

IN RE: PETITION FOR VARIANCE

N and S sides of Sister Pierre Drive,
367 feet W of York Road
9th Election District
5th Councilmanic District
(7601 Osler Drive)

John K. Tolmie, President and CEO
St. Joseph Medical Center, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2009-0028-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, St. Joseph Medical Center, Inc., by John K. Tolmie, President and Chief Executive Officer. Variance relief is requested as follows:

- From Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front yard setbacks a minimum of 11 feet in lieu of the required 40 feet; and
- From Section 1B01.2.C.1.a of the B.C.Z.R. to permit interior side yard setbacks a minimum of 6 feet on both sides of the building in lieu of the required 20 feet; and
- From Section 1B01.2.C.1.a of the B.C.Z.R. to permit rear yard setback a minimum of 10 feet in lieu of the required 30 feet; and
- From Section 301.1.A of the B.C.Z.R. to permit open projections (carport) to extend into the front yard a maximum of 60% (or 24 feet) in lieu of the permitted 25% (or 10 feet); and a 16 foot setback in lieu of 30 feet.

As explained in greater detail below, during the subject hearing, Petitioner revised its request, withdrawing the first and fourth variances identified above, and I accepted the revised petition language into evidence as Petitioner's Exhibit 2. The subject property and revised requested

EXHIBIT RECEIVED FOR FILING

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relief are more particularly described on a redlined site plan, which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were David Karceski, Esquire and Christopher Mudd, Esquire, attorneys for Petitioner. Also appearing in support of the requested relief were Patricia Bosse, Vice President of Mission & Institutional Advancement for St. Joseph Medical Center, Inc., Jason Winters, with CR Goodman Associates, Petitioner's project architect, and David Locke, with Morris & Ritchie Associates, Inc., the engineer who prepared the redlined site plan. Also in attendance were Richard A. Cobert, a representative of the Baltimore County Department of Economic Development, and Courtney Schackelford, who indicated that she was attending as a disinterested observer. As there were no Protestants appearing in opposition to the requested relief, the hearing proceeded on a proffer from Mr. Karceski.

Testimony and evidence offered revealed that the subject property consists of the 37 acre St. Joseph Medical Center campus that is located adjacent to and on the east side of Osler Drive, south of St. Joseph Hospital Drive, in the Towson area of Baltimore County. The medical center site also has frontage along York Road, between Yorkleigh Road and Cross Campus Drive. It was explained that only a small portion (0,85 acre) of the overall medical center campus is the subject of the requested zoning relief. This subject site is predominantly zoned O.R.1 and is located on the north side of Sister Pierre Drive -- a private access drive for the medical center -- just west of where Sister Pierre Drive intersects with York Road. As shown on the site plan and the aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 3, both the overall medical center campus and the smaller subject site are uniquely shaped. The campus is triangular-shaped along its Osler Drive frontage, with a "panhandle" extension eastward to York Road, while the subject site forms a narrow "tooth" northward off the panhandle.

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The St. Joseph Medical Center has been at this Towson location for many years, and it was explained that there has been a recent influx of much-needed redevelopment for the medical center. Marked and accepted into evidence as Petitioner's Exhibits 6A through 6G were photographs of several new buildings and improvements completed by the medical center in recent years. It was further explained that, while the medical center continues to grow and demand for additional services increases, there is only a finite amount of space on the campus for improvements for such services. Among that limited space is the 0.85 acre subject site, which, as shown on in the photograph depicting the existing site that was marked and accepted into evidence as Petitioner's Exhibit 4, is presently improved with a parking lot and a small office building. It is on this subject site that Petitioner proposes to construct a new building that will add a much needed service to the medical center campus.

Specifically, Petitioner proposes to construct a new building for what is known as a "Hackerman-Patz House," which, as explained on an overview and use description summary marked and accepted into evidence as Petitioner's Exhibit 5, is a facility for overnight stay on the campus for patients and their families receiving medical care at St. Joseph Medical Center. The use is akin to a Ronald McDonald House, and other similar facilities, where patients of Petitioner or their families, who may not live in proximity to the medical center, can stay in a comfortable facility with adequate amenities right on the medical center campus. Petitioner's architect has designed the Hackerman-Patz House, as shown on the color elevations marked and accepted into evidence as Petitioner's Exhibit 10, to include 19 patient/visitor rooms and one room for a facility manager. Petitioner's representatives indicated that the Hackerman-Patz House will be a valuable service to patients and their families, who need to travel long distances to the medical center's excellent regional medical services, including its cancer, heart, orthopedic, and neo-natal intensive care centers.

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The requested variance relief pertains to required minimum yard area setbacks for the Hackerman-Patz House. Petitioner's redlined site plan indicates the need for the setback variances for the side and rear yard areas for the building. The petition for variance initially filed included additional variances for the front yard area; however, Mr. Karceski explained that no front yard area variances are required to accommodate the Hackerman-Patz House, resulting in a reduction of the number of variances requested by Petitioner. Therefore, as shown on the redlined site plan, the only variances still remaining for consideration are the rear yard setback a minimum of 10 feet and the side yard setback a minimum of 6 feet (variances are required for the side yards on both sides of the building -- a minimum of 6 feet on the east side and a minimum of 8 feet on the west side).

As I indicated during the hearing, these requested variances are minor in nature, especially when viewed in the context of the tremendous use for which they are requested. Indeed, there is no doubt amongst Baltimore County officials and the community alike that the Hackerman-Patz House is a much-needed use that will provide excellent benefits to the community at large. Marked and accepted into evidence as Petitioner's Exhibit 7 was a Zoning Advisory Committee comment from the Office of Planning that indicates that Office "supports the proposed comprehensive upgrades to the subject property and facility and does not oppose the petitioner's setback requests." Likewise, during the hearing, Mr. Cobert, of the Baltimore County Department of Economic Development, expressed his Department's support for the use and the request for zoning relief. Additionally, marked and accepted into evidence as Petitioner's Exhibit 8 was a letter from the President of the Greater Towson Council of Community Associations, an umbrella group that represents the interests of numerous local neighborhood associations, indicating that his Association "supports the construction of the Hackerman-Patz House" and "has no objection to the Petition for Variance." Lastly, I received a

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[Signature]

copy of minutes from a meeting of the Rodger's Forge Community Association that was marked and accepted into evidence as Petitioner's Exhibit 9 and also indicated no objections to the requested variances.

After due consideration of the testimony and evidence presented, it is clear that the setback variances, as shown on Petitioner's Exhibit 1, are appropriate and, having met the standards set forth in Section 307 of the B.C.Z.R. should be granted. The overall 37 acre medical center campus is unique by virtue of its use and the multiple services it provides, as well as its physical characteristics, including its overall size and irregular shape. Furthermore, the 0.85 acre subject site is itself unique, due to its frontage on two existing interior access roads and its irregular configuration, where it is widest along its Sister Pierre Drive frontage and then tapers towards its northern boundary. These existing site characteristics drive the need for the variances. It was also 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 setbacks required under the B.C.Z.R. would make it impossible for Petitioner to construct and operate the Hackerman-Patz House in order to fulfill the needs for which it is intended.

Finally, there is no evidence that the grant of the relief would be detrimental to the surrounding area – indeed, the Hackerman-Patz House will be replacing a parking lot and an older building with a well-designed new building that incorporates a residential appearance to complement the residential uses to the south of the medical center campus. A review of the elevations of the proposed Hackerman-Patz House confirms that the new building will provide a significant upgrade for this portion of Petitioner's campus, and, similar to the numerous improvements Petitioner has made throughout its campus over the past few years, will provide a real asset to the surrounding community. Therefore, I am persuaded to grant the requested relief.

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11-12-08
[Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance requests should be granted.

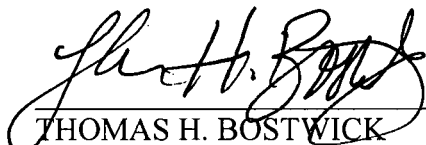
THEREFORE, IT IS ORDERED this 10th day of November, 2008 by this Deputy Zoning Commissioner that Petitioner's variance relief as follows:

- From Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit interior side yard setbacks a minimum of 6 feet on both sides of the building in lieu of the required 20 feet; and
- From Section 1B01.2.C.1.a of the B.C.Z.R. to permit rear yard setback a minimum of 10 feet in lieu of the required 30 feet,

be and are hereby GRANTED. The relief granted herein shall be subject to the following:

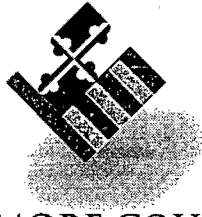
1. Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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11-12-08

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 12, 2008

DAVID KARCESKI, ESQUIRE
CHRISTOPHER MUDD, ESQUIRE
VENABLE LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204

Re: Petition for Variance
Case No. 2009-0028-A
Property: 7601 Osler Drive

Dear Mr. Karceski:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

- c: Patricia Bosse, Vice President of Mission & Institutional Advancement for St. Joseph Medical Center, Inc., 7601 Osler Drive, Towson MD 21204
Jason Winters, CR Goodman Associates, 912 Commerce Road, Annapolis MD 21401
David Locke, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505, Towson, MD 21286
Richard A. Cobert, Baltimore County Department of Economic Development
Courtney Schackelford, 1 Trimble Hill Court, Lutherville MD 21093
John D. Jarrett, John D. Jarrett & Associates, Inc., 401 Washington Avenue, Towson MD 21204
Susanna Derocco, sdeerocco@gmail.com



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 7601 Osler Drive

which is presently zoned OR-1

Deed Reference: 16751 / 195 Tax Account # 0902571430

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

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

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. 2009-0028-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

2 HRS

Reviewed by

JK

Date

7/29/08

REV 8/20/07

NOT RECORDED FOR FILING

11-12-08

PM

REVISED ATTACHMENT TO PETITION FOR VARIANCE

St. Joseph Medical Center, Inc.

7601 Osler Drive

1. Variances from BCZR Section 1B01.2.C.1.a to permit interior side yard setbacks a minimum of 6 feet on both sides of the building, in lieu of the required 20 feet.
2. Variances from BCZR Section 1B01.2.C.1.a to permit rear yard setbacks a minimum of 10 feet, in lieu of the required 30 feet.

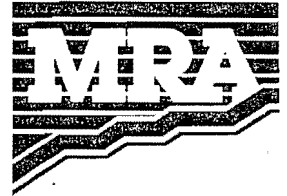
ATTACHMENT TO PETITION FOR VARIANCE

St. Joseph Medical Center, Inc.
7601 Osler Drive

1. Variances from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations ("BCZR") to permit front yard setbacks a minimum of 11 feet, in lieu of the required 40 feet.
2. Variances from BCZR Section 1B01.2.C.1.a to permit interior side yard setbacks a minimum of 6 feet on both sides of the building, in lieu of the required 20 feet.
3. Variances from BCZR Section 1B01.2.C.1.a to permit rear yard setbacks a minimum of 10 feet, in lieu of the required 30 feet.
4. Variances from BCZR Sections 301.1.A to permit open projections (carport) to extend into the front yard a maximum of 60% (or 24 feet), in lieu of the permitted 25% (or 10 feet). (A 16' SETBACK IN LIEU OF 30 FT.) CDM

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



July 14, 2008

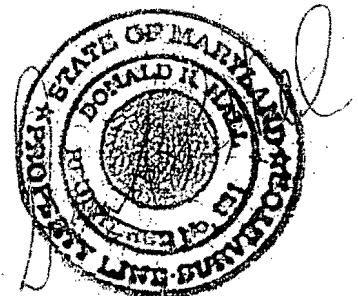
ZONING DESCRIPTION

BEGINNING for the same at a point lying 367, more or less, northwesterly from the center of York Road, 66' wide, said point in the center of York Road being 55 feet, more or less, northeasterly from the intersection of said center of York Road with the center of Sister Pierre Drive, running thence the following courses and distances, viz:

South $11^{\circ}21'03''$ West 102.54 feet; North $79^{\circ}14'46''$ West 163.57 feet; North $10^{\circ}45'14''$ East 57.45 feet; North $37^{\circ}33'04''$ East 114.46 feet; North $14^{\circ}58'44''$ East 142.87 feet; South $58^{\circ}03'46''$ East 120.03 feet; South $16^{\circ}52'24''$ West 153.56 feet; South $52^{\circ}26'56''$ East 7.80 feet, to the place of beginning having an address of 7704 York Road and being located on the northerly side and southerly side of Sister Pierre Drive northwest of York Road.

