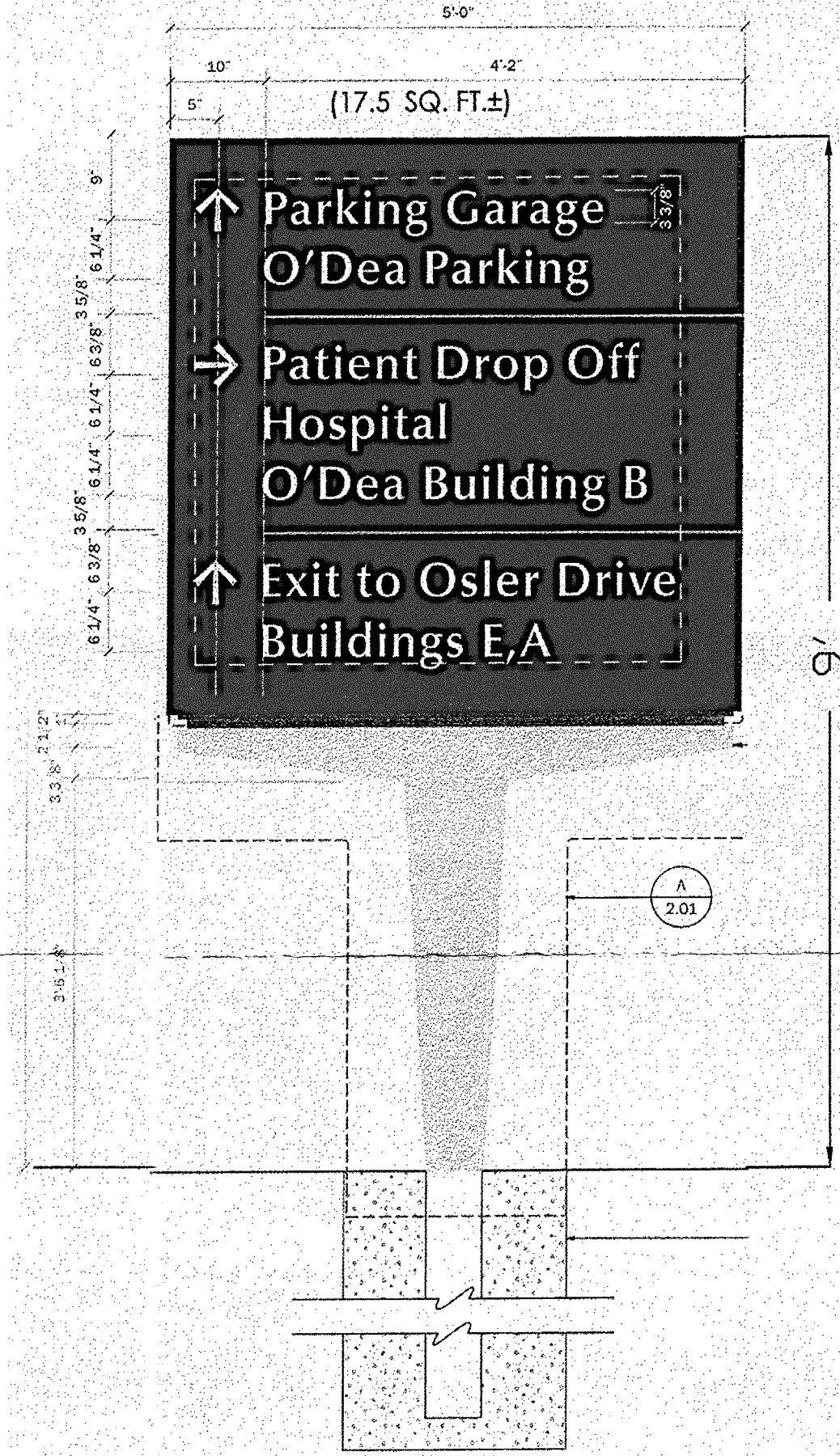
THIS APPLICATION

THESE SIGN DETAILS PROVIDE EXAMPLES OF THE TEXT/ MESSAGES TO BE PROVIDED ON THE DIRECTIONAL SIGNS AT THE LOCATIONS PROVIDED IN THIS SITE PLAN.



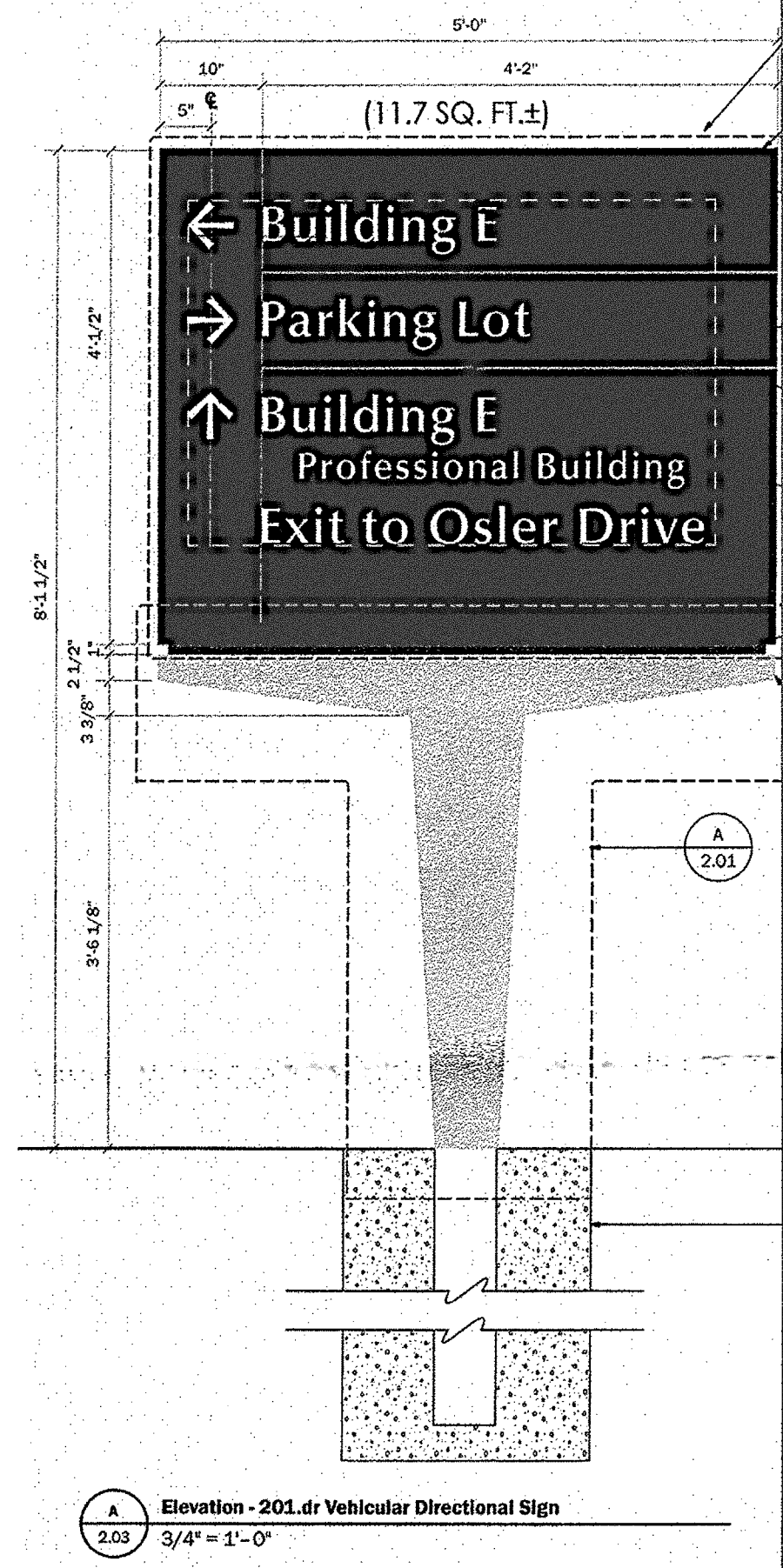
PEDESTRIAN DIRECTIONAL SIGN DETAIL
SIGN TYPE # 202.dr
(3.7 SQ. FT.±)

