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tal Center, Inc.

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **CASE NO. 2011-0076-A**

\* \* \* \* \*

**ON MOTION FOR RECONSIDERATION**

On this Deputy Zoning Commissioner for consideration of a Motion for Reconsideration filed by John B. Gontrum, Esquire on behalf of Petitioner Franklin Square Hospital Center, Inc. The Motion for Reconsideration was filed pursuant to Rule 4(k) of Appendix G of the Baltimore County Zoning Regulations (B.C.Z.R.) wherein the Rules of Practice and Procedure before the Zoning Commissioner/Hearing Officer for Baltimore County are provided. Rule 4(k) permits a party to file a Motion for Reconsideration of an Order issued by the Zoning Commissioner. This Motion must be filed within 30 days of the date the Order was issued, and must state with specificity the grounds and reasons for their request.

In the instant matter, Petitioner Franklin Square Hospital Center, Inc. requested Variance relief from the Table of Sign Regulations set forth in Section 450.4 – Attachment 1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”). After considering the testimony and evidence offered by Petitioner in support of the relief, the undersigned issued an Order dated November 16, 2010 granting the Variance requests contained in Petitioner’s signage package.

Thereafter, Mr. Gontrum submitted a letter dated December 10, 2010, to be treated as a Motion for Reconsideration. In his Motion, Mr. Gontrum indicated that, inadvertently, three (3) directional signs for the hospital’s professional buildings were not included in the signage

Please place  
in the case  
file for  
2011-0076-A.

Thank you

package. Like the other directional, freestanding signs that were included in the Petition for Variance from Section 450 – Attachment 1.3 of the B.C.Z.R., these are 12.333 feet in height in lieu of the permitted 6 feet in height and contain 68 square feet in lieu of the permitted area per face of 8 square feet. Mr. Gontrum also noted that although the sign variances were not specifically requested for the professional building areas delineated on the site plan, these signs are within the descriptions contained on the notice of the variance requests to the public published in the newspaper and on the signs posted on the property; hence no new variances are requested. The sign locations and elevations are depicted on the signage details that accompanied the Motion, and would supplement as pages 2, 3, 4 and 5 the 22 page colorized signage details packet that was marked and accepted into evidence in the case as Petitioner's Exhibit 2. Mr. Gontrum also pointed out that the three (3) directional signs that are the subject of this Motion are important for identifying parking and services and intended to replace existing signs.

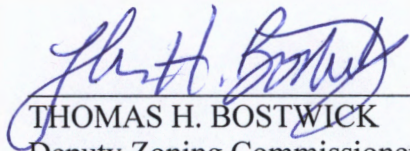
In considering the Motion for Reconsideration, the undersigned reviewed the case file -- including the Petition, the exhibits admitted into evidence, and the Zoning Advisory Committee ("ZAC") comments -- and the Findings of Fact and Conclusions of Law dated November 16, 2010, as well as the letter and supplemental signage details submitted by Mr. Gontrum in support of the Motion.

After reviewing the aforementioned documents, I believe the case warrants granting the Motion for Reconsideration. I agree with Mr. Gontrum that the signs are, in sum and substance, the same signs that were already approved in my previous Order dated November 16, 2010 for the entire Hospital property. While it is true that the actual signs in the specific locations indicated in the Motion were not part of the original Petition or evidence at the hearing, I believe the granting of relief for these signs is within the scope of my original Order and within the spirit and intent of

the Zoning Regulations. Therefore, I shall grant the Motion for Reconsideration and amend the Order to include the supplemental signage details that accompanied the Motion in the colorized 22 page signage details packet accepted into evidence as Petitioners' Exhibit 2.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of December, 2010 that Petitioner's Motion for Reconsideration pursuant to the letter dated December 10, 2010 be and is hereby **GRANTED**, and the three (3) supplemental signage details submitted with the Motion shall be included as pages 2, 3, 4 and 5 in the 22 page colorized signage details packet accepted into evidence as Petitioner's Exhibit 2 (attached to this Order on Motion for Reconsiderations as Exhibit "A").

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

Attachment-Exhibit "A"

THB:pz





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

December 27, 2010

JOHN B. GONTRUM, ESQUIRE  
WHITEFORD TAYLOR & PRESTON LLP  
1 WEST PENNSYLVANIA AVENUE  
SUITE 300  
TOWSON MD 21204

Re: Petition for Variance  
**Order on Motion for Reconsideration**  
Case No. 2011-0076-A  
Property: 9000 Franklin Square Drive

Dear Mr. Gontrum:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB/pz

Enclosure

- c: Dennis Kephart, Facilities Manager, Franklin Square Hospital Center, Inc., 9000 Franklin Square Drive, Baltimore MD 21237  
Bob Nelson, Chief of Security, Franklin Square Hospital Center, Inc., 9000 Franklin Square Drive, Baltimore MD 21237  
James Applegate, Apple Signs, 404 Serendipity Drive, Millersville MD 21108



**IN RE: PETITION FOR VARIANCE**

E side of Rossville Blvd., 55 feet S of  
the c/l of Franklin Square Drive  
14<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District  
(9000 Franklin Square Drive)

**Franklin Square Hospital Center, Inc.**  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* CASE NO. 2011-0076-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, Franklin Square Hospital Center, Inc., a subsidiary of H.H. MedStar Health, Inc. and Bay Development Corp. Petitioner is requesting Variance relief from the Table of Sign Regulations set forth in the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- From Section 450.5.B.3.b of the B.C.Z.R. to allow a sign on a vertical face of canopy to extend above and below the face of the canopy (signs E025, E031); and
- From Section 450.5.B.4 of the B.C.Z.R. to allow on a single premises freestanding signs within 100 feet of other freestanding signs having an area per face larger than 8 square feet (signs X04/E002, X02/E052, X06/E053, MA-2, X02/E013, X05/E014); and
- From Section 450.4 - Attachment 1.1(a) of the B.C.Z.R. to allow 2 changeable copy, freestanding signs accessory to an institution on a single premises in lieu of the permitted 1 sign, with an area per face of up to 120 square feet in lieu of the permitted area per face of 25 square feet, and a sign height of up to 13.6 feet in lieu of the permitted 6 feet in height (MA-1, MA-2); and
- From Section 450.4 - Attachment 1.3 of the B.C.Z.R. to allow directional, freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (see Council Bill 89-1997) (Signs X02/E013, X02/E042, X02/E052, X03/E004, X03/E008, X04/E002, X04/E003, X04/007, X04/E009, X05/E014, X06/E053); and
- From Section 450.4 - Attachment 1.3 of the B.C.Z.R. to allow directional, freestanding signs in a residential zone of up to 12.333 feet in height in lieu of the permitted 4 feet in height (Signs X02/E013, X02/E042, X02/E052, X03/E004, X03/E008, X04/E003, X04/007, X05/E014, X06/E053); and

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Date 11-16-10

By B3

- From Section 450.4 - Attachment 1.3 of the B.C.Z.R. to allow directional, freestanding signs in a non-residential zone of up to 12.333 feet in height in lieu of the permitted 6 feet in height (Signs X04/E002, X04/E099); and
- From Section 450.4 - Attachment 1.6 of the B.C.Z.R. to allow an identification sign for an institution with an area per face of 763 square feet in lieu of the permitted area per face of 25 square feet (Sign E033); and
- From Section 450.4 - Attachment 1.6 of the B.C.Z.R. to allow 2 identification signs on the same building frontage in lieu of the permitted 1 identification sign on a building frontage, each with an area per face of up to 63 square feet in lieu of the permitted area per face of 25 square feet, and constructed on a canopy in lieu of the permitted wall mounted, freestanding, or integral sign (Signs E025, E031).