CONTAINING and area of 37,101 square feet or 0.8517 acres of land, more or less, and being located in the Ninth Election District, Fifth Councilmanic District, Baltimore County, Maryland.

0028



**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT**

IL 0028

No. *15819*

Date *7/27/08*

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
10/2008 7/29/2008 14:13:45 2

REC'D MAIL DEVA TEE
RECEIPT N 593493 7/29/2008 OFLN

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
<i>001</i>	<i>006</i>			<i>1150</i>				<i>325.00</i>

5. 528/20110 VERIFICATION
015819

Receipt Tot \$325.00
\$325.00 CK \$1.00 CA
Baltimore County, Maryland

Total *\$325.00*

Rec From *Vendor*

For *CV 7601 CTR DR*

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

NOTICE OF ZONING HEARING

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

Case: # 2009-0028-A

7601 Osler Drive

North & South side of Sister Pierre Drive, 367 feet west of York Road

9th Election District — 5th Councilmanic District

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

Variance: to permit front yard setbacks a minimum of 11 feet, in lieu of the required 40 feet. To permit interior side yard setbacks a minimum of 6 feet on both sides of the building; in lieu of the required 20 feet. To permit rear yard setbacks a minimum of 10 feet, in lieu of the required 30 feet. To permit open projections (carport) to extend into the front yard a maximum of 60% (or 24 feet), in lieu of the permitted 25% (or 10 feet).

Hearing: Wednesday, September 17, 2008 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chasepeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT 9/6/19 Sept. 2

182712

CERTIFICATE OF PUBLICATION

9/4/2008

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 9/2/2008.

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

S. Wilkinson

LEGAL ADVERTISING

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Hearing: Wednesday, October 8, 2008 at 2:00 p.m. in Room 104, 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 9/7/19 Sept. 23

184355

CERTIFICATE OF PUBLICATION

9/25/2008

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 9/23/2008.

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

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 20090028-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING, Room 104
105 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME WEDNESDAY, OCTOBER 8, 2008 AT 2:00 P.M.

REQUEST: VARIANCE TO PERMIT FRONT YARD SETBACKS A
MINIMUM OF 11 FT IN LIEU OF THE REQUIRED 40 FEET. TO PERMIT
INTERIOR SIDE YARD SETBACKS A MINIMUM OF 6 FEET ON BOTH SIDES
OF THE BUILDING. IN LIEU OF THE REQUIRED 20 FEET TO PERMIT REAR
YARD SETBACKS A MINIMUM OF 10 FEET. IN LIEU OF THE REQUIRED 30 FT.
TO PERMIT OPEN PROJECTIONS (CARGO) TO EXTEND INTO THE FRONT YARD
A MAXIMUM OF 60% (OR 24 FEET) IN LIEU OF THE PERMITTED 25% (OR 10
FEET)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3191

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 2009-0028-A

Petitioner/Developer: _____

St. Joseph Medical Center, John
K. Tolmie President

Hearing/Closing: Oct 8 ,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: _____

7601 Osler Drive

The sign(s) were posted on _____ sept 23, 2008
(Month, Day, Year)

Sincerely,

Robert Black Sept 24, 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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 2, 2008 Issue - Jeffersonian

Please forward billing to:

Amy Mattee
Venable
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

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7601 Osler Drive

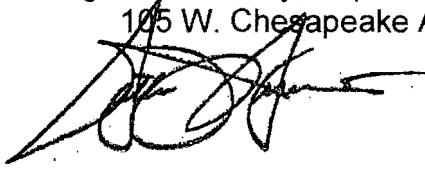
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Hearing: Wednesday, September 17, 2008 at 11:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

Kristen:
re-set this case
for David



BALTIMORE COUNTY
MARYLAND

TDHK

JAMES T. SMITH, JR.
County Executive

TIM ~~August 20, 2008~~ ^{August 20, 2008}, Director
Department of Permits and
Development Management

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Hearing: Wednesday, September 17, 2008 at 11:00 a.m. in Room 104, Jefferson Building,
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, 7601 Osler Dr., Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 2, 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.

Patricia Zook - Case 2009-0028-A - scheduled for Wednesday Sept 17

From: Patricia Zook
To: Bostwick, Thomas; Wiley, Debra
Date: 9/12/2008 3:49 PM
Subject: Case 2009-0028-A - scheduled for Wednesday Sept 17

FYI

The site was not posted. Amy Matthey, with Venable, advised that their firm received the hearing notice too late to arrange for the posting. Therefore, the hearing will have to be postponed and rescheduled at a future date.

You can mark this case off your calendars for Wednesday!

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 23, 2008 Issue - Jeffersonian

Please forward billing to:

Amy Matte
Venable
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

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9th Election District – 5th Councilmanic District

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

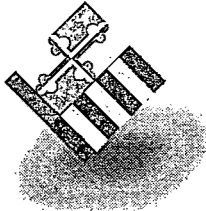
Variance to permit front yard setbacks a minimum of 11 feet, in lieu of the required 40 feet. To permit interior side yard setbacks a minimum of 6 feet on both sides of the building, in lieu of the required 20 feet. To permit rear yard setbacks a minimum of 10 feet, in lieu of the required 30 feet. To permit open projections (carport) to extend into the front yard a maximum of 60% (or 24 feet), in lieu of the permitted 25% (or 10 feet).

Hearing: Wednesday, October 8, 2008 at 2:00 p.m. in Room 104, 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 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

September 18, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NEW 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: 2009-0028-A

7601 Osler Drive

North & South side of Sister Pierre Drive, 367 feet west of York Road

9th Election District – 5th Councilmanic District

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

Variance to permit front yard setbacks a minimum of 11 feet, in lieu of the required 40 feet. To permit interior side yard setbacks a minimum of 6 feet on both sides of the building, in lieu of the required 20 feet. To permit rear yard setbacks a minimum of 10 feet, in lieu of the required 30 feet. To permit open projections (carport) to extend into the front yard a maximum of 60% (or 24 feet), in lieu of the permitted 25% (or 10 feet).

Hearing: Wednesday, October 8, 2008 at 2:00 p.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

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

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 23, 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.

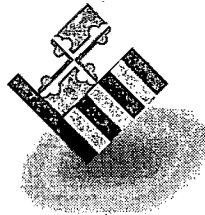
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009 0028 A
Petitioner: St. Joseph Medical Ctr, Inc.
Address or Location: 7601 Olsen Dr.

PLEASE FORWARD ADVERTISING BILL TO

Name: Amy Matte
Address: 210 Allegheny Ave
Towson, MD 21204
Telephone Number: 410-494-6800



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 11, 2008

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

Dear: Robert A. Hoffman

RE: Case Number 2009-0028-A, 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 29, 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.".

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 14, 2008

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2008
Item Nos. 2009-0026, 0027, 0028, 0029,
0030, 0031, 0035, and 0036

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

DAK:CEN:lrk
cc: File
ZAC-ITEM NO. 2009-0028-08142008

TB 9/17
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 3, 2008

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

SUBJECT: 7601 Osler Drive

INFORMATION:

Item Number: 9-028

Petitioner: St. Joseph Medical Center

Zoning: OR 1

Requested Action: Variance

RECEIVED
SEP 05 2008

BY:

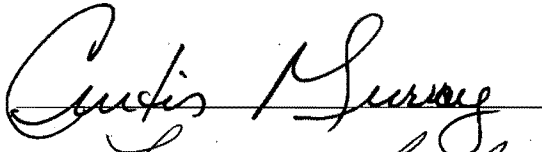
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning supports the proposed comprehensive upgrades to the subject property and facility and does not oppose the petitioner's setback requests.

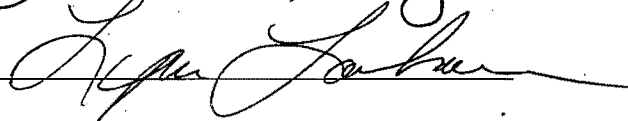
Furthermore the Office of Planning has reviewed this project for Compatibility as required in the OR-1 zone per Section 32-4-402 of the Baltimore County Code.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM



TB 9/17
11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
AUG 27 2008

BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination **JWL**

DATE: August 27, 2008

SUBJECT: Zoning Item # 09-028-A
Address 7601 Osler Drive
(St. Joseph's Medical Center, Inc.)

Zoning Advisory Committee Meeting of August 11, 2008

- ☒ 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: 8/27/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

August 4, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 4, 2008

Item Number: 0019 through 0025 and 0028

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

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

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

cc: File



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: August 12, 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 2009-0028-A
7601 OBER DRIVE
ST. JOSEPH MEDICAL CENTER INC.
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. 2009-0028A.

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,

Steven D. Foster, Chief
For Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



RE: PETITION FOR VARIANCE * BEFORE THE
7601 Osler Drive; N & S/S Osler Drive, * ZONING COMMISSIONER
367' W of York Road *
9th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): St. Joseph Medical Center, *
Inc, John K Tolmie, President & CEO * BALTIMORE COUNTY
* 09-028-A

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

RECEIVED

AUG 20 2008

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th 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

MEMORANDUM

DATE: September 17, 2008

TO: To The File

FROM: Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County

SUBJECT: Case No. 2009-0028-A - St. Joseph Medical Center

The above-referenced case was scheduled for a hearing on Wednesday, September 17, 2008 at 11:00 AM. A review of the case file revealed that the required posting was not done. Amy Matthey, with Venable LLP, stated that their firm received the hearing notice too late to arrange for the property posting.

There were no persons present for the hearing. I did not open the hearing or take any testimony, but postponed the case. The Petitioner is to contact Kristen Matthews to have the matter rescheduled in the normal course. The property shall be posted and re-advertised at the Petitioner's expense.

The case file is being returned to the Department of Permits & Development Management.

c: Kristen Matthews, Zoning review Office

Thomas Bostwick - Case # 2009-0028 St. Joe's Residence for patients/families

From: "Susanna Derocco" <sderocco@gmail.com>
To: <tbostwick@baltimorecountymd.gov>
Date: 10/08/08 4:43 PM
Subject: Case # 2009-0028 St. Joe's Residence for patients/families

Hi Tom~

Thank you for your assistance. Per our earlier conversation, I appreciate your sending me the report via email attachment once you have reviewed the case. Thanks again in advance,

~Susanna DeRocco
410-321-5639

T.B 10/8

John D. Jarrett & Associates, Inc.

REAL ESTATE MANAGEMENT - CONSULTING

401 WASHINGTON AVENUE

TOWSON, MARYLAND 21204-4863

(410) 296-8404

FAX (410) 296-8502

October 10, 2008

RECEIVED
OCT 10 2008

BY:

Mr. Thomas H. Bostwick
Deputy Zoning Commissioner
105 West Chesapeake Avenue Suite 103
Towson, Maryland 21204

Re: Case # 2009-0028-A
St. Joseph Medical Center

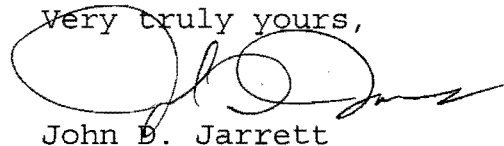
Dear Mr. Bostwick:

Please place my name on the list to receive a copy of the Final decision rendered on the above captioned case.

I am enclosing copies of correspondence on this case which I would appreciate being added to the Commissioner's file.

Thank you for your cooperation.

Very truly yours,



John D. Jarrett

cc: Board of Directors
The Professional Centre
120 Sister Pierre Drive
Towson, Maryland 21204

John D. Jarrett & Associates, Inc.

REAL ESTATE MANAGEMENT - CONSULTING

401 WASHINGTON AVENUE

TOWSON, MARYLAND 21204-4863

(410) 296-8404

FAX (410) 296-8502

October 10, 2008

Mr. David Locke, F.A.S.L.A.
Morris & Ritchie Associates, Inc.
1220-C East Joppa Road Suite 505
Towson, Maryland 21286

Dear Mr. Locke:

Thank you for meeting with me this morning at The Professional Centre regarding the Hackerman-Patz House and to discuss with me the potential problems that may affect the storm water draining onto the neighboring property and the access for ingress, and egress through the property of the Professional Centre to the parking lot in the rear of the proposed building, for which I believe the hospital does not have an easement over this part of the access road to 120 Sister Pierre Drive.