- 524
- 524
- 530
- 504



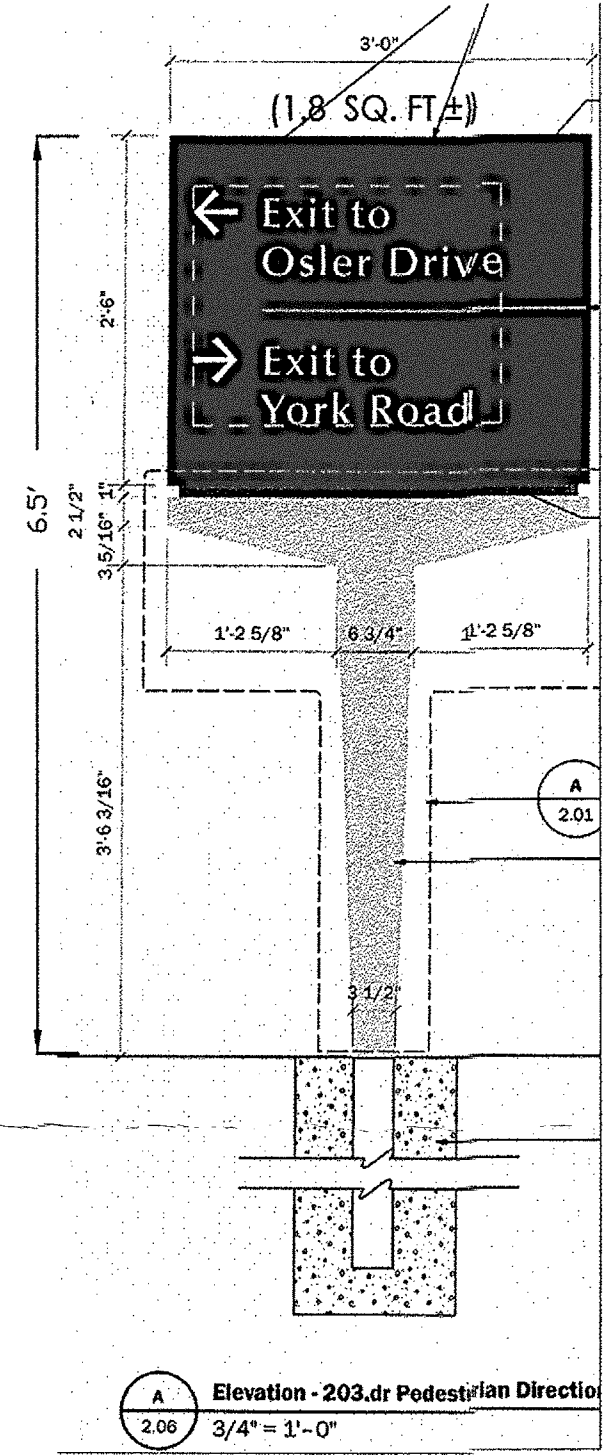
DIRECTIONAL SIGN DETAIL
SIGN TYPE # 200.dr

- 502 521
- 526 522
- 508 520
- 505



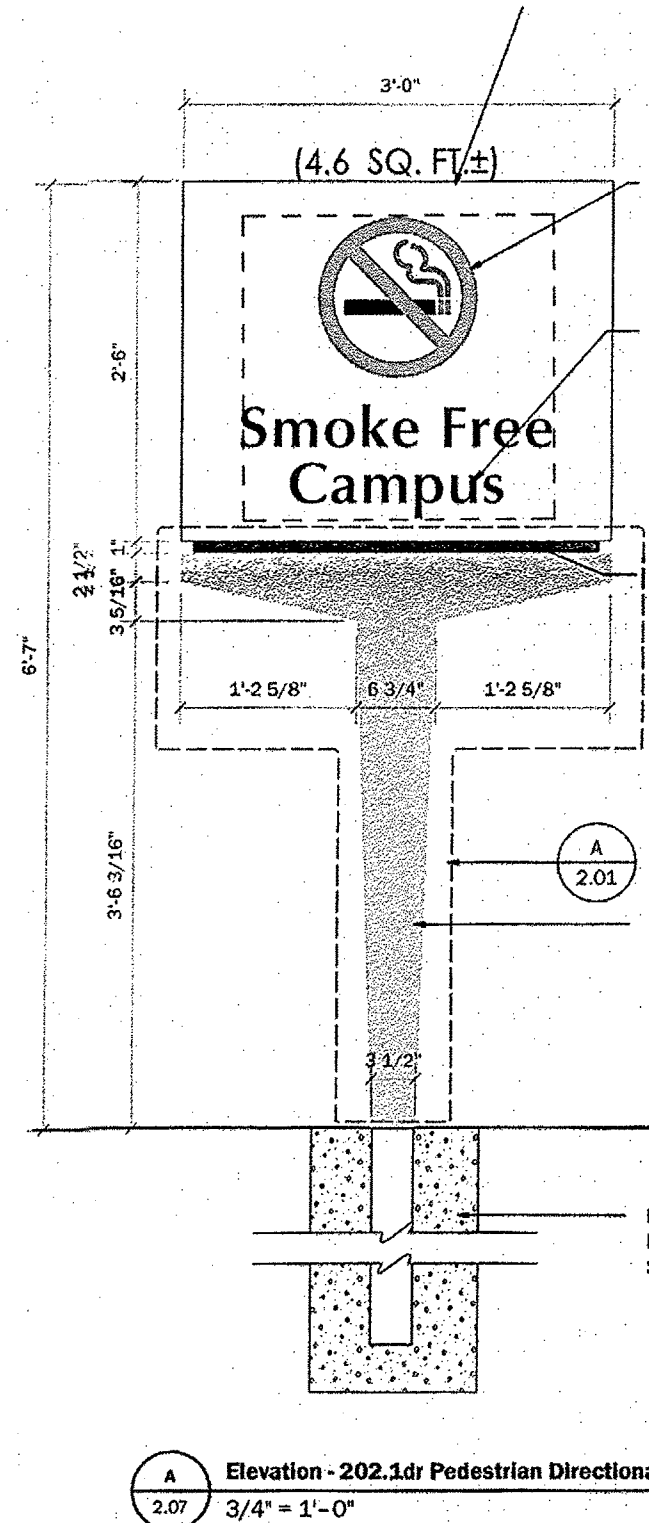
VEHICULAR DIRECTIONAL SIGN DETAIL
SIGN TYPE # 201.dr