The subject property and requested relief are more fully depicted on the 4 page site plan documents which were collectively marked and accepted into evidence as Petitioner's Exhibit 1, as well as the 22 page colorized signage details packet that was marked and accepted into evidence as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the variance requests were Dennis Kephart and Bob Nelson on behalf of Petitioner Franklin Square Hospital Center, Inc. Mr. Kephart is in charge of the hospital facilities and has been involved in the recent improvements to the campus, and Mr. Nelson is Chief of Security for the hospital. John B. Gontrum, Esquire, appeared as attorney for Petitioner. Also appearing in support of the requested relief was James Applegate with Apple Signs, the company involved in the design and placement of the signs identified on the site plan drawings and the colorized signage details packet. The site plan drawings were sealed by Tobi Louise Kester, a registered landscape architect with Dewberry & Davis LLC. There were no Protestants or other interested persons in attendance.

Testimony and evidence was presented by way of a proffer from Mr. Gontrum and revealed that the subject property is irregular shaped and consists of approximately 55.879 acres, more or less, zoned D.R.5.5 and O.R.-1. As shown on pages 1 and 2 of the site plan, the property

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Date 11.16.10

By JB



is located on the east side of Rossville Boulevard, south of Interstate 95, west of King Avenue and north of Philadelphia Road, in the White Marsh area of Baltimore County. The property straddles the north and south sides of Franklin Square Drive, which stretches from Rossville Boulevard to the west to King Avenue to the east. As shown on the vicinity map, Hospital Drive also runs from Philadelphia Road in a northerly direction to the subject property and effectively bisects the property on the east and west sides. The property is also bordered to the north by the Community College of Baltimore County – Essex Campus. The hospital property is improved with several buildings, with the focus of the hospital campus being the existing nine-story Patient Tower building located on the north side of Franklin Square Drive opposite Hospital Drive. To the south of Franklin Square Drive are parking lots and medical buildings that are part of the larger hospital campus.

By way of background, Petitioner Franklin Square Hospital Center, Inc. is the largest community teaching hospital in the State and is a member of MedStar Health, the region's largest integrated health system. Franklin Square has a medical staff of more than 3,200 healthcare professionals, including over 600 physicians. In 2009, Franklin Square's Emergency Department served more than 104,700 patients, making it the busiest emergency services facility in Maryland. Franklin Square opened at its present location in eastern Baltimore County in 1969 with the construction of a relatively modest four-story hospital building. Since that time, the hospital facility has continued to expand with a broad range of healthcare specialties, advanced technologies and treatments, and has also developed into a major regional meeting place of healthcare administrators and practitioners to discuss important healthcare issues at seminars in its conference center. This expansion culminated in the recent completion of the nine-story \$175 million Patient Tower. The 356,000 square foot facility will have private rooms and begin

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By pm



accepting patients in November, 2010. The building includes an expanded emergency department, intensive care unit, and a Family Pediatric Center with pediatric emergency and inpatient units. Franklin Square is also one of the regional disaster centers in partnership with other area hospitals, wherein they can share resources and shift patients in emergencies, such as with potential railroad or chemical disasters, or tropical storms.

In discussing the specific signage issues, Mr. Gontrum indicated that one of the more unusual features of the subject site is the fact that the hospital campus is so spread out, with the various hospital and medical professional buildings, as well as delivery areas and over 3,000 parking spaces. Because the hospital campus is so sprawling, there are multiple entrances onto the property, including two at each end of Franklin Square Drive (at Rossville Boulevard and King Avenue) and one on Hospital Drive. According to Mr. Gontrum, an already complex hospital layout is now even more extensive with the new Patient Tower. The possible confusion associated with the various entrance points, coupled with the sheer size of the hospital building and its array of services, and the presence of parked vehicles and other visual obstructions throughout the property, has led Franklin Square Hospital and its engineers and consultants to fashion a signage package for the campus, as shown in Petitioner's Exhibit 2. In a broad sense, it is these features of the property, as well as the property's use as a major metropolitan hospital, that drive the need for the aforementioned sign variances.

Mr. Gontrum explained that the sign variances could be separated into four main categories: (1) the main building signs; (2) the changeable copy signs at the entrances; (3) the freestanding signs within 100 feet of other freestanding signs; and (4) the directional, freestanding signs. Details of the signs and their proposed locations are shown on Petitioner's Exhibit 2, as well as pages 1 and 2 of the site plan drawings. They can also be summarized as follows:

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By ms

Main Building Signs – as the category suggests, these are the three signs that are affixed to the main hospital building, as shown on pages 18-22 of Petitioner's Exhibit 2. This includes the large "Franklin Square Hospital Center – *MedStar Health*" sign proposed for the front of the Patient Tower building just below the roofline, as well as the "Staff Entrance" and "Emergency" signs proposed on the side of the building attached to the canopies at ground level. Because of the size of the new Patient Tower, a sign of relative comparable size is necessary. As to the other signs, it is necessary to affix these signs to the canopy over the staff and emergency entrances to make them visible, while providing cover for ambulances and other emergency vehicles.

Changeable Copy Signs at Entrances – these signs would be permanent signs with foundation and brick bases with fixed and changeable copy signage on both sides. One would be located at each of the main entrances to the hospital campus -- at the Rossville Boulevard and Franklin Square Drive entrance, and the entrance to the new Patient Tower and the Emergency Department from Franklin Square Drive. These signs are depicted on pages 3 and 5 of Petitioner's Exhibit 2. The need for these signs at the height proposed is for the visibility from Rossville Boulevard, and then once visitors and emergency vehicles are on the campus, to direct them to the proper areas of the Patient Tower building. In addition, as shown on page 6 of Petitioner's Exhibit 2, there are vehicles parked on both sides of Franklin Square Drive, so a sign with sufficient size and height is needed to overcome the height of the vehicles. The changeable copy is requested to alert the public of news and events that may change from time to time and be relevant to their lives, such as blood drives and meetings or seminars at the hospital.

Freestanding Signs – these are the freestanding signs that are within 100 feet of other freestanding signs. They include the freestanding entrance "5" sign depicted on page 7 of Petitioner's Exhibit 2 that mainly directs vehicles to the Emergency Department and the service

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By [Signature]

and delivery areas, as well as a second entrance sign depicted on page 16 of Petitioner's Exhibit 2 that highlights the parking areas. Also included is the freestanding entrance "1" sign depicted on page 9 and the similar freestanding directional sign depicted on page 12 of Petitioner's Exhibit 2. These signs, and their proposed square footage and lettering size, are also needed to properly direct traffic once they enter the hospital campus.

General Directional Signage – these include the balance of the signs depicted on pages 7 through 17 of Petitioner's Exhibit 2 and request variance relief from the height, square footage, and copy size of the Regulations. Petitioner has chosen the size and placement of the proposed signs to provide directional and location information to visitors traveling along the interior public roads of the hospital campus.