As promised I am enclosing a copy of the "Drainage Area Map" which shows the underground storm water management facility under the front parking lot of The Professional Centre. Besides the issue of no easement over this part of the drive to access the proposed building you will also have a very difficult job to direct the water away from the adjoining property.

In researching the file on this case # 2009-0028-A in the office of the Zoning Commissioner of Baltimore County I find no reference to the letter that I sent to St Joseph Medical Center on behalf of the Board of Directors of The Professional Centre dated May 26, 2008 outlining the concerns and objections voiced by the Board of Directors. I gave you a copy of this letter when we met earlier this morning. In addition there is no evidence in the file of the Commissioner that an attempt was made by the hospital to contact my office or any member of the Professional Centre Board of Directors.

As a result I am requesting a copy of the final order from the Office of the Zoning Commissioner when the decision is rendered so that the Owners of the Professional Centre may appeal the decision should they so desire.

John D. Jarrett & Associates, Inc.

REAL ESTATE MANAGEMENT - CONSULTING

401 WASHINGTON AVENUE

TOWSON, MARYLAND 21204-4863

(410) 296-8404

FAX (410) 296-8502

October 10, 2008

-2-

Mr. David Locke, F.A.S.L.A.
Morris & Ritchie Associates, Inc.

I shall await your response after you have had an opportunity to discuss our meeting with Patricia Bosse of St. Joseph Medical Center.

Very truly yours,



John D. Jarrett

cc: Jeffrey Alexander, M.D.
John Bacon, M.D.
Robert Clayton, M.D.
Azit Rawtani

John D. Jarrett & Associates, Inc.

REAL ESTATE MANAGEMENT - CONSULTING

401 WASHINGTON AVENUE

TOWSON, MARYLAND 21204-4863

(410) 296-8404

FAX (410) 296-8502

May 26, 2008

Mr. Michael Erickson
Assistant Vice President
Facility, Design & Construction Management
St. Joseph Medical Center
7601 Osler Drive
Towson, Maryland 21204

Dear Mr. Erickson:

The Board of Directors of the Professional Centre, a Condominium met several weeks ago concerning the proposed Hackerman-Patz building to be built on the northeast corner of Sister Pierre Drive and the entrance to 120 Sister Pierre Drive.

I explained to the members of the Board that the two existing structures will be torn down and the new proposed building will be built on the lot. There are two proposals; one with ingress and egress from Sister Pierre Drive, and the second proposal would have ingress and egress from Sister Pierre Drive and from the driveway on the property of The Professional Centre located at 120 Sister Pierre Drive.

The Board vehemently oppose access to the new building from the driveway of the Professional Building. The Board suggested that the building be placed on the back of the lot with parking in the front with access only from Sister Pierre Drive. Other concerns are the disposal of surface water away from the Professional Centre parking lot which is presently inundated with water draining from the proposed building site during torrential rain storms. Another concern is the setback requirement of the proposed building and lot from the property line of the Professional Building.

It would be appreciated if you would re-structure your proposal to conform to the objections voiced by the Board of Directors of The Professional Building.

Sincerely,

JOHN D. JARRETT & ASSOC., INC.
AGENTS FOR THE PROFESSIONAL
CENTRE, a condominium

By: John D. Jarrett, President

cc: Board of Directors

July 23, 2009

HAND-DELIVERED

W. Carl Richards, Zoning Supervisor
Baltimore County Department of
Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **Spirit and Intent Letter for Case No. 2009-0028-A**
St. Joseph Medical Center – 7601 Osler Drive
9th Election District, 5th Councilmanic District

Dear Mr. Richards:

This firm represents St. Joseph Medical Center, Inc. with regard to a new building our client intends to construct on its hospital campus. Specifically, St. Joseph plans to construct a "Hackerman-Patz House" (or "H-P House") on the northeastern portion of the campus, in close proximity to Sister Pierre Drive, which will provide overnight accommodations for families of patients. As described in detail below, on November 12, 2008, the Deputy Zoning Commissioner issued Findings of Fact and Conclusions of Law in Case No. 2009-0028-A (the "2008 Case") granting St. Joseph's petition for setback variances to accommodate the H-P House, which are shown and indicated on the site plan approved in the 2008 Case. St. Joseph is now considering an alternate layout for the H-P House, whereby it will slightly shift the building footprint on the site. At this time, I am writing to request confirmation, by countersignature below, that the H-P House alternate layout is within the spirit and intent of the Deputy Zoning Commissioner's Findings of Fact and Conclusion of Law issued in the 2008 Case and, therefore, does not require another public hearing.

By way of brief history, in the 2008 Case, the Deputy Zoning Commissioner granted variances to permit the H-P House to have side yard setbacks a minimum of 6 feet on both sides of the building (in lieu of the required 20 feet) and a rear yard setback a minimum of 10 feet (in lieu of the required 30 feet). This relief was granted for the layout of the building shown on the site plan, entitled "PLAN TO ACCOMPANY ZONING APPLICATION" and approved in the 2008 Case. A review of the 2008 Case site plan confirms that, with specific regard to the side yard setbacks, the building layout allowed for a 6 foot setback on the east side of the building and an 8 foot setback on the west side. Copies of the site plan and the Deputy Zoning Commissioner's Findings of Fact and Conclusions of Law from the 2008 Case are enclosed for your review and convenience.

W. Carl Richards, Zoning Supervisor
July 23, 2009
Page 2

Subsequent to the 2008 Case, St. Joseph has further evaluated the design for the H-P House and prepared the alternate building layout shown on the enclosed redlined site plan, entitled "SITE PLAN TO ACCOMPANY SPIRIT AND INTENT LETTER FOR CASE NO. 2009-0028-A" (the "Spirit and Intent Plan"). St. Joseph's alternate layout proposes a slightly different building footprint and related adjustments to the building's vehicular access, onsite sidewalks, and off-street parking, all of which are shown in red on the Spirit and Intent Plan. The alternate layout increases the minimum side yard setback from 8 feet to 10 feet on the west side of the building, while eliminating the need for variances for the side yard on the east side of the building and the rear yard, which were otherwise required for the building layout on the 2008 Case plan. It is, therefore, my client's position that the alternate layout for the H-P House is within the spirit and intent of the zoning relief granted in the 2008 Case.

If you are in agreement, I request that you confirm, by countersignature below, that the alternate layout for the H-P House, as described above and as shown on the Spirit and Intent Plan, is within the spirit and intent of the Deputy Zoning Commissioner's Findings of Facts and Conclusions of Law issued in the 2008 Case, and will not require another public hearing before the Zoning Commissioner.

With this letter, I am enclosing a check in the amount of \$50.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review. If you have any questions or require any additional information, please contact me. Thank you for your attention to this matter.

Very truly yours,



David H. Karceski

DHK/cdm
Enclosures

AGREED AND ACCEPTED:



W. Carl Richards, Jr., Supervisor
Zoning Review Office

CASE NAME St. Joseph Hospit /
CASE NUMBER 2009-0028-A
DATE 10/8/08

CASE NAME St. Joseph Hospit /
CASE NUMBER 2009-0028-A
DATE 10/8/08

[illegible]

CASE NAME ~~300~~ St Joseph Hospital
CASE NUMBER 2609-6028-A
DATE 10/8/08

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
DAVID KARCESKI	210 ALLEGHENY AVE	Towson, MD	dkarceski@verizon.com
CHRIS MUDD	"	"	cmadd@verizon.com
Pat Bosse	7601 Osler Drive	TOWSON, MD	patbosse patriciabosse@catholichealth.net
JOHN WATERS	92 COMMERCE RD	ANNAPOLIS, MD 21401	johnwaters@CGGOMANASCAPE.COM
DAVID LOUKE	1220-L E. JORDAN RD #505	Towson MD 21286	dlouke@mrugta.com

 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 patriciabosse@
catholichealth.net

**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 patriciabosse@catholichealth.net

Case No.:

7009-0028-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN (REDLINED) 10/6/08	
No. 2	REVISED PETITION LANGUAGE	
No. 3	AERIAL PHOTOGRAPH	
No. 4	PHOTOGRAPH OF EXISTING BUILDING TO BE RAZED	
No. 5	SUMMARY OF H.P. HOUSE	
No. 6 A-G	PHOTOS	
No. 7	PLANNING COMMENT	
No. 8	LETTER FROM TOWSON ASSOCIATION	
No. 9	LETTER ROGER'S FORGE	
No. 10	COLOR ELEVATION H.P. HOUSE	
No. 11	LOCKE RESUME	
No. 12	WINTERS CV	

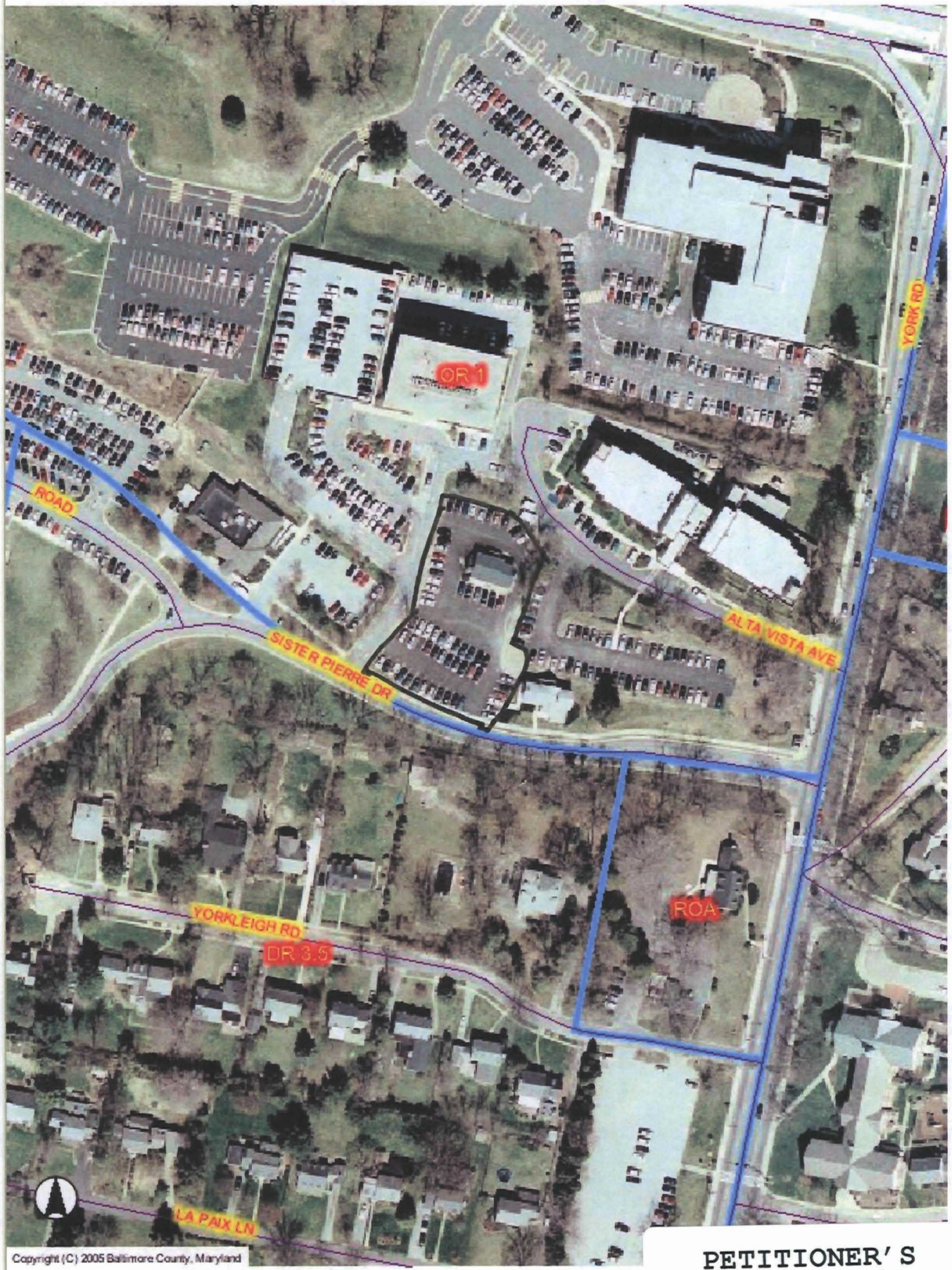
REVISED ATTACHMENT TO PETITION FOR VARIANCE

St. Joseph Medical Center, Inc.
7601 Osler Drive

1. Variances from BCZR Section 1B01.2.C.1.a to permit interior side yard setbacks a minimum of 6 feet on both sides of the building, in lieu of the required 20 feet.
2. Variances from BCZR Section 1B01.2.C.1.a to permit rear yard setbacks a minimum of 10 feet, in lieu of the required 30 feet.