- 501 506
- 500 507
- 527 534
- 533 508
- 532 504
- 520a 525
- 528 510
- 511



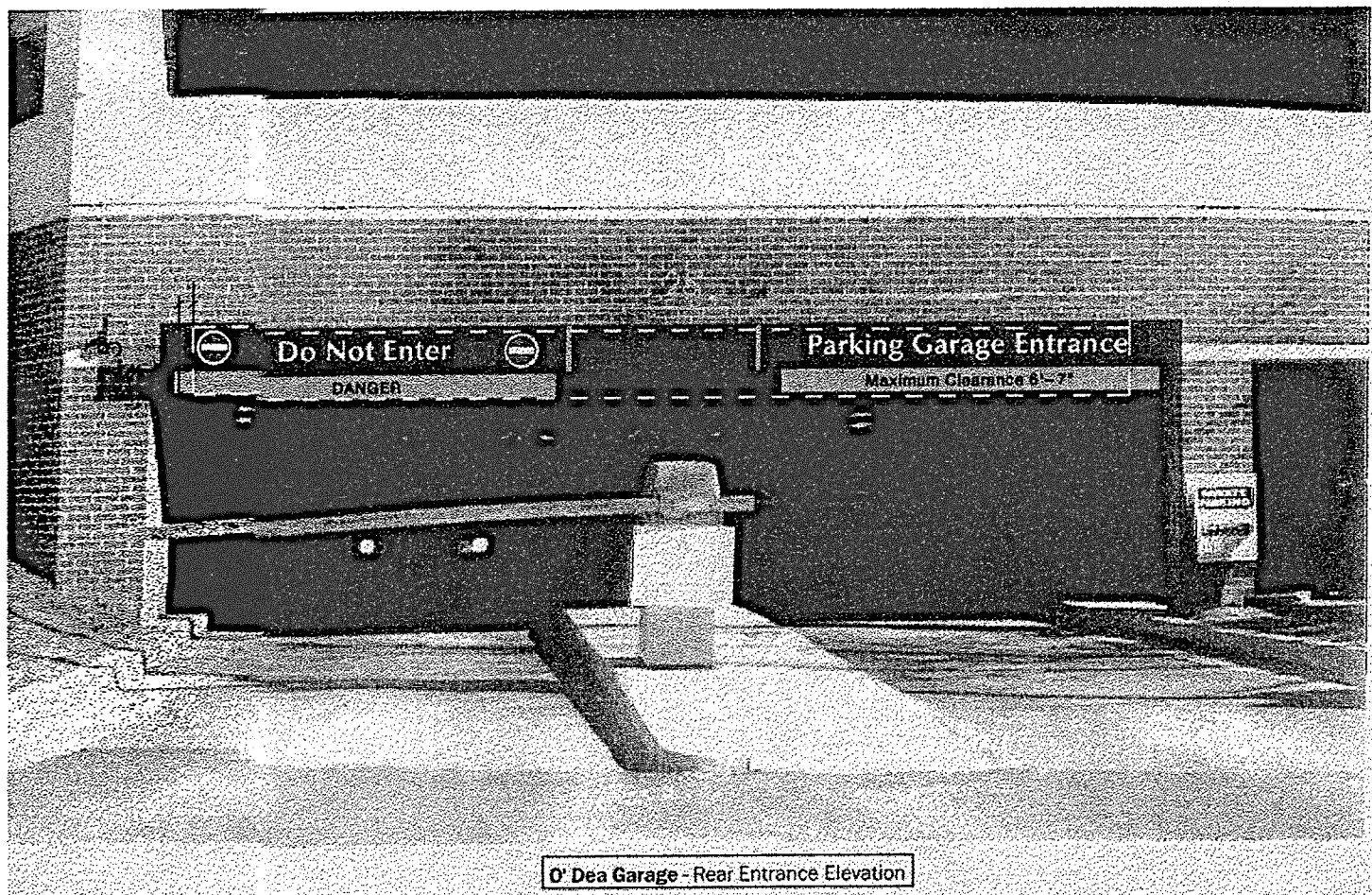
SMALL VEHICULAR DIRECTIONAL SIGN DETAIL
SIGN TYPE # 203.dr

- 540
- 538
- 541



NO SMOKING SIGN DETAIL
SIGN TYPE # 202.1dr

- 3000
- 3001
- 3002
- 3003



GARAGE SIGN DETAIL
SIGN TYPE # G1.3 ID
(63.0 SQ.FT.±)

- 1010
- 1042

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May 14, 2008

ZONING DESCRIPTION
SAINT JOSEPH MEDICAL CENTER
BALTIMORE COUNTY, MARYLAND

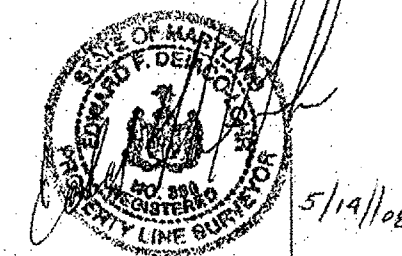
All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

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 York 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 minutes 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:\SR\STJOE\Total_Zoning.doc



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

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.