Further evidence revealed that Franklin Square Hospital is a regional medical center and, as such, draws patients from a wide geographic area, many of whom are not familiar with the location of the hospital campus or the new Patient Tower. Even visitors familiar in general with Franklin Square Hospital may need the proposed signage, because some uses at the campus have recently been updated or changed. Additionally, many visitors to the hospital will be ill, under stress, or elderly and, therefore, would be assisted by signage that provides for quick identification of the campus buildings and uses. The three separate entrance locations also provide the necessity for adequate signage to accurately and efficiently direct visitors and patients to their desired destinations.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated September 27, 2010 which indicates they reviewed the request for variances from the B.C.Z.R. for a comprehensive sign package including 16 new signs to be erected on the Franklin Square Hospital

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By ps



Center campus. That Office does not oppose the requested variances, but recommends that all freestanding signs should incorporate landscaping around the base of the sign, and that Petitioner should consider adding directional language to Sign X06/E053 that would direct motorists to the adjacent CCBC campus.

After due consideration of the testimony and evidence presented, it is clear that the signage, as shown on the site plan drawings and the colorized signage details packet, is appropriate in the locations proposed and, having met the standards set forth in Section 307.1 of the B.C.Z.R., should be granted. This almost 56 acre campus is unique by virtue of its overall size and irregular shape, along with the relationship of the campus to the public roadways on which it has frontage, as well as the interior public roadways and the multiple entrances on those roadways. These features and characteristics not only limit visibility into and within 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 also 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 and restrictions on locations 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. The signs also direct service and delivery persons to the appropriate areas so as not to be intermingled or confused with the medical areas.

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 hospital campus -- especially with the existence of the new Patient Tower -- and the number of patient services

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By pm

provided throughout the hospital, and the need to provide adequate guidance to patients and visitors. A review of the details and elevations of the proposed signage confirms that the new signs will provide a significant upgrade. Additionally, the character of the proposed signs will be consistent with the signage for this type of institutional use. Therefore, I am persuaded to grant the requested relief.

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 16<sup>th</sup> day of November, 2010 by this Deputy Zoning Commissioner that Petitioner's request for Variance relief from the Table of Sign Regulations set forth in the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- From Section 450.5.B.3.b of the B.C.Z.R. to allow a sign on a vertical face of canopy to extend above and below the face of the canopy (signs E025, E031); and
- From Section 450.5.B.4 of the B.C.Z.R. to allow on a single premises freestanding signs within 100 feet of other freestanding signs having an area per face larger than 8 square feet (signs X04/E002, X02/E052, X06/E053, MA-2, X02/E013, X05/E014); and
- From Section 450.4 - Attachment 1.1(a) of the B.C.Z.R. to allow 2 changeable copy, freestanding signs accessory to an institution on a single premises in lieu of the permitted 1 sign, with an area per face of up to 120 square feet in lieu of the permitted area per face of 25 square feet, and a sign height of up to 13.6 feet in lieu of the permitted 6 feet in height (MA-1, MA-2); and
- From Section 450.4 - Attachment 1.3 of the B.C.Z.R. to allow directional, freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (see Council Bill 89-1997) (Signs X02/E013, X02/E042, X02/E052, X03/E004, X03/E008, X04/E002, X04/E003, X04/007, X04/E009, X05/E014, X06/E053); and
- From Section 450.4 - Attachment 1.3 of the B.C.Z.R. to allow directional, freestanding signs in a residential zone of up to 12.333 feet in height in lieu of the permitted 4 feet in height (Signs X02/E013, X02/E042, X02/E052, X03/E004, X03/E008, X04/E003, X04/007, X05/E014, X06/E053); and

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By PM

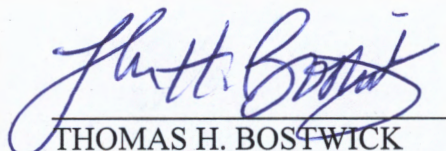
- From Section 450.4 - Attachment 1.3 of the B.C.Z.R. to allow directional, freestanding signs in a non-residential zone of up to 12.333 feet in height in lieu of the permitted 6 feet in height (Signs X04/E002, X04/E099); and
- From Section 450.4 - Attachment 1.6 of the B.C.Z.R. to allow an identification sign for an institution with an area per face of 763 square feet in lieu of the permitted area per face of 25 square feet (Sign E033); and
- From Section 450.4 - Attachment 1.6 of the B.C.Z.R. to allow 2 identification signs on the same building frontage in lieu of the permitted 1 identification sign on a building frontage, each with an area per face of up to 63 square feet in lieu of the permitted area per face of 25 square feet, and constructed on a canopy in lieu of the permitted wall mounted, freestanding, or integral sign (Signs E025, E031),

be and are hereby **GRANTED**.

The following shall be conditions precedent to the relief granted herein:

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.
2. All freestanding signs should incorporate landscaping around the base of the sign, and Petitioner should consider adding directional language to Sign X06/E053 that would direct motorists to the adjacent CCBC campus.

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

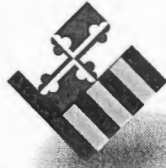
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Date 11-16-10 9

By [Signature]





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

November 16, 2010

JOHN B. GONTRUM, ESQUIRE  
WHITEFORD TAYLOR & PRESTON LLP  
1 WEST PENNSYLVANIA AVENUE  
SUITE 300  
TOWSON MD 21204

Re: Petition for Variance  
Case No. 2011-0076-A  
Property: 9000 Franklin Square Drive

Dear Mr. Gontrum:

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.

Sincerely,

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB/pz

Enclosure

- c: Dennis Kephart, Facilities Manager, Franklin Square Hospital Center, Inc., 9000 Franklin Square Drive, Baltimore MD 21237  
Bob Nelson, Chief of Security, Franklin Square Hospital Center, Inc., 9000 Franklin Square Drive, Baltimore MD 21237  
James Applegate, Apple Signs, 404 Serendipity Drive, Millersville MD 21108



# Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property  
located at 9000 Franklin Square Drive  
which is presently zoned D.R. 5.5 / ONI

Deed Reference: see attached / Tax Account # see attached

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.)

See attached.

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:

John B. Gontrum, Esquire

Name - Type or Print \_\_\_\_\_  
Signature [Signature]  
Whiteford, Taylor & Preston, LLP  
Company  
1 W. Pennsylvania Ave., St. 300 410-832-2000  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson, Maryland 21204-5025  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Franklin Square Hospital Center, Inc.