PETITIONER' S

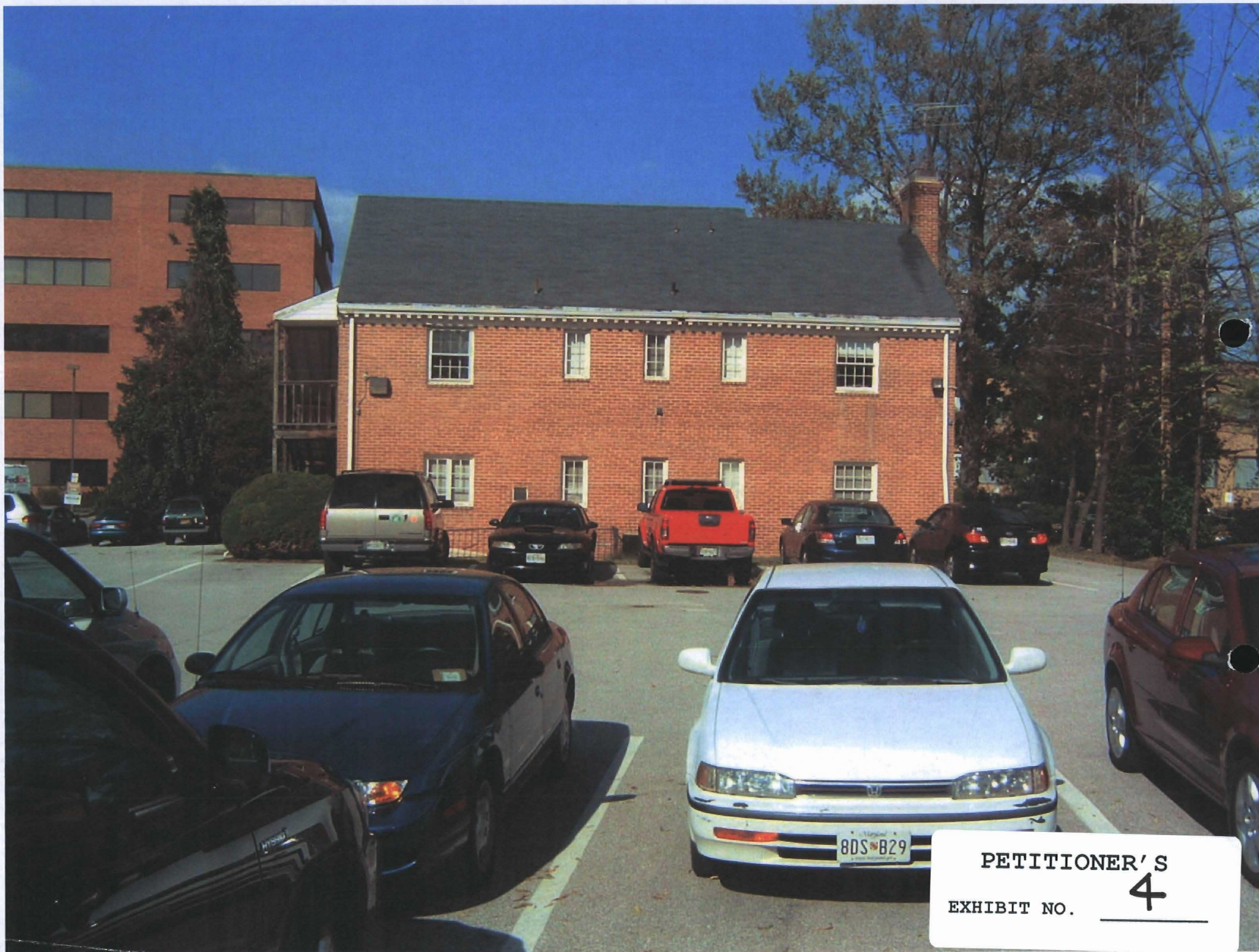
EXHIBIT NO. 2



PETITIONER'S

EXHIBIT NO.

3



PETITIONER'S
EXHIBIT NO. 4

St. Joseph Medical Center

Project Name: The Hackerman-Patz House at St. Joseph Medical Center

Overview

The purpose of The Hackerman-Patz House is to further our mission to create healthier communities by building an affordable, temporary, residential housing facility on campus for patients and their families receiving medical care at St. Joseph Medical Center. The facility, to be known as The Hackerman-Patz House at St. Joseph Medical Center, is named in memory of the parents of its chief benefactors and will provide comfortable, fully-furnished suites at a discounted room rate substantially lower than local hotels. However, no family will be turned away because of inability to pay. The house will be two stories and contain 19 guest/patient rooms (suites) and 1 room for the manager. In addition there will be a large, central common room, private study area, internet capability and fully equipped kitchen. The goal of this facility is to provide a warm, compassionate environment of care for those who would benefit most from the convenience of a comfortable room on our medical campus. Patients and families coming from outside our service area, where daily travel to and from home is a hardship as well as those, particularly the elderly, who do not drive at all would be welcome guests. Additionally, The Hackerman-Patz House will be a respite for families whose loved one may be critically ill necessitating that family members never be too far away. The house will also provide a supportive community and a "home away from home" for these families in their time of need, when they may be many miles away from their friends and family. The house has been designed to create an environment to promote physical, emotional, and spiritual healing by keeping family members close together in times of illness. The Hackerman-Patz House is a natural extension of our founding caregivers' mission to provide loving service and compassionate care to all.

Population to be served

St. Joseph Medical Center has three Centers of Excellence that include The Heart Institute, Maryland's largest cardiac program, The Orthopaedic Institute and, most recently, our Cancer Institute that is drawing a nationally renowned medical staff, including Mark Krasna, M.D., Director of The Cancer Institute. Because of the expertise of the medical staff and reputation of these Centers, St. Joseph is attracting patients from well outside of our primary service area, requiring patients to travel greater distances from home to benefit from St. Joseph's services. In fiscal year 2007 we had 11,248 inpatients that came from outside our primary service area and 6,071 of these were outside of our secondary service area. Dr. Krasna has noted that cancer patients sometimes drive up to five hours to consult and have their surgery performed at our Cancer Institute but must have follow-up chemotherapy and radiation elsewhere because of geographical convenience. Additionally, in August 2006, we dedicated a renovated and expanded neonatal intensive care unit for our smallest, sickest newborns. In this instance a newborn's stay can be many days or months and parents want to always be in close proximity to their baby. We have had babies stay more than 100 days in our NICU.

Additionally, inpatients today are more acutely ill than in the past. Families are naturally anxious of being too far away from the patient's bedside in the event a crisis occurs. By staying at The Hackerman-Patz House with a hospital pager, family members are in a comfortable environment but never more than a moment or two away from a loved one's bedside.

In many cases, the resident of The Hackerman-Patz House will be a current patient of the medical center. As the infusion center expands with the opening of The Cancer Institute, patients will be infused during the day but will need a place to stay overnight between treatments that can last several weeks. A similar case can be

made for patients undergoing radiation treatments that take place over a period of days or weeks. The respite care offered by the Hackerman-Patz House is a natural extension of St. Joseph's commitment to implement a multi-disciplinary approach to cancer care.

Patients and the families who accompany them, particularly those who must travel a distance to receive medical care from St. Joseph Medical Center, will benefit from this facility. The residential facility will provide affordable and comfortable rooms for these families throughout their treatment, which will greatly decrease the added out-of-pocket costs of hotel rooms. The facility will also eliminate the inconvenience of finding transportation to and from the hospital. A seriously ill patient incurs a great deal of emotional stress on family members. One of the purposes of the project is to reduce the stress of having to figure out how to pay for additional housing expenses and coordinate transportation. Patients and their families will also benefit from the community atmosphere of the house because they will be among other families undergoing a similar experience. The presence of the Sisters of St. Francis in the Hackerman-Patz House will add spiritual comfort and complement the supportive atmosphere of families with a commonality of interests.

Community Partners

A local philanthropist, Willard Hackerman and his wife, Lillian, have made it their mission to collaborate with hospitals to build houses for family respite and healing. We will be collaborating with Mr. and Mrs. Hackerman on the design and funding of the construction costs of the Hackerman-Patz House at St. Joseph Medical Center. Additional collaborators include Sinai Hospital of Baltimore that has had a Hackerman-Patz House on its campus since 2004. The managers of the Hackerman-Patz House at Sinai are serving as consultants, sharing best practices and community resources gathered in their three years of operation.

The American Cancer Society (ACS) is highly supportive of our effort to build The Hackerman-Patz House at St. Joseph. The local chapter has seen the benefits of these houses at Johns Hopkins Hospital and Sinai, respectively, and has agreed to provide resource and educational support, sharing ACS "Hope Lodge" concepts and considering future financial support.

FANS, our Auxiliary group, will assume an integral role in fundraising and assisting in operation of the Hackerman-Patz House.

Volunteers at St. Joseph Medical Center have made it known they would like the Hackerman-Patz House to be a volunteer opportunity for them.

Outcomes

The Hackerman-Patz House is intended to extend the healing ministry of our mission. By creating a comforting, convenient residential environment for patients and their families, we are honoring their inherent dignity. It is not unusual for a family member to sleep in street clothes on a chair in a patient's room because of unwillingness to leave a loved one. It is also not unusual for a patient to stay alone in a hotel room between chemotherapy or radiation treatments at great personal and emotional expense. The Hackerman-Patz House will not only take care of basic physical living needs, it will also be designed to provide spiritual nourishment. St. Joseph Medical Center is committed to providing for the whole person...mind, body and spirit. Having others in similar situations living in close proximity reduces the fear of being alone and opens up opportunities for sharing stories. This alone can have a tremendous, positive effect on healing.

The Hackerman-Patz House at St. Joseph Medical Center will be uniquely innovative in several ways: first, it is our plan to include a Sister of St. Francis in house management, providing a spiritual presence. Second, we will be incorporating The Cancer Institute's Center for Health Enhancement into the Hackerman-Patz House curriculum. Patients and family members can take advantage of the Center's programs, including yoga, massage therapy, meditation classes and other educational programs that heal the mind as well as the body. Lastly, we hope that The Hackerman-Patz House at St. Joseph Medical Center can serve as a new model for CHI's commitment to the patient experience and the healing ministry.