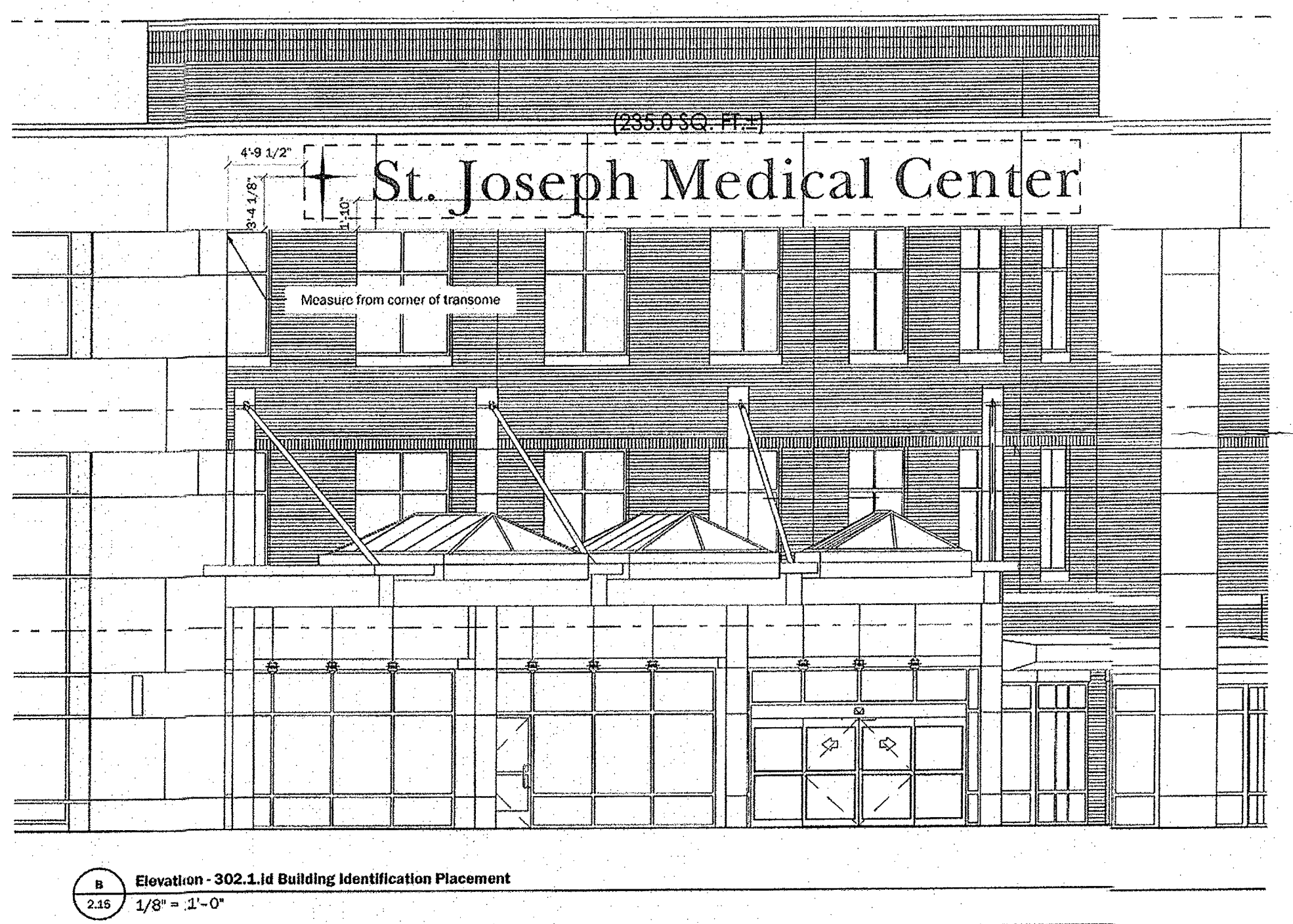
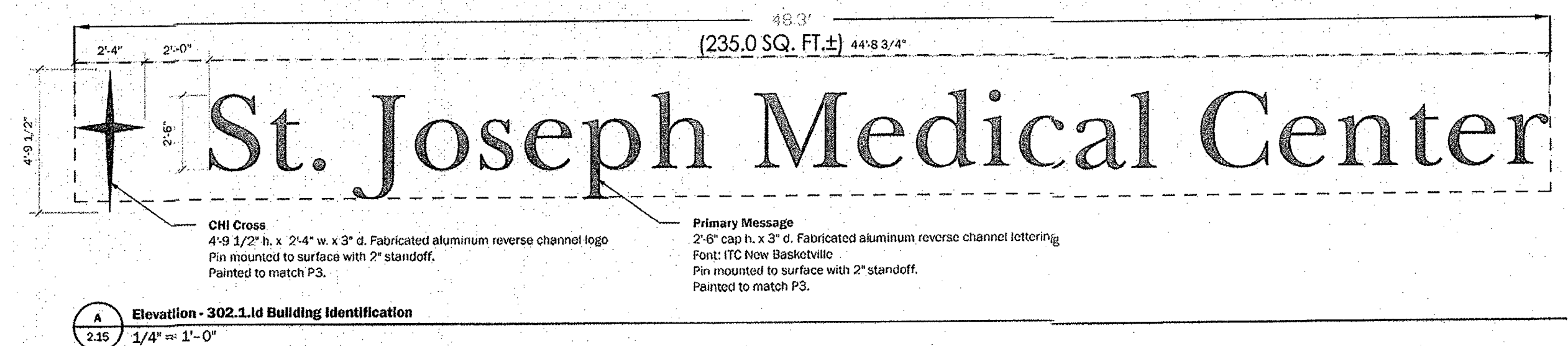
MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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FAX: (410) 821-1748
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2009-0023-SP4A
ST. JOSEPH MEDICAL CENTER
SIGNAGE DETAILS

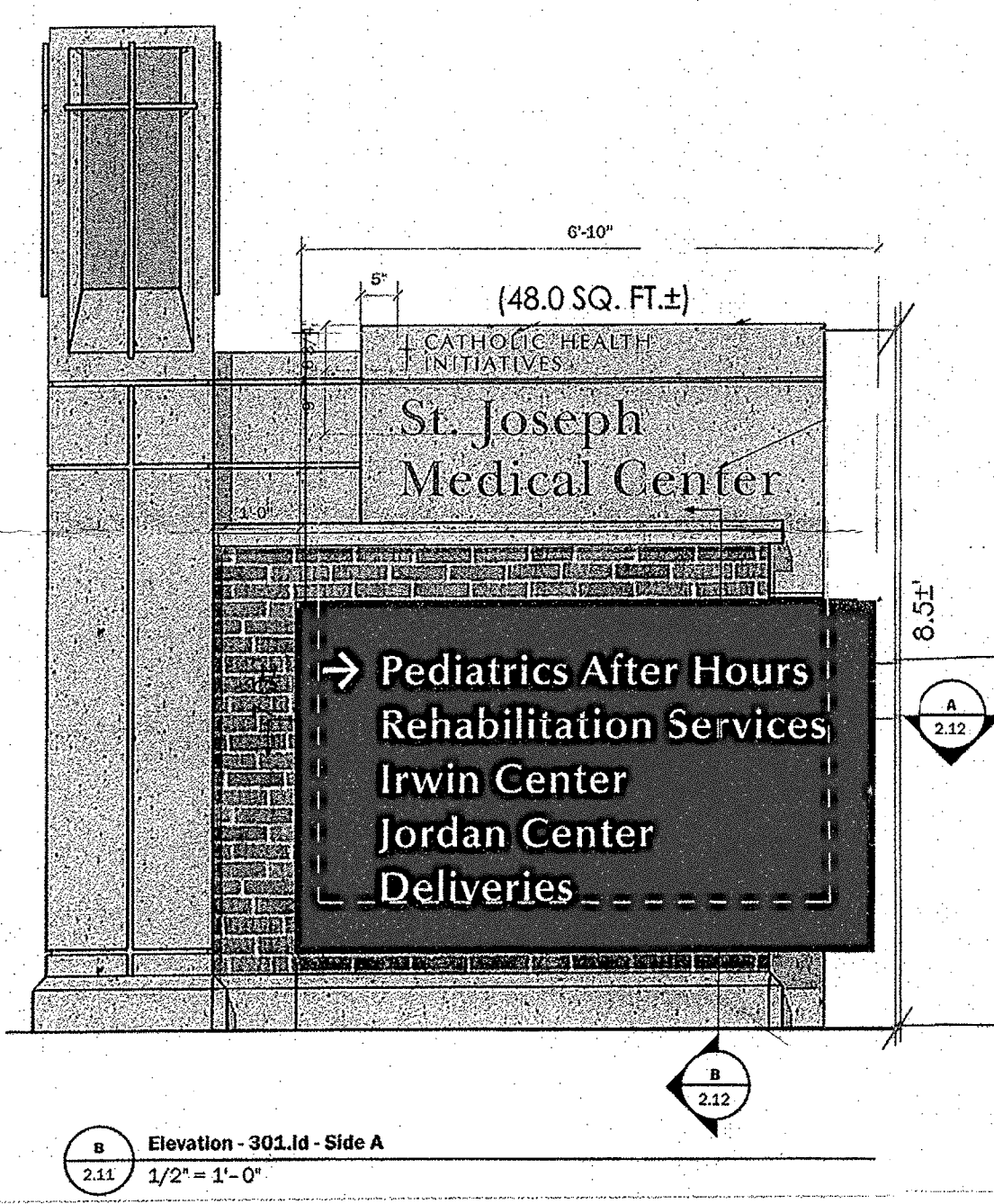
DATE	REVISIONS	JOB NO.: 15418.09
		SCALE: AS SHOWN
		DATE: 07/25/2008
		DRAWN BY: TH
		DESIGN BY: --
		REVIEW BY: DEL
		SHEET: 2 OF 5