Name - Type or Print Adrienne Kuby - CEO of FSH  
Signature \_\_\_\_\_

H. H. Medstar Health, Inc. Bay Development Corp.  
Name - Type or Print Eric R. Wagner - VP of Medstar  
Signature \_\_\_\_\_

9000 Franklin Square Drive 443-777-7254  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore, Maryland 21237  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Case No. 2011-0076-A

## Office Use Only

Estimated Length of Hearing \_\_\_\_\_  
Unavailable For Hearing \_\_\_\_\_

REV 8/20/07

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Reviewed by [Signature] Date 8/20/10

Date 11-16-10

By [Signature]

**Variance Requests – 9000 Franklin Square Drive**

- A. From Baltimore County Zoning Regulations (“BCZR”) Section 450.5.B.3.b to allow a sign on a vertical face of a canopy to extend above and below the face of the canopy (signs E025, E031).
- B. From BCZR Section 450.5.B.4.a to allow on a single premises freestanding signs within 100 feet of other freestanding signs having an area per face larger than 8 square feet (signs X04/E002, X02/E052, X06/E053, MA-2, X02/E013, X05/E014).
- C. From BCZR Section 450.4 Attachment 1.1 (a) to allow two changeable copy, freestanding signs accessory to an institution, on a single premises in lieu of the permitted 1 sign, with an area per face of up to 120 square feet in lieu of the permitted area per face of 25 square feet, and a sign height of up to 13.6 feet in lieu of the permitted 6 feet in height (signs MA-1, MA-2)
- D. From BCZR Section 450.4 Attachment 1.3 to allow directional, freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (see Council Bill 89-1997)(signs X02/E013, X02/E042, X02/E052, X03/E004, X03/E008, X04/E002, X04/E003, X04/007, X04/E009, X05/E014, X06/E053).
- E. From BCZR 450.4 Attachment 1.3 to allow directional, freestanding signs in a residential zone of up to 12.333 feet in height in lieu of the permitted 4 feet in height (signs X02/E013, X02/E042, X02/E052, X03/E004, X03/E008, X04/E003, X04/007, X05/E014, X06/E053).
- F. From BCZR 450.4 Attachment 1.3 to allow directional, freestanding signs in a non residential zone of up to 12.333 feet in height in lieu of the permitted 6 feet in height (signs X04/E002, X04/E099).
- G. From BCZR 450.4 Attachment 1.6 to allow an identification sign for an institution with an area per face of 763 square feet in lieu of the permitted area per face of 25 square feet (sign E033).
- H. From BCZR 450.4 Attachment 1.6 to allow two identification signs on the same building frontage in lieu of the permitted one identification sign on a building frontage, each with an area per face of up to 63 square feet in lieu of the permitted per area per face of 25 square feet, and constructed on a canopy in lieu of the permitted wall-mounted, freestanding, or integral sign (signs E025, E031).





3108 Lord Baltimore Drive  
Baltimore, Maryland 21244-5800

410.265.9500  
410.265.8875 fax  
www.dewberry.com

## PROPERTY DESCRIPTION FOR ZONING VARIANCE

HH Medstar Health, Inc. / Franklin Square Hospital Center, Inc.  
Parcel 604, Tax Map 82 Grid 20

Address: 9000 Franklin Square Drive

Beginning at a point on the North side of Franklin Square Drive, classified as a Collector, which is 70' wide at the distance of 955' East of the centerline of Rossville Boulevard, a Minor Arterial, which is 120' wide. Thence the following courses and distances based on the NAD83/91 horizontal datum:

- 1) N 08° 00' 30" W 507.04'
- 2) N 81° 59' 30" E 855.09'
- 3) N 59° 02' 10" E 659.34'
- 4) S 36° 25' 05" E 580.05'
- 5) S 49° 50' 36" W 203.44'
- 6) N 40° 09' 40" W 132.88'
- 7) S 81° 59' 30" W 250.00'
- 8) S 08° 00' 30" E 112.70'
- 9) S 35° 12' 37" W 58.04'
- 10) S 81° 59' 30" W 262.76'
- 11) S 08° 00' 30" E 282.29'
- 12) S 67° 22' 35" W 139.79'
- 13) Along a curve with a radius of 665.00' and an arc length of 527.00', subtended by a chord of N 89° 55' 16" W 513.31'
- 14) N 67° 13' 05" W 100.54'
- 15) Along a curve with a radius of 860.00' and an arc length of 232.06', subtended by a chord of N 74° 56' 56" W 231.36'

to the Place of Beginning as recorded in Deed Liber 8146, Folio 787 and containing 22.223 acres.

Also including;

HH Medstar Health, Inc. / Franklin Square Hospital, Inc.  
**Parcel 708, Tax Map 82 Grid 20**

**Address: No fixed address.**

**Beginning at a point on the East side of Rossville Boulevard**, classified as Minor Arterial, which is 120' wide at the distance of 502' South of the centerline of the nearest improved intersecting street Franklin Square Drive, a Collector, which is 70' wide. Thence the following courses and distances based on the NAD83/91 datum:

- 1) N 10° 05' 00" E 411.60'
- 2) N 52° 26' 47" E 75.00'
- 3) S 80° 05' 00" E 73.38'
- 4) Along a curve with a radius of 705.00' and an arc length of 262.09', subtended by a chord of N 89° 16' 00" E for a distance of 260.58'
- 5) N 78° 37' 00" E 89.13'
- 6) S 09° 24' 10" E 371.01'
- 7) S 81° 20' 40" W 112.57'
- 8) S 81° 20' 40" W 506.84'

to the Place of Beginning as recorded in Deed Liber 5726, Folio 210 and containing 4.873 acres.

Also including;

HH Medstar Health, Inc. / Bay Development Corp.  
**Parcel 76, Tax Map 82 Grid 20**

**Address: 9101 Franklin Square Drive**

**Beginning at a point on the South side of Franklin Square Drive**, classified as Collector, which is 70' wide at the distance of 62' East of the centerline of the nearest improved intersecting street Hospital Drive which is 60' wide. Thence the following courses and distances based on the NAD83/91 datum:

2 of 6

- 1) N 67° 27' 26" E 70.46'
- 2) Along a curve with a radius of 735.00' and an arc length of 112.60', subtended by a chord of N 63° 04' 06" E 112.49'
- 3) S 30° 52' 59" E 18.81'
- 4) N 49° 50' 20" E 856.26'
- 5) S 47° 09' 40" E 479.02'
- 6) S 49° 50' 20" W 429.56'
- 7) S 50° 17' 55" E 63.00'
- 8) S 49° 51' 55" W 399.72'
- 9) S 50° 20' 19" E 541.82'
- 10) S 49° 23' 56" W 358.27'
- 11) N 50° 15' 34" W 40.58'
- 12) S 49° 23' 56" W 25.36'
- 13) S 50° 15' 34" E 5.07'
- 14) S 49° 23' 56" W 16.91'
- 15) N 89° 30' 34" W 15.07'
- 16) Along a curve with a radius of 1430.00' and an arc length of 68.20', subtended by a chord of N 49° 59' 00" W 68.19'
- 17) N 51° 20' 59" W 484.16'
- 18) Along a curve with a radius of 670.00' and an arc length of 507.86', subtended by a chord of N 29° 38' 34" W 495.79'
- 19) N 07° 55' 39" W 61.83'
- 20) Along a curve with a radius of 30.00' and an arc length of 39.48', subtended by a chord of N 29° 45' 54" E 36.69'

to the Place of Beginning as recorded in Deed Liber 5497, Folio 959 and containing 19.561 acres.