We will track the following statistics once the house is operational:

- Number of patients and families who use Hackerman-Patz House
- Accuracy of operational cost projections and fundraising success for ongoing operational support
- Efficiency of House management
- Surveys of residents of Hackerman-Patz House, including satisfaction scores

In addition, anecdotal evidence will be collected regarding the following:

- Increased sense of well-being among patients and their families
- Increasing respite care opportunities for underserved populations
- Integrating Mind/Body/Spirit connection
- Treating the family as well as the patient



PETITIONER'S

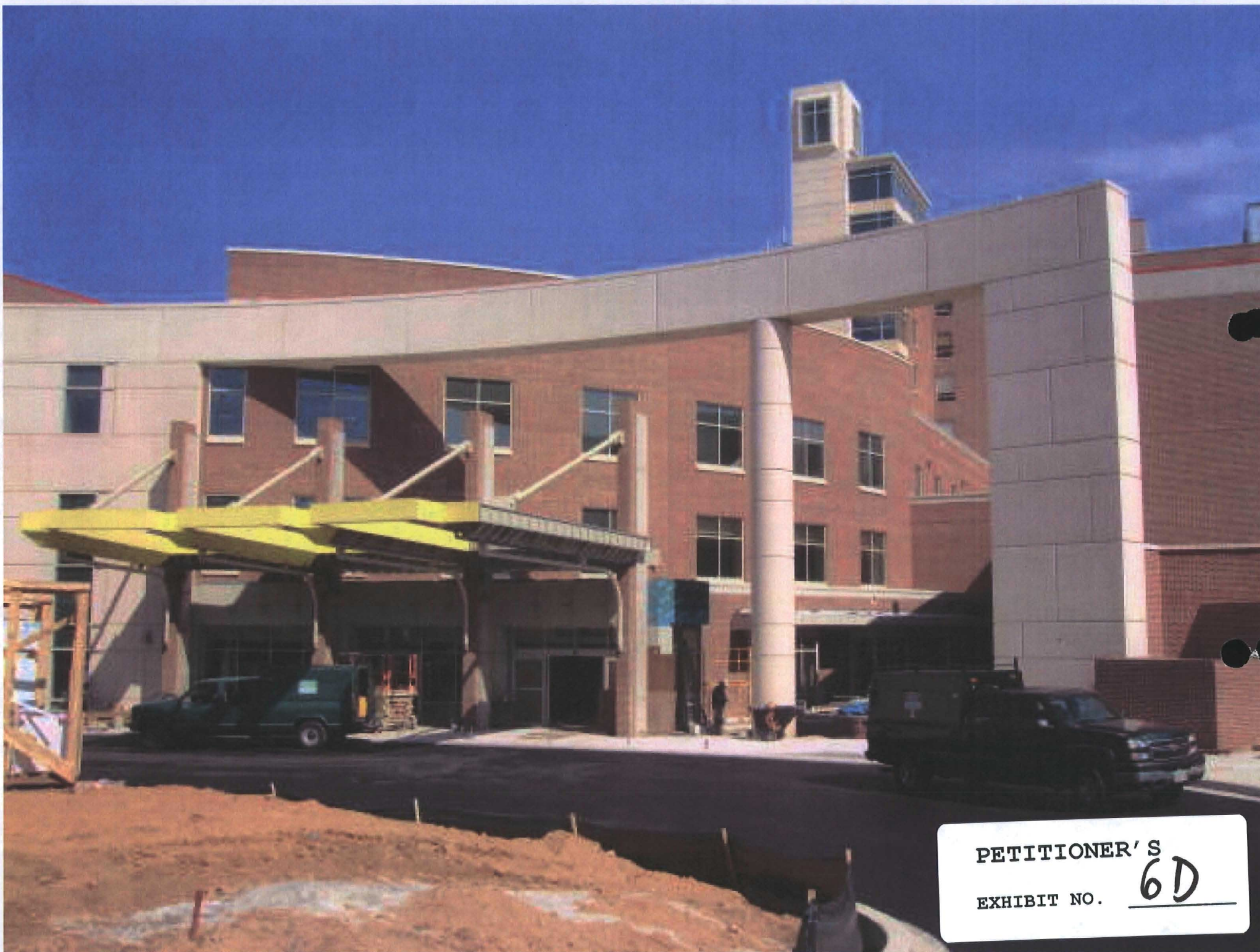
EXHIBIT NO. 64



PETITIONER'S
EXHIBIT NO. 6B



PETITIONER'S
EXHIBIT NO. 6C



PETITIONER'S
EXHIBIT NO. 6D



PETITIONER'S
EXHIBIT NO. 6E



PETITIONER'S
EXHIBIT NO. 6F



PETITIONER'S

EXHIBIT NO.

66

13 9/17
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 3, 2008

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

SUBJECT: 7601 Osler Drive

INFORMATION:

Item Number: 9-028

Petitioner: St. Joseph Medical Center

Zoning: OR 1

Requested Action: Variance

RECEIVED
SEP 05 2008

BY: _____

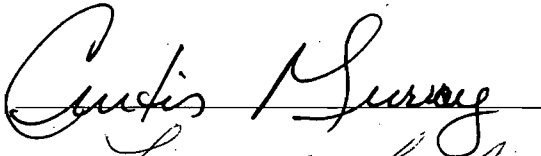
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning supports the proposed comprehensive upgrades to the subject property and facility and does not oppose the petitioner's setback requests.

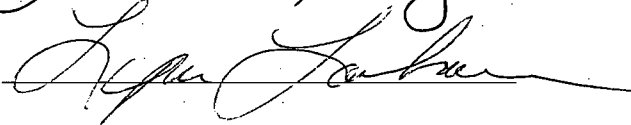
Furthermore the Office of Planning has reviewed this project for Compatibility as required in the OR-1 zone per Section 32-4-402 of the Baltimore County Code.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM



PETITIONER'S

EXHIBIT NO.

7

TB 10/8
2pm

The Greater Towson Council of Community Associations, Inc.

♦ P.O. Box 5421 ♦ Towson, MD 21285-5421 ♦ www.gtcca.org

September 24, 2008

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

RECEIVED
SEP 26 2008

BY:.....

RE: Case #2009-0028-A

Dear Mr. Wiseman:

I am writing on behalf of the Greater Towson Council of Community Associations (GTCCA) to indicate that our organization supports the construction of the Hackerman-Patz House on the St. Joseph Medical Center grounds and has no objection to the Petition for Variance referenced above.

The GTCCA membership, including representatives from the neighborhoods surrounding the hospital, has reviewed the plans for the building and has expressed no concerns about the project. We believe the proposed use of the Hackerman-Patz House, to provide temporary housing for families of patients at the hospital, will provide a much-needed service.

Please contact me if you need additional information.

Sincerely,



Edward T. Kilcullen, Jr.
President

Cc: David H. Karceski, Venable, LLP

PETITIONER' S

EXHIBIT NO. 8

Rodger's Forge Community Association Minutes 7/9/8

Members in Attendance

Ginny Allen
James Dunn
Jean Duvall (excused absence)
Don Gerding
Kate Hammond
Michele Manahan
Joanne Moncure
Janice Moore
Nancy Sherman
Lawrence Swoboda (excused absence)
Carol Zielke

Guests in Attendance

Karl Pfrommer
Dottie Towsley

7pm Call to order by Janice Moore

7:01 Minutes approval – deferred

7:01 Update: Paul Rash has resigned from board

7:02 Unfinished business: Ginny Allen updated on possibilities for fall Dumpster Day, Janice Moore reminded attendees about picnic success

7:04 New Business:

Karl Pfrommer and Don Gerding discussed community grants re: money ok'd for plantings

Janice Moore reminded attendees about community meeting regarding traffic calming devices

Jay Dunn suggested application for grant for Dumpster Day

7:10 Treasurer's Report: Kate Hammond

Distributed in writing to attendees and on file with minutes

Multimember discussion regarding Dumpster Day expenses to prepare for attempt at procurement of above mentioned grant

7:15 Group Updates

Karl Pfrommer: Problem tenants still present at Rodger's Forge address

Don Gerding: County to address responsibility and take action, county official recognizes gravity of problem; see #4 in committee update below

Dottie Towsley: Expresses her own and neighbors' concern over above issue

Joanne Moncure: Discussed need to evaluate owner versus property manager duties and actions

Don Gerding/Karl Pfrommer/Dottie Towsley: Discussed etiology of above actions

7:55 Architectural Committee Meeting from 7/3/8

1. 120 Register: 12 foot deep deck with steps, Clements – Approved

PETITIONER'S

EXHIBIT NO.

1

2. 355 Old Trail: 12 foot deep deck at ground level, received and signed structure document – Approved
3. 126 Murdock: ?Plant trellis approval, not yet built – Board motioned to approve building of structure similar in design and dimensions to preexisting example (Rear of 38 Dunkirk) of same wood material as underlying structure provided it meets Baltimore County Codes, accepted 7:1:0
4. 7401 Stanmore Ct: Small deck (6'10" x 7'5") at ground level, patio, path, 6' fence, Anne Majerik – Approved
5. 414 Overbrook: New front door and trim, Miller – Approved
6. 120 Murdock: Vinyl trellis used as fence and privacy screen but is not a fence and is not in compliance – Not approved, Board accepted motion that owner be informed that lattice screen privacy wall and lower lattice wall must be removed, and he will be updated regarding ongoing privacy screen guideline development 7:0:1
7. 7134 Heathfield: No response from owner, Grunwald – Tabled pending more information
8. 126 Dunkirk: Roof replacement with artificial slate, Barbara Leons – No decision pending additional information
9. 330 Stanmore: Deck with 14' projection and privacy screen, already built, Rath – No decision, letter sent to owner advising of guidelines

Janice Miller suggested board mull issue of privacy fence to address the multiple issues and develop a standard

Carol Zielke expressed concern regarding height secondary to safety issues

Michele Manahan and Karl Pfrommer and Jay Dunn suggested variability in design and taste may need to be considered

Karl Pfrommer and Kate Hammond suggested similar materials be a requirement

Michele Manahan advocated against complete ban on "privacy screen" secondary to preexistence of many screens

8:30 New Business: Janice Moore encouraged timely progression of management of 72 Lanark Ct progression

Ginny Allen felt that 3 legal opinions seemed unnecessary use of time and money

Don Gerding suggested that rules created for reason and suspension should not be taken lightly and reminded attendees that Lawrence Swoboda suggested his involvement in this decision and

Karl Pfrommer reminded attendees of financial issues and time that has passed

Kate Hammond asked for estimate of cost, attendees do not have the information at this time

Joanne Moncure asked for attendees opinion of existing legal counsel and attendees complied

Carol Zielke suggested this be accomplished in a certain time frame

Attendees agreed to have 3 proposals by September 1' executive committee to address

8:40 Government and External Affairs Update

1. Traffic calming and school crossing concerns continue with a meeting for a review of Stevenson at Lanark and the Dumbarton Rd. strip from Middle School to Elementary School including the Pinehurst Rd. intersection redesign – to be held

Thurs July 10 at 7 pm in the Rodgers Forge Elementary School auditorium – open to all interested persons – with External Affairs as host and Baltimore County Traffic Engineering personnel presenting in an attempt to wrap up the study and obtain positive comments and final 75% approval sign off by residents whose address abut each specific area. Goal is construction completion when school reopens. Funds are in place.

2. Towson University announced (6/18-19) a plan to construct an addition to the existing Towson Center for a “5,000 plus seat multi-use arena complete with state of the art video screens, entertainment suites/boxes and expanded lobbies” – “preserving the old arena and keep it operational for practice, general education classroom space, and event space.” The cost estimate is “approximately \$45 million.” If all is approved by University System “construction could begin by July 2009 and be completed as early as July 2011.” A copy of the Site Plan of 2-6-8 and campus map are attached for the record in the minutes book.
3. St. Joseph’s Medical Center is filing for review and minor variance needs for its Hackerman Patz House Project and new campus signage since major construction in the past 3-4 years has required many new ID signs to lead patients, visitors, etc. to their proper locations and entrances. RFC, Inc. Board has reviewed over the past several years drawings of these items and the drawings/plans displayed tonight are those subject to County review – showing much better detail. Action request: Board to discuss and vote... Outcome... no objections voiced
4. Code Enforcement efforts continue in rental housing and livability with committee requesting “citation and hearing” for one address in a rooming boarding house concern at request of approximately 23 neighbors of address to be “cited” – and possible action toward owner(s) with “history of livability issues.” We will keep the Board informed of committee actions with specific address(es) – our efforts are ongoing in Government and External Affairs
5. County Council Bills of interest introduced July 7
 - A. #80-08 by McIntire to repeal rental housing regulations
 - B. All by Kamenetz at request of County Executive
 - #69-08 Parking Fines – increase
 - #70-08 Parking Enforcement
 - #75-08 Multi-Space parking meters
 - #76-08 Extend county rental registration dates

The above will be reviewed by County Council and voted upon most likely in

9/08

9:00 Newsletter update: Jay Dunn, complaints regarding delivery, not making it onto porch, too light and blow away, unreliable delivery, pricing for other options being examined

9:05 Meeting adjourned



DAVID LOCKE, FASLA

Associate

Project Assignment:

Project Manager/Sr. Landscape Architect

Years of Experience:

MRA: 1

Other Firms: 32

Morris and Ritchie Associates, Inc. 2007 to present

Daft McCune Walker, Inc. 1988 to 2006

Synterra Ltd, 1974 -1980

Zion and Breen, 1973 to 1974

Education:

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

Continuing Education Courses, Harvard GSD summer sessions:

Golf Course Design

Mixed Use Development

Construction Management

Baltimore County Leadership Program, Class of 1993

Active Registration:

Maryland, Landscape Architect, 1986 #RLA 654

Pennsylvania, Landscape Architect, 1979, #649 E

New Jersey, Landscape Architect, 1986, #A500431

Virginia, Landscape Architect, 1986, #262

Professional Affiliations:

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

Council of ASLA Fellow 2005.