THESE SIGN DETAILS PROVIDE EXAMPLES OF THE TEXT/ MESSAGES TO BE PROVIDED ON THE DIRECTIONAL SIGNS AT THE LOCATIONS PROVIDED IN THIS SITE PLAN.



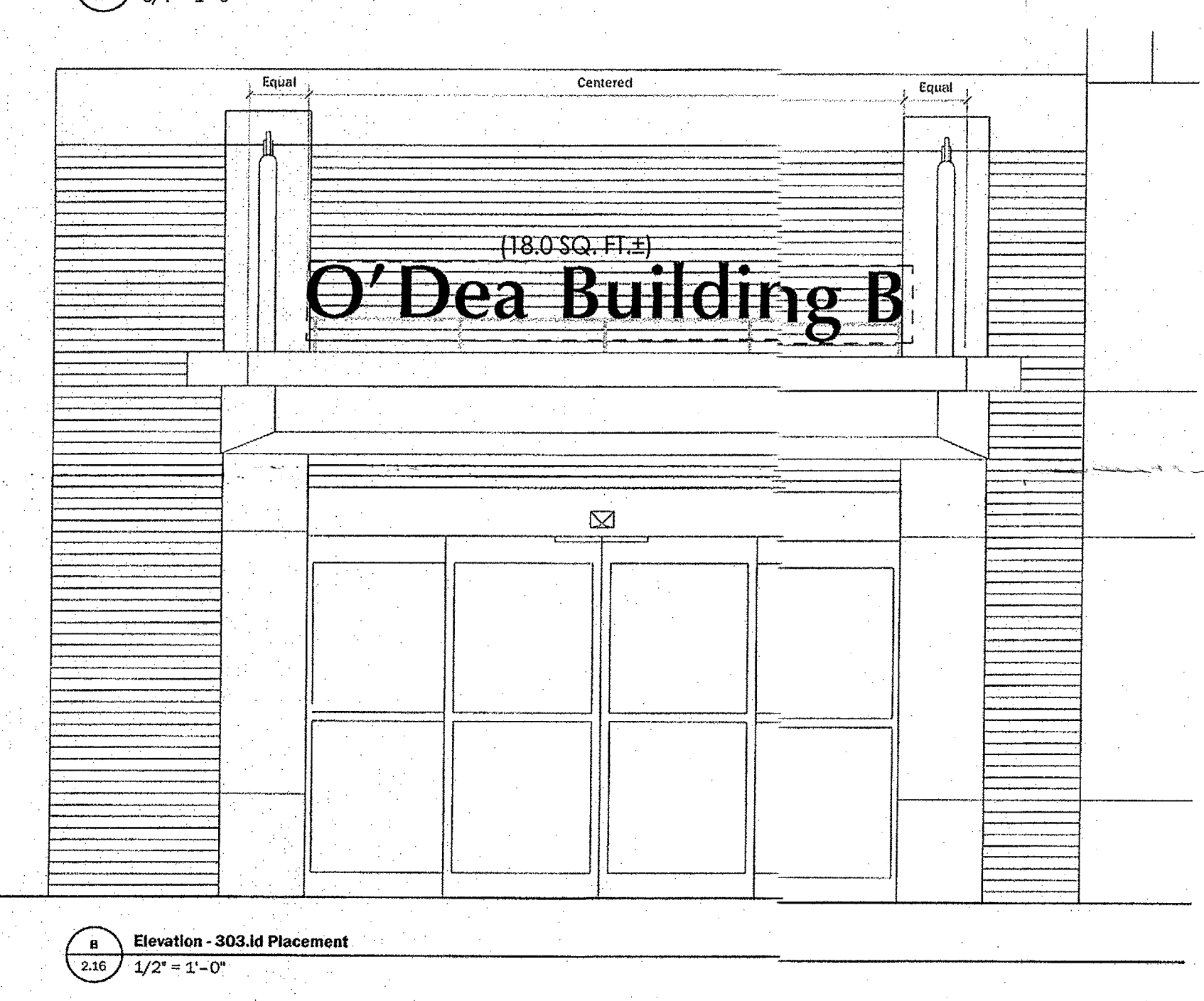
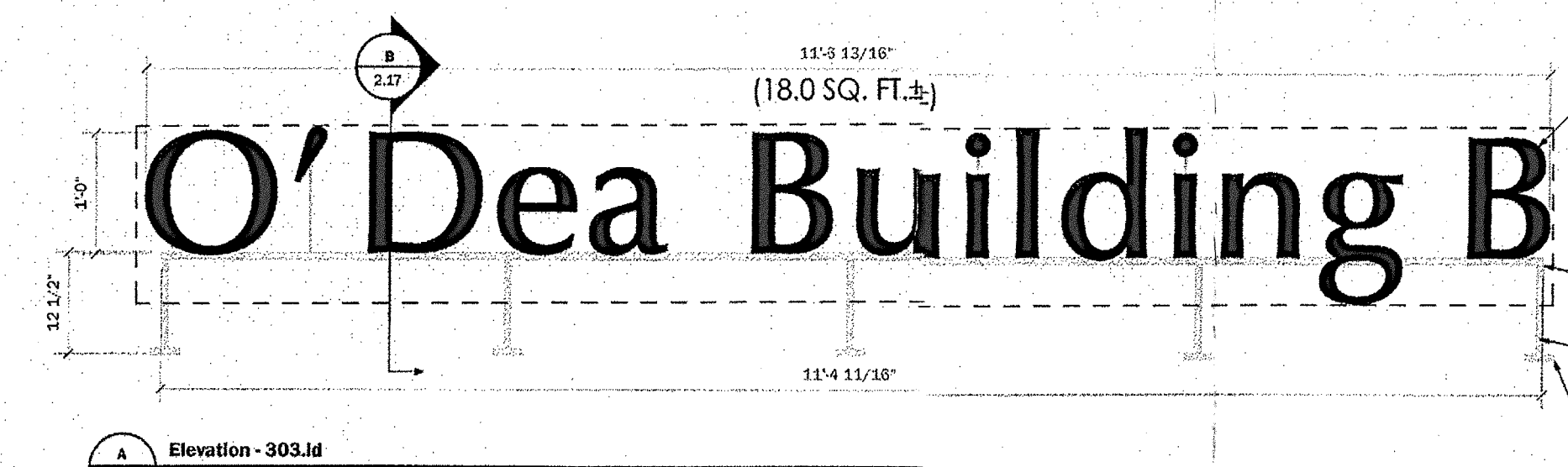
BUILDING IDENTIFICATION SIGN DETAIL
SIGN TYPE # 302.ID