346



Also including;

HH Medstar Health, Inc. / Bay Development Corp.  
**Parcel 624, Tax Map 82 Grid 19**

**Address: No fixed address.**

**Beginning at a point on the South side of Franklin Square Drive**, classified as a Collector, which is 70' wide at the distance of 977' East of the centerline of the nearest improved intersecting street Rossville Boulevard, a Minor Arterial, which is 120' wide. Thence the following courses and distances based on the NAD83/91 datum:

- 1) Along a curve with a radius of 790.00' and an arc length of 193.93', subtended by a chord of S 74° 01' 58" E 193.44'
- 2) S 67° 00' 00" E 100.54'
- 3) Along a curve with a radius of 735.00' and an arc length of 582.47', subtended by a chord of S 89° 42' 10" E 567.35'
- 4) N 67° 35' 40" E 31.04'
- 5) Along a curve with a radius of 30.00' and an arc length of 54.78', subtended by a chord of S 60° 05' 50" E 47.48'
- 6) S 07° 47' 25" E 30.54'
- 7) Along a curve with a radius of 730.00' and an arc length of 553.23', subtended by a chord of S 29° 30' 05" E 540.09'
- 8) S 51° 12' 45" E 64.25'
- 9) S 43° 08' 00" W 80.44'
- 10) N 46° 52' 00" W 750.00'
- 11) S 67° 35' 40" W 228.18'
- 12) S 81° 20' 40" W 380.72'
- 13) N 07° 47' 25" W 341.20'

to the Place of Beginning as recorded in Deed Liber 8146, Folio 798 and containing 4.960 acres.

**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.**

---

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**For Newspaper Advertising:**

**John Gontrum**

*Please put in  
re彭ension*

76-A

ital Inc.; Bay Development Corp  
wone Drive

Ston, LLP

300

410-832-2055

And finally;

HH Medstar Health, Inc. / Bay Development Corp.  
**Parcel 75, Tax Map 82 Grid 19**

**Address: No fixed address.**

**Beginning at a point on the South side of Franklin Square Drive**, classified as a Collector, which is 70' wide at the distance of 565' East of the centerline of the nearest improved intersecting street Rossville Boulevard, a Minor Arterial, which is 120' wide. Thence the following courses and distances based on the NAD83/91 datum:

- 1) N 78 ° 37' 00" E 130.90'
- 2) Along a curve with a radius of 790.00' and an arc length of 280.16', subtended by a chord of N 88° 46' 34" E 278.69'
- 3) S 07° 47' 25" E 341.20'
- 4) S 81° 20' 40" W 397.11'
- 5) N 9° 24' 10" W 371.01'

to the Place of Beginning as recorded in Deed Liber 8146, Folio 798 and containing 3.414 acres.



7/23/10

5/6



**PROPERTY DESCRIPTION FOR ZONING VARIANCE**

Board of Trustees of Essex Community College  
**Parcel 359, Tax Map 82 Grid 19**

**Address: No Fixed Address.**

**Beginning at a point on the North side of Franklin Square Drive**, classified as a Collector, which is 70' wide at the distance of 740' East of the centerline of Rossville Boulevard, a Minor Arterial, which is 120' wide. Thence the following courses and distances based on the NAD83/91 horizontal datum:

- 1) N 31° 46' 28" E 25.46'
- 2) N 04° 19' 07" W 13.36'
- 3) Along a curve with a radius of 225.00' and an arc length of 79.69' subtended by a chord of N 05° 49' 40" E 79.27'
- 4) Along a curve with a radius of 175.00' and an arc length of 201.64', subtended by a chord of N 48° 59' 00" E 190.67'
- 5) N 81° 59' 34" E 16.00'
- 6) S 08° 00' 30" E 244.20'
- 7) Along a curve with a radius of 860.00' and an arc length of 214.74', subtended by a chord of N 89° 49' 52" W 214.18'

to the Place of Beginning as recorded in Deed Liber 5714, Folio 329 and containing 0.848 acres.



7/23/10

606

#### 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: # 2011-0076-A

9000 Franklin Square Drive

E/side of Rossville Boulevard, 55 feet south of the centerline of Franklin Square Drive

14th Election District — 6th Councilmanic District

Legal Owner(s): Franklin Square Hospital Center, Inc.

Variance: A: To allow a sign on a vertical face of canopy to extend above and below the face of the canopy; B: To allow on a single premises freestanding signs within 100 ft. of other freestanding signs having an area per face larger than 8 square ft.; C: To allow two changeable copy, freestanding signs accessory to an institution, on a single premise in lieu of the permitted 1 sign, with an area per face of up to 120 square ft. in lieu of the permitted area per face of 25 sq. ft., and a sign height of up to 13.6 ft. in lieu of the permitted 6 ft. in height; D: To allow directional, freestanding signs with an area per face of up to 68 sq. ft. in lieu of the permitted area per face of 8 sq. ft.; E: To allow directional, freestanding signs in a residential zone of up to 12.333 ft. in height in lieu of the permitted 4 ft. in height; F: To allow directional, freestanding signs in a non residential zone of up to 12.333 ft. in height in lieu of the permitted 6 ft. in height; G: To allow an identification sign for an institution with an area per face of 763 sq. ft. in lieu of the permitted area per face of 25 sq. ft.; H: To allow identification signs on the same building frontage in lieu of the permitted one identification sign on a building frontage, each with an area per face of up to 63 sq. ft. in lieu of the permitted per area per face of 25 sq. ft. and constructed on a canopy in lieu of the permitted wall mounted, freestanding, or integral sign.

Hearing: Thursday, October 28, 2010 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT 10/673 October 12

257347

## CERTIFICATE OF PUBLICATION

10/14, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/12, 2010.

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

*S. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

2011-0076-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_  
Franklin Square Hospital Center, Inc.

Oct 28 2010  
Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristin 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: \_\_\_\_\_

9000 Franklin Square Drive

October 11 2010  
The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

Robert Black October 13 2010  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, October 12, 2010 Issue - Jeffersonian

Please forward billing to:

John Gontrum  
Whiteford, Taylor & Preston  
1 W. Pennsylvania Avenue, Ste. 300  
Towson, MD 21204

410-832-2055

---

## 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: 2011-0076-A**

9000 Franklin Square Drive

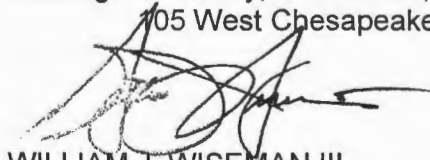
E/side of Rossville Boulevard, 55 feet south of the centerline of Franklin Square Drive

14<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Franklin Square Hospital Center, Inc.

Variance A. To allow a sign on a vertical face of canopy to extend above and below the face of the canopy; B. To allow on a single premises freestanding signs within 100 ft of other freestanding signs having an area per face larger than 8 square ft. C. To allow two changeable copy, freestanding signs accessory to an institution, on a single premise in lieu of the permitted 1 sign, with an area per face of up to 120 square ft in lieu of the permitted area per face of 25 sq ft, and a sign height of up to 13.6 ft in lieu of the permitted 6 ft in height. D. To allow directional, freestanding signs with an area per face of up to 68 sq ft in lieu of the permitted area per face of 8 sq ft. E. To allow directional, freestanding signs in a residential zone of up to 12.333 ft in height in lieu of the permitted 4 ft in height. F. To allow directional, freestanding signs in a non residential zone of up to 12.333 ft in height in lieu of the permitted 6 ft in height. G. To allow an identification sign for an institution with an area per face of 763 sq ft in lieu of the permitted area per face of 25 sq ft. H. To allow identification signs on the same building frontage in lieu of the permitted one identification sign on a building frontage, each with an area per face of up to 63 sq ft in lieu of the permitted per area per face of 25 sq ft, and constructed on a canopy in lieu of the permitted wall mounted, freestanding, or integral sign.