Lamda Alpha

International Council of Shopping Centers, member

National Associate of Industrial and Office Properties, NAIOP, member

MORRIS & RITCHIE

ASSOCIATES, INC

Qualifications:

PETITIONER' S

EXHIBIT NO.

11

KEY PERSONNEL

REPRESENTATIVE PROJECTS

MASTER PLANNING

Master Plan for Comprehensive Renovations
Union Memorial Hospital, Baltimore, Maryland
Master Plan for Addition & Comprehensive Renovations
St. Mary's Hospital, Leonardtown, Maryland
Master Plan for Addition & Comprehensive Renovations
Chester River Health Systems, Chester, Maryland

CON SERVICES

Anne Arundel Medical Center
Annapolis, Maryland
Southern Maryland Hospital Center
Clinton, Maryland
Doctors Community Hospital
Lanham, Maryland
St. Mary's Hospital
Leonardtown, Maryland

AMBULATORY CARE FACILITIES

New Medical Office Building
Anne Arundel Health Systems, Stevensville, Maryland
Chesapeake Potomac Regional Cancer Center Comprehensive Renovations
Civista Health, La Plata, Maryland
Cancer Center Additions & Renovations
Anne Arundel Health Systems, Annapolis, Maryland
Physician Suite Renovation
Greater Chesapeake Hand Specialists, Lutherville, Maryland
Eye Center Expansion & Renovation
Union Memorial Hospital, Baltimore, Maryland
Doctor Meltzer Suite
Union Memorial Hospital, Baltimore, Maryland
Cancer Center Lab & Blood Draw
Washington Hospital Center, Washington, DC
Orthodontics Suite Renovation
Washington Hospital Center, Washington, DC

WOMEN'S & CHILDREN'S SERVICES

New Pediatrics Unit
Union Memorial Hospital, Baltimore, Maryland
New Women's Inpatient Unit
Anne Arundel Health Systems, Annapolis, Maryland
Pediatrics Unit Relocation
Anne Arundel Health Systems, Annapolis, Maryland
OB/GYN Expansion & Renovation
Southern Maryland Hospital Center, Clinton, Maryland
New Neonatal Intensive Care Unit
Anne Arundel Health Systems, Annapolis, Maryland

CRITICAL CARE

New Critical Care Unit
Southern Maryland Hospital Center, Clinton, Maryland
New Critical Care Recovery Unit
Union Memorial Hospital, Baltimore, Maryland
New PACU Study
Union Memorial Hospital, Baltimore, Maryland

PATIENT UNITS

New Medical/Surgical Patient Bed Tower
Doctors Community Hospital, Lanham, Maryland
3E Burn Unit Renovation
Washington Hospital Center, Washington, DC
4H ICU Renovation
Washington Hospital Center, Washington DC
Model Nursing Unit Study
Washington Hospital Center, Washington, DC
New Geriatric Evaluation & Management Unit
Union Memorial Hospital, Baltimore, MD

Continued on next page.



Jason C. Winters, AIA
LEED AP
Associate

Position:
Project Architect

Years with the Firm:
Seven

Education:
Johns Hopkins University
Master of Liberal Arts, 2008

Syracuse University
Master of Architecture, 2001

Drexel University:
Bachelor of Architecture, 2000

Professional Registrations:
Architect
Maryland, District of Columbia,
Pennsylvania

Professional Affiliations:
American Institute of Architects
National Council of Architectural
Registration Boards
President, AIA Chesapeake Bay
Chapter 2008

Jason has over twelve years of work experience in the field of architecture. He has spent the past seven years with the firm focusing on healthcare architecture. His work experience encompasses a variety of activities including design, planning, programming, and project management for various types of healthcare projects.

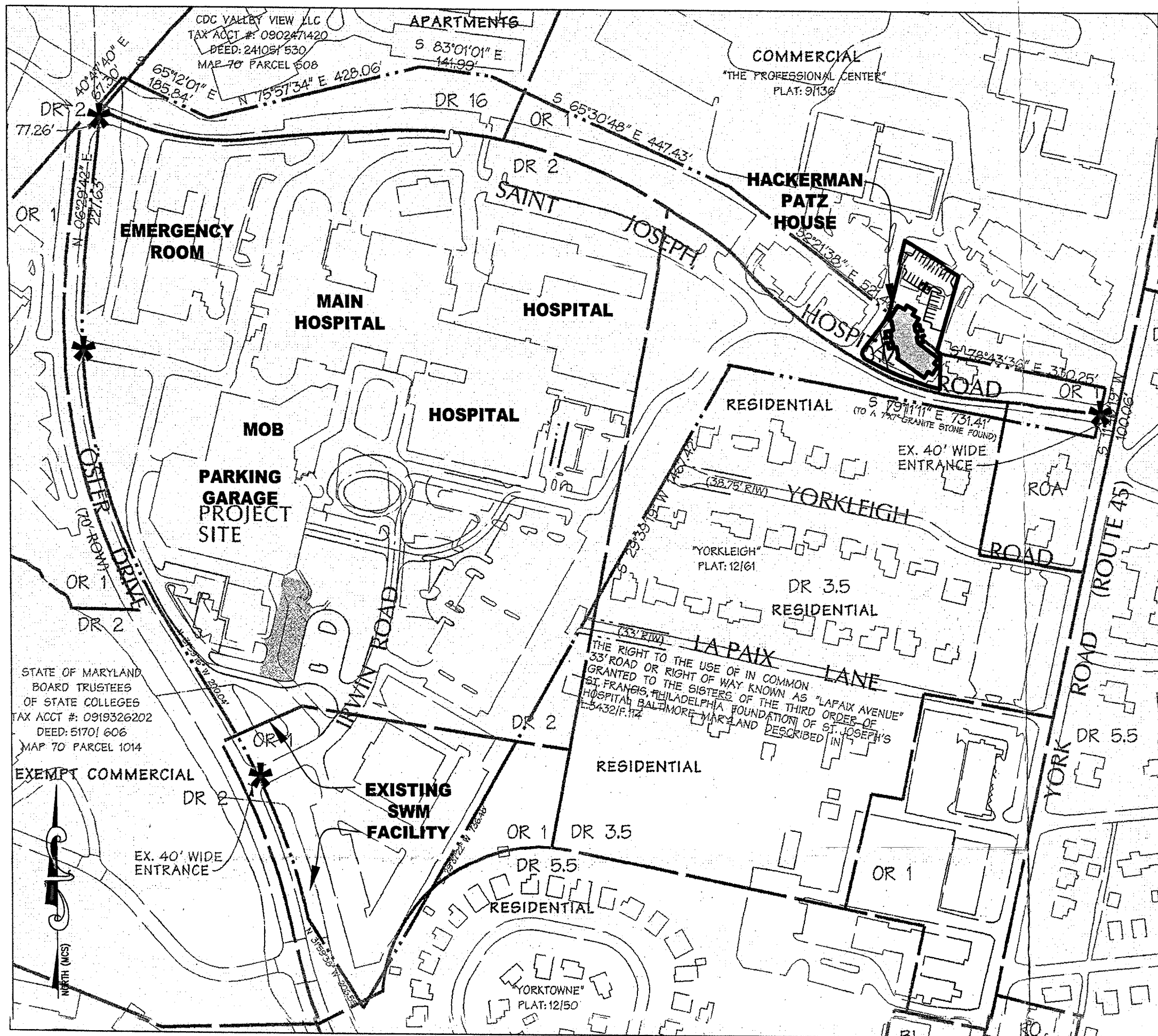
PETITIONER'S

EXHIBIT NO.

12

ENCE

CR Goodman Associates



* SITE POINT OF ENTRY

PROJECT BOUNDARY

SCALE: 1"=200'

OWNER/ DEVELOPER

The Hackerman Patz House will provide 20 rooms of temporary housing for acute patients, caregivers and families.

GENERAL NOTES

1. Proposed Hackerman Patz House Owner and Developer:
St. Joseph Medical Center, Inc.
3601 Outer Drive
Towson, MD 21204
Attention: David Stems
(410)891-9660
2. Current Owner and Street Address:
St. Joseph Medical Center, Inc.
3601 Outer Drive
Towson, MD 21204
Attention: David Stems
(410)891-9660