1013



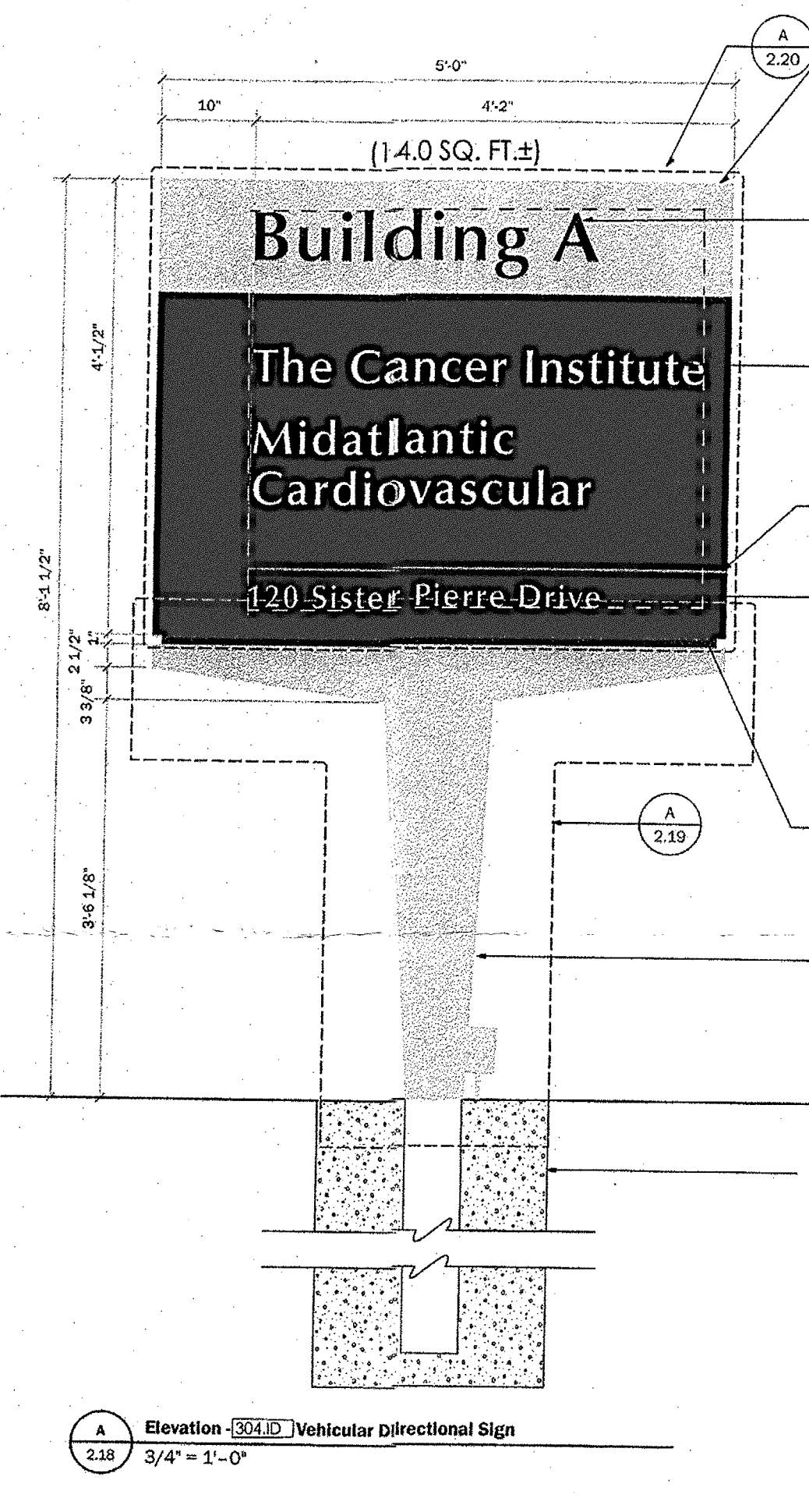
SECONDARY ENTRANCE SIGN DETAIL
SIGN TYPE # 301. ID

1000
1001
1017



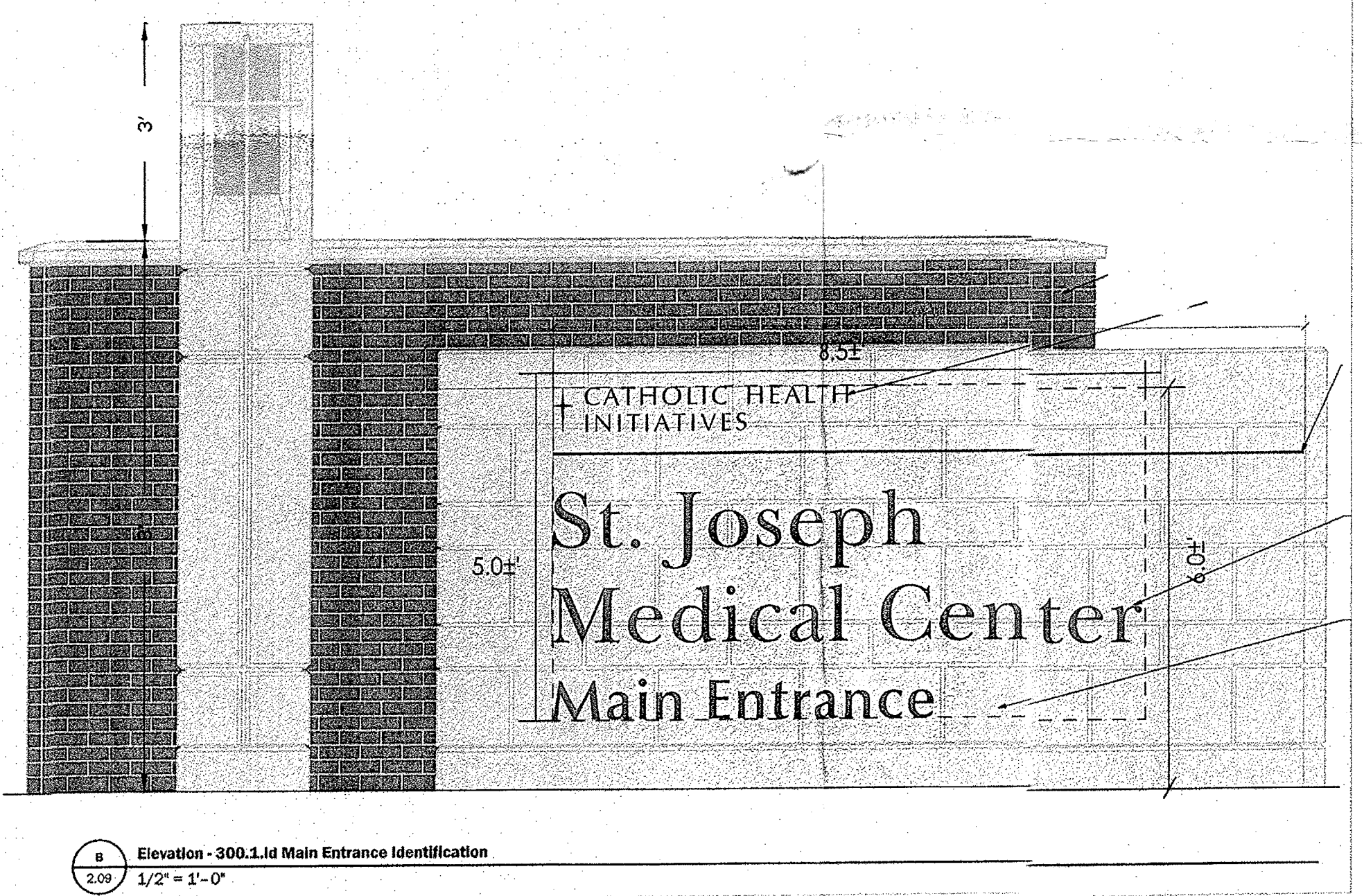
BUILDING IDENTIFICATION SIGN DETAIL
SIGN TYPE # 303. ID