Hearing: Thursday, October 28, 2010 at 10:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

September 28, 2010  
County Executive

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

### NOTICE OF ZONING HEARING

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

**CASE NUMBER: 2011-0076-A**

9000 Franklin Square Drive

E/side of Rossville Boulevard, 55 feet south of the centerline of Franklin Square Drive

14<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Franklin Square Hospital Center, Inc.

Variance A. To allow a sign on a vertical face of canopy to extend above and below the face of the canopy; B: To allow on a single premises freestanding signs within 100 ft of other freestanding signs having an area per face larger than 8 square ft. C: To allow two changeable copy, freestanding signs accessory to an institution, on a single premise in lieu of the permitted 1 sign, with an area per face of up to 120 square ft in lieu of the permitted area per face of 25 sq ft, and a sign height of up to 13.6 ft in lieu of the permitted 6 ft in height. D. To allow directional, freestanding signs with an area per face of up to 68 sq ft in lieu of the permitted area per face of 8 sq ft. E: To allow directional, freestanding signs in a residential zone of up to 12.333 ft in height in lieu of the permitted 4 ft in height. F: To allow directional, freestanding signs in a non residential zone of up to 12.333 ft in height in lieu of the permitted 6 ft in height. G. To allow an identification sign for an institution with an area per face of 763 sq ft in lieu of the permitted area per face of 25 sq ft. H: To allow identification signs on the same building frontage in lieu of the permitted one identification sign on a building frontage, each with an area per face of up to 63 sq ft in lieu of the permitted per area per face of 25 sq ft, and constructed on a canopy in lieu of the permitted wall mounted, freestanding, or integral sign.

Hearing: Thursday, October 28, 2010 at 10:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco  
Director

TK:kl

C: John Gontrum, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204

Franklin Square Hospital, Adrienne Keiley/Eric Wagner, 9000 Franklin Sq. Dr., Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 11, 2010.**
- (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.



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search**

[Go Back](#)  
[View Map](#)  
[New Search](#)

District - 14 Account Number - 1700001397



Property maps provided courtesy of the Maryland Department of Planning ©2004.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning  
 web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)

PETITIONER'S

EXHIBIT NO.

3



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation  
BALTIMORE COUNTY  
Real Property Data Search

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[Ground Rent](#)

Account Identifier: District - 14 Account Number - 1600005239

#### Owner Information

Owner Name: BALTIMORE COUNTY MARYLAND Use: EXEMPT  
Principal Residence: NO  
Mailing Address: 05X-RW-66-210-56&58A Deed Reference: 1) / 5244/ 450  
COURT HOUSE 2)  
BALTIMORE MD 21204

#### Location & Structure Information

Premises Address  
RIDGE RD

Legal Description  
.681 AC  
ES RIDGE RD  
SE COR FRANKLIN SQUA

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:<br>Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------------------|
| 82  | 20   | 708    |              |             |         |       |     | 3               |                       |

#### Special Tax Areas

Town  
Ad Valorem  
Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000                    |               | .68 AC             | 01         |
| Stories                 | Basement      | Type               | Exterior   |

#### Value Information

|                    | Base Value | Value As Of 01/01/2006 | Phase-in Assessments As Of 07/01/2005 | Phase-in Assessments As Of 07/01/2006 |
|--------------------|------------|------------------------|---------------------------------------|---------------------------------------|
| Land:              | 6,800      | 6,800                  |                                       |                                       |
| Improvements:      | 0          | 0                      |                                       |                                       |
| Total:             | 6,800      | 6,800                  | 6,800                                 | 6,800                                 |
| Preferential Land: | 0          | 0                      | 0                                     | 0                                     |

#### Transfer Information

|                                        |                    |            |
|----------------------------------------|--------------------|------------|
| Seller: FRANKLIN SQUARE FOUNDATION INC | Date: 01/20/1972   | Price: \$0 |
| Type: NOT ARMS-LENGTH                  | Deed1: / 5244/ 450 | Deed2:     |
| Seller:                                | Date:              | Price:     |
| Type:                                  | Deed1:             | Deed2:     |
| Seller:                                | Date:              | Price:     |
| Type:                                  | Deed1:             | Deed2:     |

#### Exemption Information

| Partial Exempt Assessments | Class | 07/01/2005 | 07/01/2006 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

Tax Exempt: COUNTY AND STATE  
Exempt Class:

Special Tax Recapture:

\* NONE \*

CASE NAME Franklin Sq. Hospital  
CASE NUMBER 2011-0076-A  
DATE 10-28-10

[illegible]

Case No.: 2011-0076-A

Exhibit Sheet

Petitioner/Developer

Protestant

|              |                                               |  |
|--------------|-----------------------------------------------|--|
| No. 1        | 4- page site plan                             |  |
| No. 2        | Signage Details                               |  |
| No. 3        | Tax Map and SDAT<br>printout                  |  |
| No. 4<br>A+B | Deeds Showing past<br>conveyances of property |  |
| No. 5        |                                               |  |
| No. 6        |                                               |  |
| No. 7        |                                               |  |
| No. 8        |                                               |  |
| No. 9        |                                               |  |
| No. 10       |                                               |  |
| No. 11       |                                               |  |
| No. 12       |                                               |  |



**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2011-0076-A  
Petitioner: Franklin Square Hospital Inc.; Bay Development Corp  
Address or Location: 5000 Franklin Square Drive  
BALT., MD. 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Contrain  
Address: Whiteford, Taylor & Preston, LLP  
1 W. Pennsylvania Avenue  
Towson Commons, Suite 300  
Baltimore, MD 21204  
Telephone Number: 410-832-2055

**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.

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

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**For Newspaper Advertising:**

Item Number or Case Number: 2011-0076-A  
Petitioner: Franklin Square Hospital Inc.; Bay Development Corp  
Address or Location: 5000 Franklin Square Drive  
BALT., MD. 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Contrum  
Address: Whiteford, Taylor & Preston, LLP  
1 W. Pennsylvania Avenue  
Towson Commons, Suite 300  
Baltimore 21204  
Telephone Number: 410-832-2055

**Professional Building  
White Square  
Franklin Square Hospital Center**

**Campus Signage Brand Execution  
(*Permit Signs*)**





© Apple Signs, Inc. 2009

**B1a**  
**E0013**

### Campus Map - Overall Sign Locations

[illegible]