SITE DATA

TAX MAP 10 - GRID 18 - PARCEL 596
ELECTION DISTRICT 4, CONGRESSIONAL DISTRICT 5

Hackerman/Patz House
TAX ACCOUNT NUMBER: 010251430
DEED: 18/19/18

Other:
TAX ACCOUNT NUMBER: 240001798
DEED: 20/04/04

Other:
TAX ACCOUNT NUMBER: 220000402
DEED: 08/01/04

Other:
TAX ACCOUNT NUMBER: 041091845
DEED: 04/11/04

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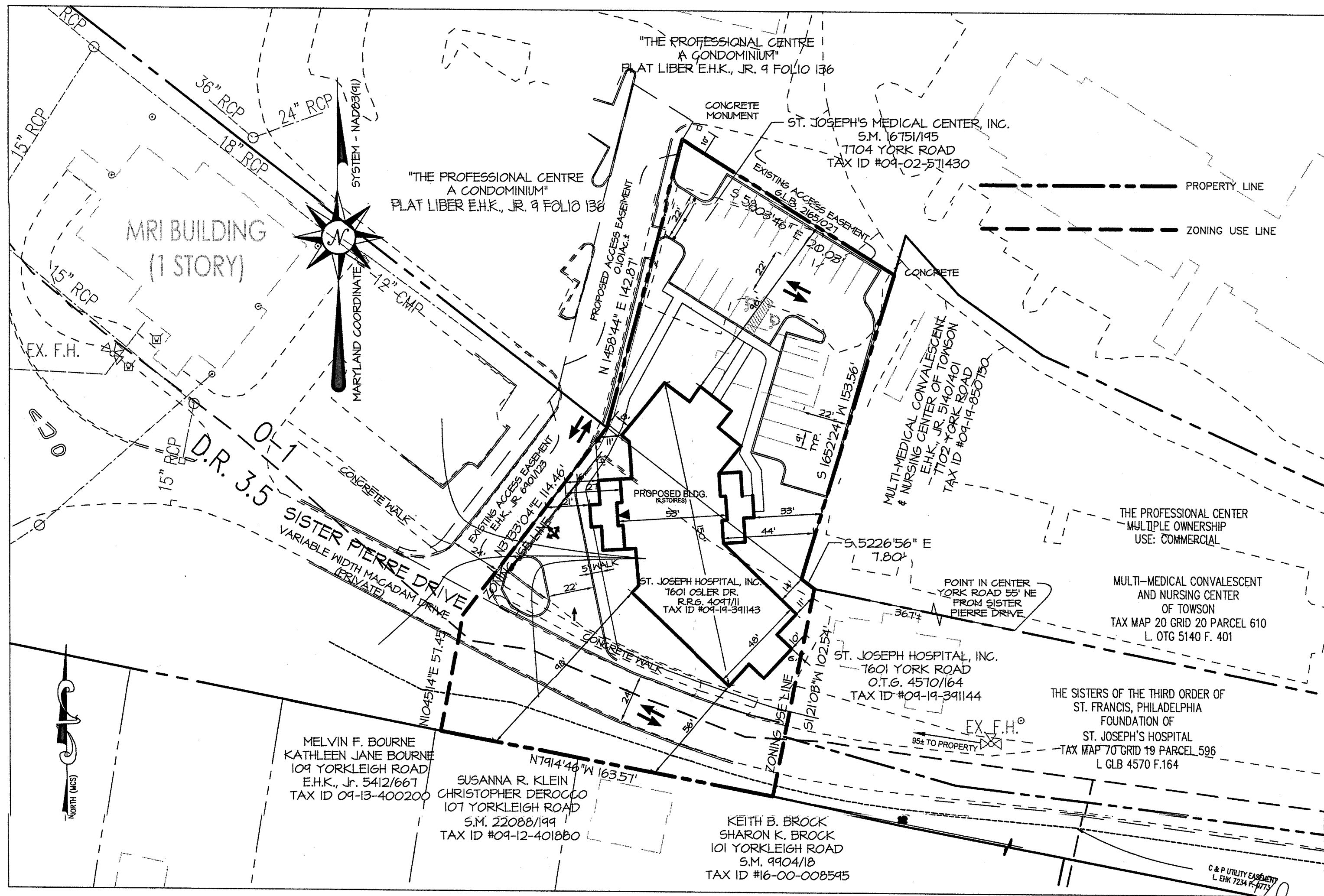
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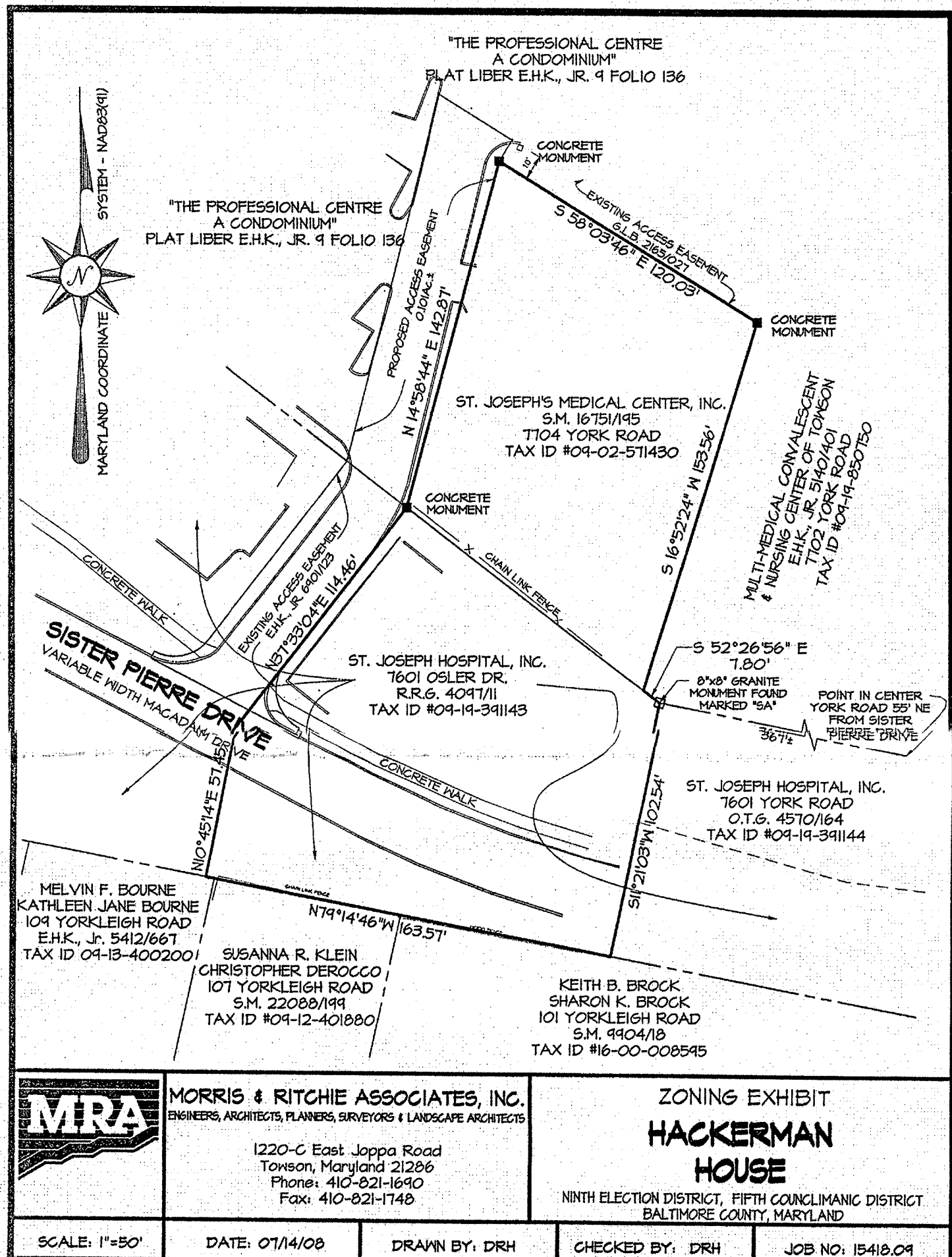
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SITE PLAN

SCALE: 1"=40'



SETBACK DESCRIPTION ENLARGEMENT

SCALE: 1"=50'

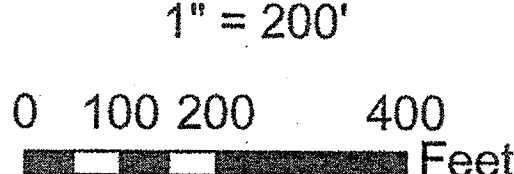


Baltimore County Office of Planning and Zoning Official Zoning Map

060A1	060B1	060C1	070A1	070B1
060A2	060B2	060C2	070A2	070B2
060A3	060B3	060C3	070A3	070B3

Scale

1" = 200'



Data Sources:
Planometric Data - Baltimore County
OTIGS Services Unit
12400, from 1998/08 photography
Zoning - Baltimore County Office of Planning
12400, 2004

* ZONING SETBACK VARIANCE TABLE (PER DR 5.5)

MINIMUM BUILDING SETBACK	BUILDING SETBACK	REAR YARD SETBACK
40'-0"	20'-0"	30'-0"
21'-0"	6'-0"	10'-0"

NOTE: FOR VARIANCE PURPOSES ONLY. SEE APPROVED DEVELOPMENT PLAN (D66) FOR ADDITIONAL INFORMATION.

* Zoning setback for C-1 per 1971 edition of Baltimore County Zoning Regulations - 204.6A (see permitted under 204.2A) non residential principal building setbacks in DR zone - B01.2.1.0

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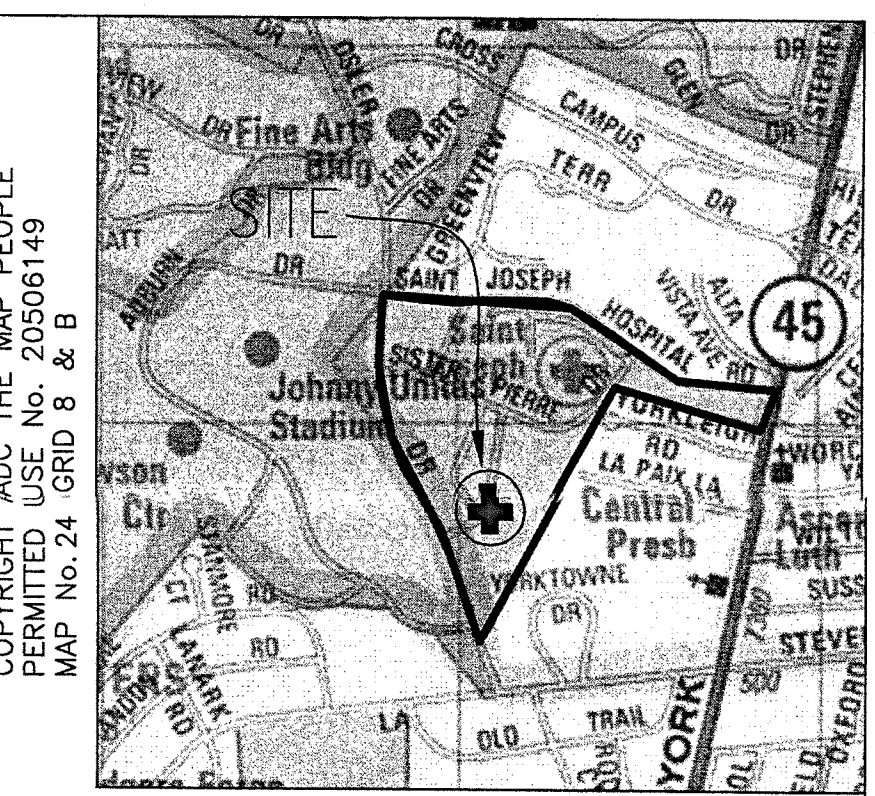
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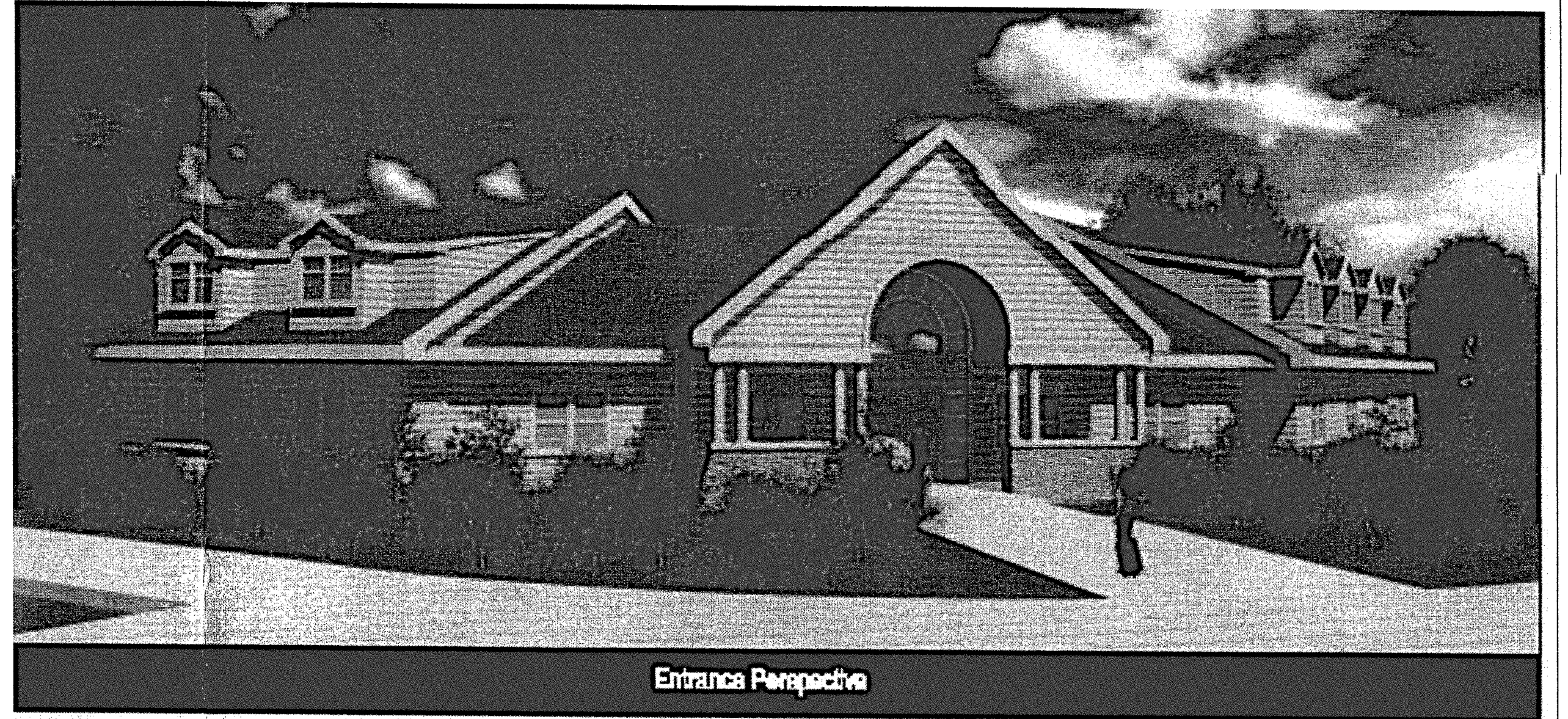
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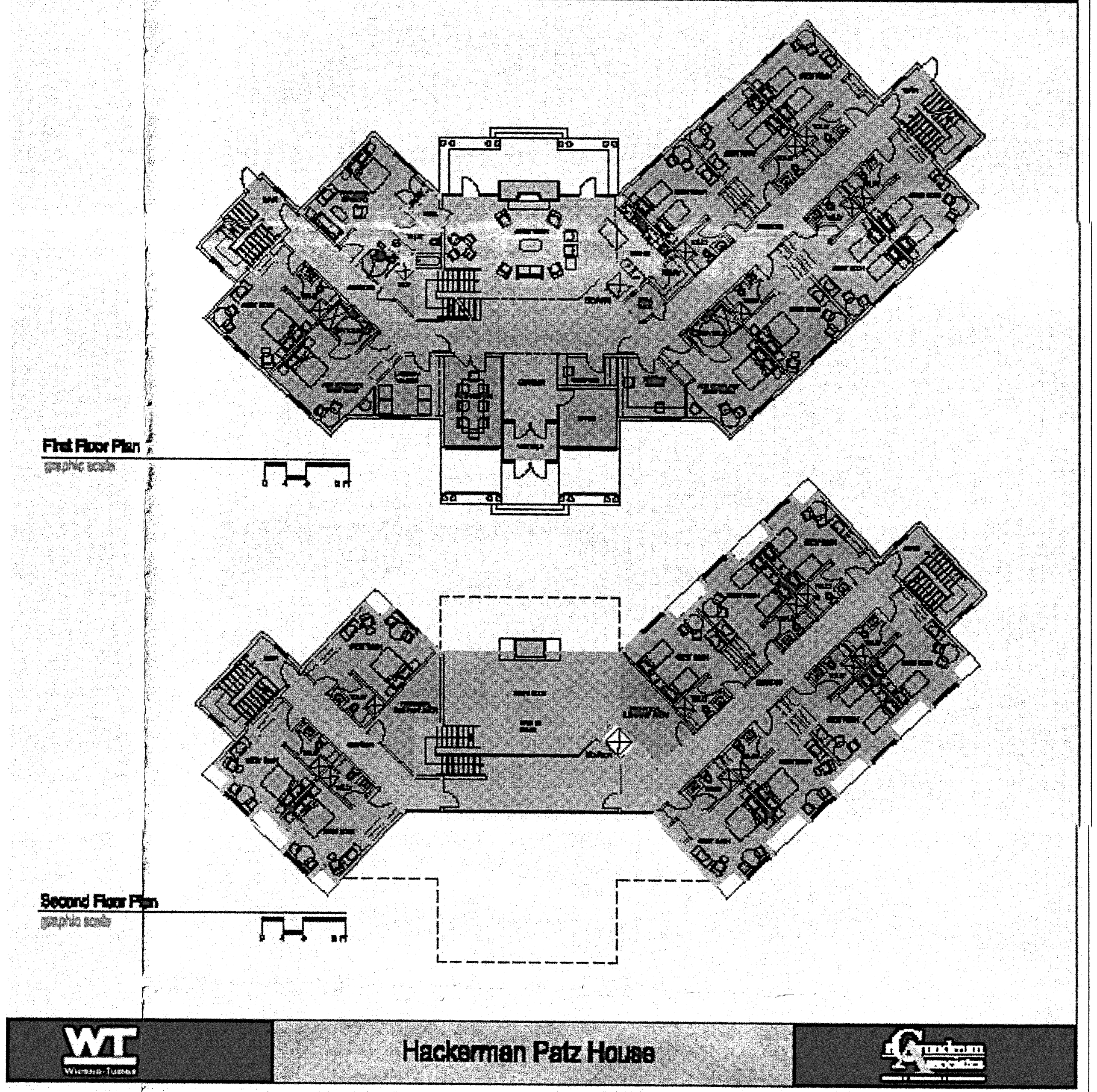
VICINITY MAP