1011



INTERNALLY ILLULMINATED IDENTITY SIGN DETAIL
SIGN TYPE # 304.ID

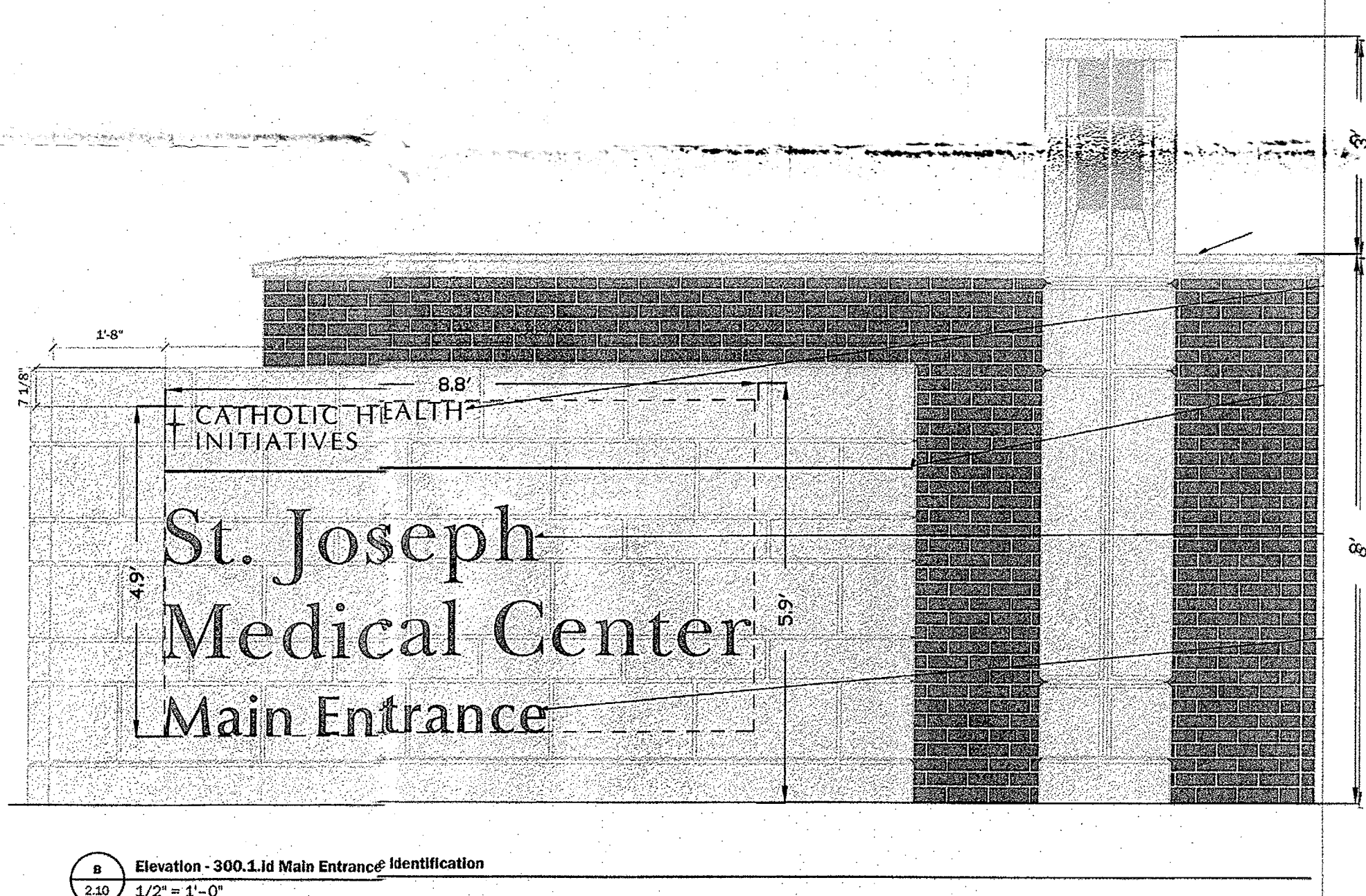
1003
1030
1037
1044
1036



MAIN ENTRANCE SITE IDENTIFICATION SIGN DETAIL
SIGN TYPE # 300.1 ID

1002

(42.0 SQ. FT. ±)

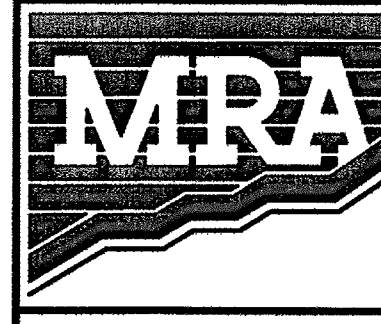


MAIN ENTRANCE SITE IDENTIFICATION SIGN DETAIL
SIGN TYPE # 300.1 ID

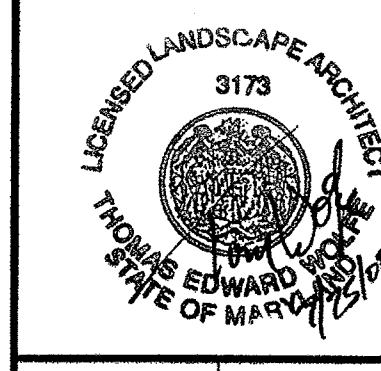
1002

(42.0 SQ. FT. ±)