X02/E011B SIDE A

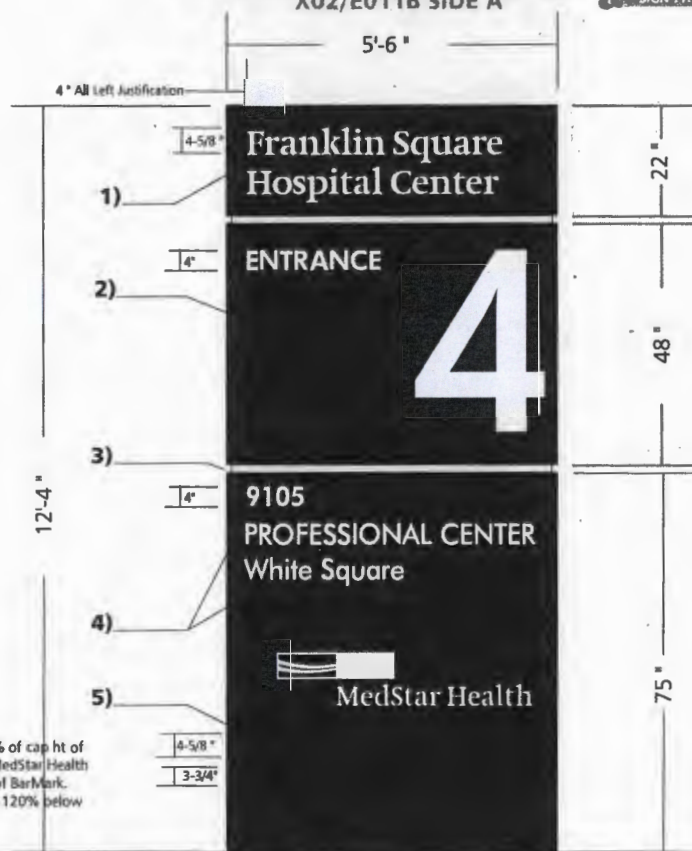
**—SIGN TYPE EXT02**

- 1) Header Letterforms are cut-through aluminum faces & backed with white acrylic.  
Font is Hollander Bold
- 2) Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required.  
Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly, Ballasts as required.  
Signs Painted MedStar Standard Colors  
MedStar Blue Cabinet Bodies (PMS281) with Reveals in MedStar Yellow (PMS116)  
Signs are set on Posts and into Approved Concrete footers.
- 3) Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
- 4) Sign body copy is cut-through aluminum faces & backed with white acrylic.  
Font is Futura Heavy BT & Futura Med BT
- 5) BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic.  
Font is Hollander & BarMark Face is Digitally Printed, Applied to Face & Will Illuminate.  
MedStar Logo is Centered @ Bottom of Signs / BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall

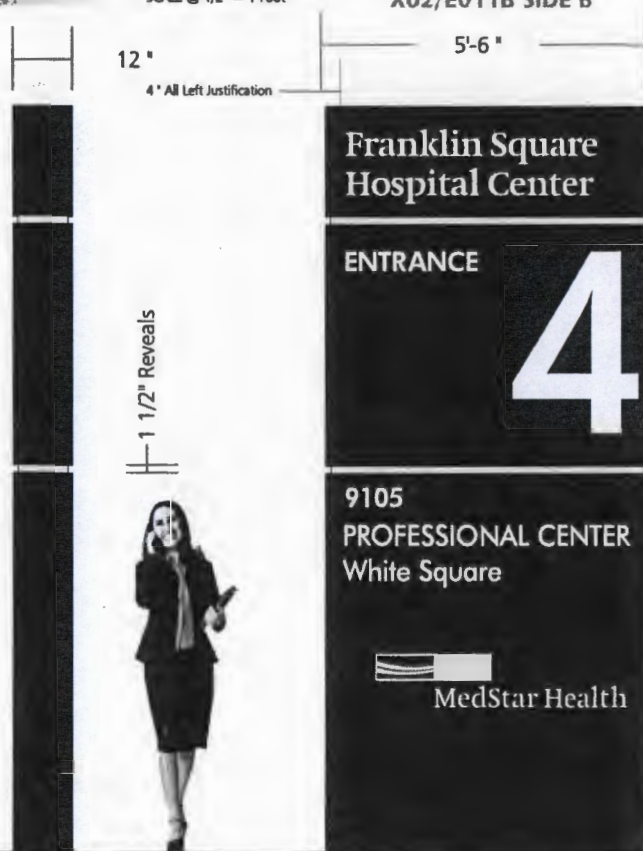
--SIGN TYPE EXT02.

SCALE @ 1/2" = 1 Foot

X02/E011B SIDE B



BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.



## + 1 1/2" Reveals

DATE 10/29/10 JOB#60434

## Type X02 / Location E011



CLIENT: MedStar Health  
CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# FA BY~mf/  
SCALE : noted

## NOTES

Printout Colors are for reference only.

APPLE SIGNS ~ SIC # 3993

REV. # / DATE / BY

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Page# 3

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DATE: \_\_\_\_\_  
SALES \_\_\_\_\_  
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INSTALL \_\_\_\_\_

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DATE 10/29/10 JOB#60434

## Type X02 / Location E011



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# FA BY-mmm  
SCALE: noted

## NOTES

Printout Colors are for reference only.

REV. # / DATE / BY

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Page# 4

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## ---SIGN TYPE EXT02

- 1) Header Letterforms are cut-through aluminum faces & backed with white acrylic.  
Font is Hollander Bold
- 2) Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required.  
Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly, Ballasts as required.  
Signs Painted MedStar Standard Colors  
MedStar Blue Cabinet Bodies (PMS281) with Reveals in MedStar Yellow (PMS116)  
Signs are set on Posts and into Approved Concrete footers.
- 3) Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
- 4) Sign body copy is cut-through aluminum faces & backed with white acrylic.  
Font is Futura Heavy BT & Futura Med BT
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MedStar Logo is Centered @ Bottom of Signs / BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall

## ---SIGN TYPE EXT02

**X02/E010 SIDE A**

5'-6"

EXISTING SIGN



#### 4 \* Alt Left Justification

1)

## Franklin Square Hospital Center

2)

ENTRANCE

3

3).

9101 - 9105  
PROFESSIONAL CENTER  
Cancer Institute  
Medical Arts Building

4).



**MedStar Health**

BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.

|        |
|--------|
| 4-5/8" |
| 3-3/4" |

SCALE @ 1/2" = 1 Foot

## X02/E010 SIDE B

12<sup>th</sup>

#### 4 " All Left Justification

5'-6"

## Franklin Square Hospital Center

ENTRANCE

3

## 1 1/2" Reveals



**9101 - 9105**  
**PROFESSIONAL CENTER**  
Cancer Institute  
Medical Arts Building

**MedStar Health**



Type X02 / Location E010B

# Apple Signs

PHONE \_\_\_\_\_  
FAX \_\_\_\_\_

SKETCH# FA BY--m  
SCALE : noted

NOTES

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Printout Colors are for reference only.

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APPLE SIGNS -- SIC # 3993

REV. # / DATE / BY

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Page# 5

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DATE:  
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1) Header Letterforms are cut-through aluminum faces & backed with white acrylic.  
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Signs are set on Posts and into Approved Concrete footers.

- 3) Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall**

- 4) Sign body copy is cut-through aluminum faces & backed with white acrylic.  
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- 5) BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic. Font is Hollander & BarMark Face is Digitally Printed. Applied to Face & Will Illuminate.

MedStar Logo is Centered @ Bottom of Signs / BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall

—SIGN TYPE EXT02:

**X02/E010B SIDE A**

SIGN TYPE // EXTU2

SCALE @ 1/2" = 1 Foot

X02/E010B SIDE B

5'-6"

12"

5'-6"

EXISTING SIGN

4 \* All Left Justification

4-5/98

1)

2).