SCALE: 1"=1000'

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.



Entrance Perspective



WT
WILLIAM TURNER

Hackerman Patz House

4
HACKERMAN PATZ HOUSE

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
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DEPARTMENT OF GENERAL SERVICES
DIVISION OF PLANNING AND ZONING

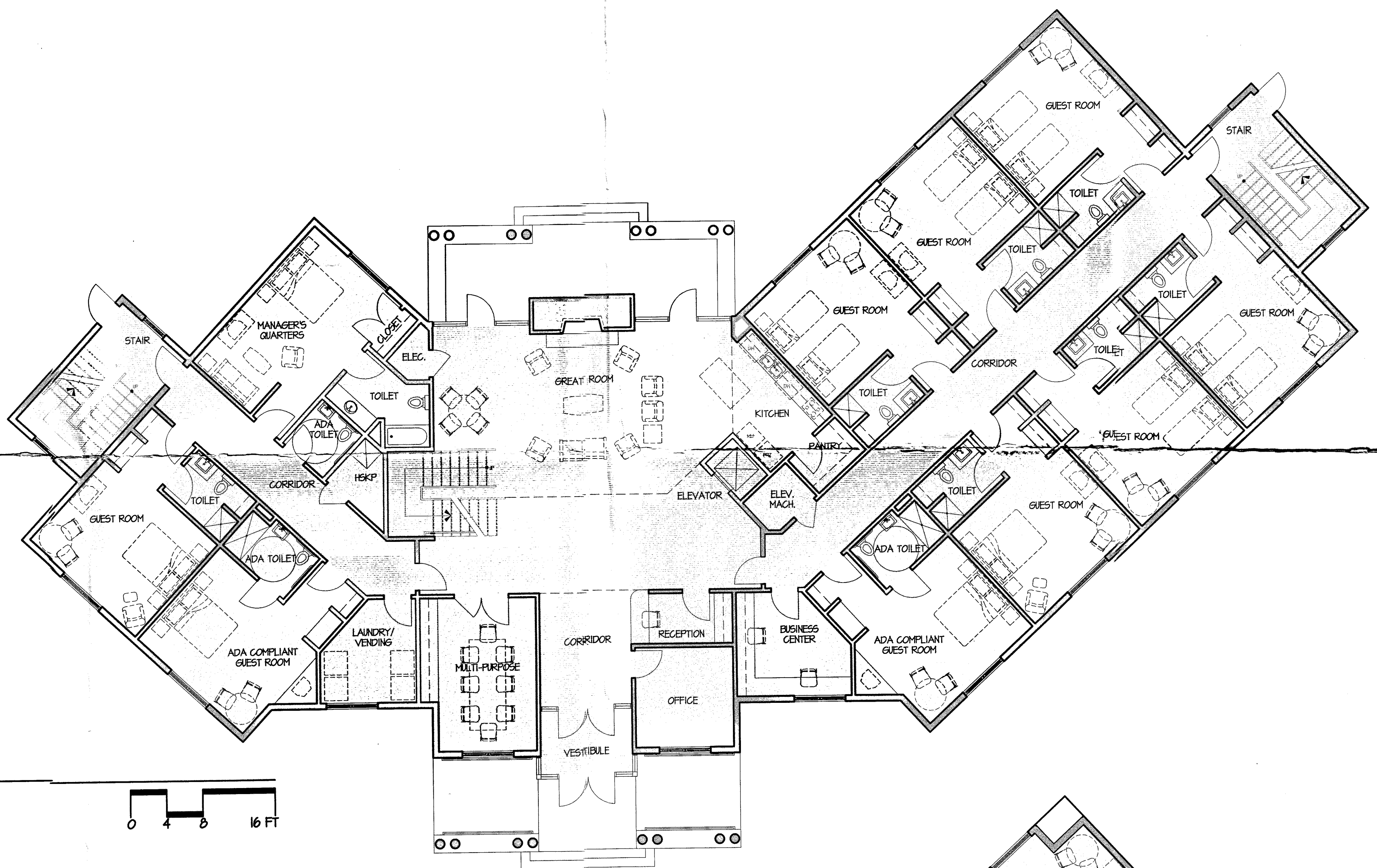
PLAN TO ACCOMPANY ZONING APPLICATION

SHEET 1 OF 1

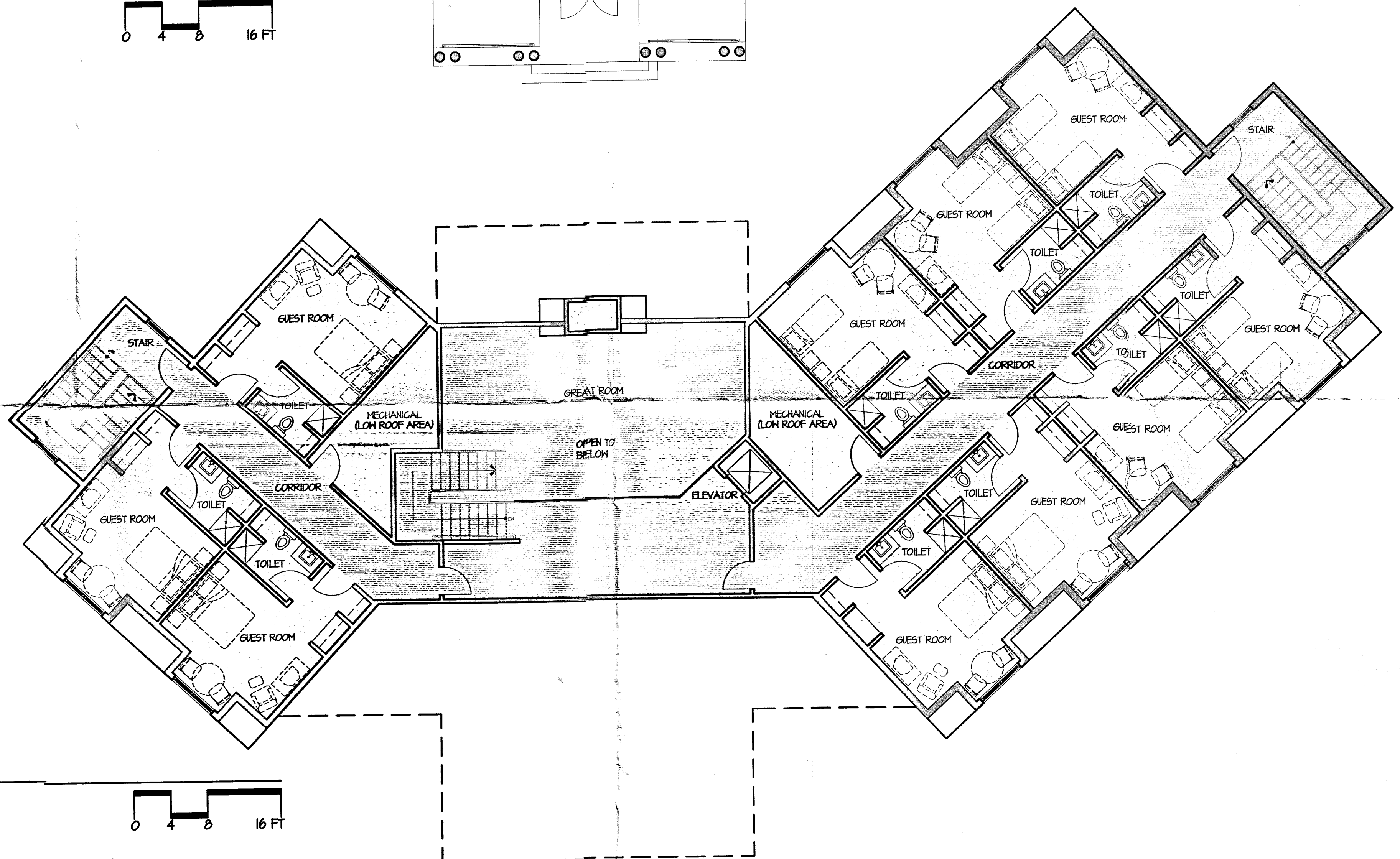
DATE	REVISIONS	5TH COUNCILMANIC DISTRICT	JOB NO.: 15418.06
			SCALE: AS SHOWN
			DATE: 07/29/2008
			DRAWN BY: TH
			REVIEW BY: DEL
			SHEET: 1 OF 1



Entrance Perspective



First Floor Plan
graphic scale



Second Floor Plan
graphic scale