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2009-0023-SP4A
ST. JOSEPH MEDICAL CENTER
SIGNAGE DETAILS

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

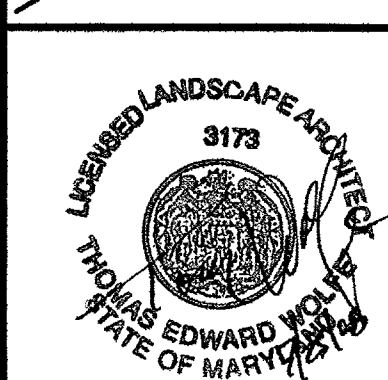
Project Name		Project Number		Programming Phase		Submitted Date	
Exterior Signage		313590		Final		29-Apr-08	
ZONING SUBMISSION							
Level	Location	Sign Type	Copy			Qty.	Sign Type Desc. / Notes
E	500	201.dr	Side A (Blank) Side B (UA) EMERGENCY Second Entrance (RA) Main Entrance St. Joseph Medical Center			1	Directional
E	501	201.dr	Side A Welcome to St. Joseph Medical Center (RA) Professional Building E Side B (UA) Professional Building E (UA) Exit to Osler Drive			1	Directional
E	502	200.dr	Side A (UA) EMERGENCY (UA) Building A (UA) Parking Lot Garage O'Dea Building B Hospital Side B (RA) Building A (UA) Professional Building E Exit to Osler Drive			1	Directional
E	526	200.dr	Side A (UA) EMERGENCY (UA) Pediatrics After Hours Rehab. Services Irwin Center Jordan Center (RA) Physical Plant Side B (UA) Physical Plant (UA) Exit to Osler Drive			1	Directional
E	527	201.dr	Side A (UA) EMERGENCY (RA) Building A Parking Garage Side B (UA) Exit to Osler Drive			1	Directional
E	529	202.dr	Side A (RA) Exit to Osler Drive (LA) Hospital Parking Garage Side B (Blank)			1	Directional
E	532	201.dr	Side A (UA) EMERGENCY (RA) Radiation Oncology Parking (UA) Additional Parking Side B (Blank)			1	Directional
E	533	201.dr	Side A (UA) EMERGENCY (RA) O'Dea Parking Side B (Blank)			1	Directional
E	534	201.dr	Side A (RA) EMERGENCY (UA) Exit to Osler Drive Side B (Blank)			1	Directional
E	540	203.dr	Side A (LA) Building E Professional Building Main Entrance Side B (RA) Building E Professional Building Main Entrance			1	Directional
E	1000	301.id	Side A (CHI logo) St. Joseph Medical Center Service Entrance (UA) EMERGENCY Hospital (UA) Pediatrics After Hours Rehabilitation Services Irwin Center Jordan Center Deliveries Side B (CHI logo) St. Joseph Medical Center Service Entrance (RA) Pediatrics After Hours Rehabilitation Services Irwin Center Jordan Center Deliveries			1	Identification
E	1001	301.id	Side A (CHI logo) St. Joseph Medical Center Emergency Entrance (UA) EMERGENCY (RA) Hospital (Side B) (CHI logo) St. Joseph Medical Center Emergency Entrance (RA) EMERGENCY (UA) Service Entrance Pediatrics After Hours Irwin Center Jordan Center			1	Identification

E	1002	300.id	Left Side Unit (CHI logo) St. Joseph Medical Center Main Entrance Right Side Unit (CHI logo) St. Joseph Medical Center Main Entrance	1	Identification
E	1003	304.id	Building E Professional Building 7401 Irwin Drive	1	Identification
E	1010	G13.id	Parking Garage Entrance	1	Identification
E	1011	303.id	O'Dea Building B	1	Identification
E	1013	302.id	(CHI Cross) St. Joseph Medical Center	1	Identification
E	1017	301.id	Side A (CHI logo) St. Joseph Medical Center York Road Entrance (RA) Advanced Radiology CT & MRI Professional Centre/ Building D Jordan Center Main Entrance Side B (CHI logo) St. Joseph Medical Center York Road Entrance (LA) Advanced Radiology CT & MRI Professional Centre/ Building D Jordan Center Main Entrance	1	Identification
E	1038	304.id	Building A The Cancer Institute Medastatic Cardiovascular 7501 Irwin Drive	1	Identification
E	3000 - 3003	202.idr	Smoke Free Campus	1	Notice
E	503	201.dr	Side A (RA) Parking Lot (UA) Parking Garage O'Dea Building B Hospital Side B (RA) Building A (LA) Parking Lot (UA) Professional Building E Exit to Osler Drive	1	Directional
E	504	201.dr	Side A (LA) Patient Discharge Exit to York Road (RA) Exit to Osler Drive Side B Blank	1	Directional
E	505	200.dr	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	1	Directional
E	506	201.dr	Side A (LA) Patient Discharge (RA) Parking Garage (UA) Parking Lot Exit to Osler Drive Side B Blank	1	Directional
E	507	201.dr	Side A (LA) Hospital (RA) Patient Discharge Parking Garage Parking Lot Side B Blank	1	Directional
E	508	200.dr	Side A Blank Side B (UA) Parking Garage O'Dea Parking (RA) Patient Drop Off Hospital O'Dea Building B (LA) Exit to Osler Drive Building E.A.	1	Directional
E	520	200.dr	Side A Blank Side B (UA) EMERGENCY Irwin Center Physical Plant Pediatrics After Hours Rehabilitation Services	1	Directional
E	520A	201.dr	Side A (RA) Advanced Radiology CT & MRI Professional Centre Building D Hospital Side B Blank	1	Directional

E	521	200.dr	Side A (RA) Pediatrics After Hours Rehabilitation Services Advanced Radiology CT & MRI Professional Centre Side B Blank	1	Directional
E	522	200.dr	Side A (RA) Service Entrance Center Rehabilitation Services Advanced Radiology CT & MRI Professional Centre Side B (UA) EMERGENCY Physical Plant Service Entrance Center	1	Directional
E	524	202.dr	Side A (LA) Exit to Osler Drive Exit to York Road Side B Blank	1	Directional
E	525	201.dr	Side A (RA) EMERGENCY Advanced Radiology CT & MRI Professional Centre Building D (UA) EMERGENCY Side B	1	Directional
E	528	201.dr	Side A (UA) EMERGENCY (UA) Exit to Osler Drive Side B	1	Directional
E	530	202.dr	Side A (LA) Exit to Osler Drive Exit to York Road Side B Blank	1	Directional
E	538	203.dr	Side A (RA) Irwin Center Blank Side B	1	Directional
E	541	203.dr	Side A (RA) Building E Professional Building Entrance (LA) Building E Professional Building Entrance Side B Main Main	1	Directional
E	1036	304.id	Building D Professional Centre Sister Pierre Drive 120	1	Identification
E	1037	304.id	Building C Advanced Radiology (ARC&M Logo) CT & MRI Sister Pierre Drive 124	1	Identification
E	1042	G13.id	Staff Parking Only	1	Identification
E	1045	304.id	T.B.O.	1	Identification
E	509	202.dr	Side A (Blank) Side B (RA) Exit to Osler Drive (LA) Exit to York Road	1	directional
E	510	201.dr	Side A (LA) Patient Discharge (RA) Parking Lot Jordan Center Exit to York Road Side B (Blank)	1	directional
E	511	201.dr	Side A (Blank) Side B (UA) Patient Discharge (LA) Patient Drop Off Hospital Parking Garage Buildings A, B, E	1	directional



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2009-0023-SPHA
ST. JOSEPH MEDICAL CENTER

DATE	REVISIONS	JOB NO.: 15418.09
		SCALE: AS SHOWN
		DATE: 07/25/2008
		DRAWN BY: TH
		DESIGN BY: --
		REVIEW BY: DEL
		SHEET: 4 of 5