3).

4).

4-5/8"

3-3/4"

BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.

[illegible]

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WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM  
DIRECT LINE (410) 832-2055  
DIRECT FAX (410) 339-4058  
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300  
ONE WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5025  
MAIN TELEPHONE (410) 832-2000  
FACSIMILE (410) 832-2015

BALTIMORE, MD  
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WILMINGTON, DE\*

[WWW.WTPLAW.COM](http://WWW.WTPLAW.COM)  
(800) 987-8705

December 10, 2010

Thomas H. Bostwick, Esquire  
Deputy Zoning Commissioner  
Jefferson Building  
105 West Chesapeake Avenue  
Towson, Maryland 21204

Re: **Case No. 2011-0076-A**  
**9000 Franklin Square Drive**

Dear Mr. Bostwick:

We are in receipt of your order of November 16, 2010 granting a sign variance package for Franklin Square Hospital. Inadvertently, three (3) directional signs for the hospital's professional buildings were not included in the package. Like the other directional, freestanding signs, these are 12.333 feet in height in lieu of the permitted 6 feet in height and contain 68 square feet of area per face in lieu of the permitted area per face of 8 square feet. These signs are within the descriptions contained on the notice of the variance requests to the public published in the newspaper and on the signs posted on the property. No new variances are requested.

The signs and variances would be as follows:

From Section 450.4-Attachment 1.3 of the B.C.Z.R. to allow directional/freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (see Council Bill 89-1997) (Signs X02/E010, X02/E010B, X02/E011B).

From Section 450.4-Attachment 1.3 of the B.C.Z.R. to allow directional, freestanding signs in a non-residential zone of up to 12.333 feet in height in lieu of the permitted 6 feet in height (Signs X02/E010, X02/E010B, X02/E011B).

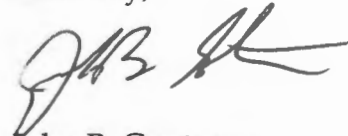
These signs are important in identifying parking and services and are intended to replace existing signs. Like the other signs the primary reason for the height and size is

Thomas H. Bostwick, Esquire  
December 10, 2010  
Page 2

to make the script stand out at a distance and be readable over parked cars along Franklin Square Drive.

We respectfully are asking you to reconsider and amend your order to include these signs.

Sincerely,



John B. Gontrum

JBG:jbg

Attachment



# **Professional Building White Square Franklin Square Hospital Center**

**Campus Signage Brand Execution**  
*(Permit Signs)*



## Site Map

## Site Map

Apple Signs

CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE \_\_\_\_\_

FAX

SKETCH# FA BY~m

SCALE : noted

## NOTES

Printout Colors are for reference only.

APPLE SIGNS ~ SIC # 3993

REV. # / DATE / BY

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| FA | 10/29/10 | Ppork |
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Page# 2

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DATE: \_\_\_\_\_

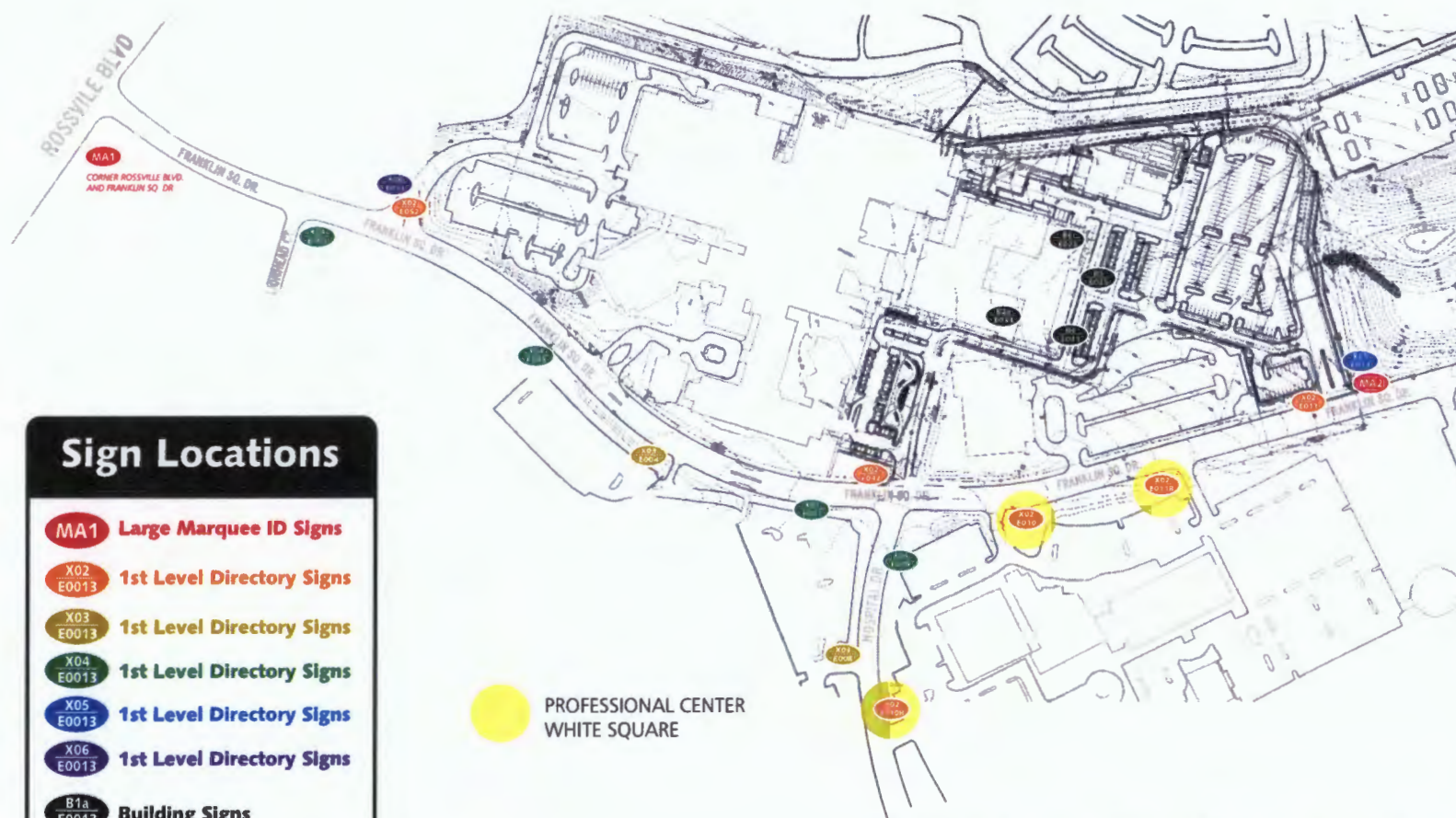
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## Sign Locations

**MA1 Large Marquee ID Signs**

**X02**  
50013 **1st Level Directory Signs**

**X03**  
**E0013** **1st Level Directory Signs**

**X04  
E0013 1st Level Directory Signs**

**X05  
E0013 1st Level Directory Signs**

**X06  
E0013 1st Level Directory Signs**

**B1a**  
**E0013 Building Signs**

PROFESSIONAL CENTER  
WHITE SQUARE

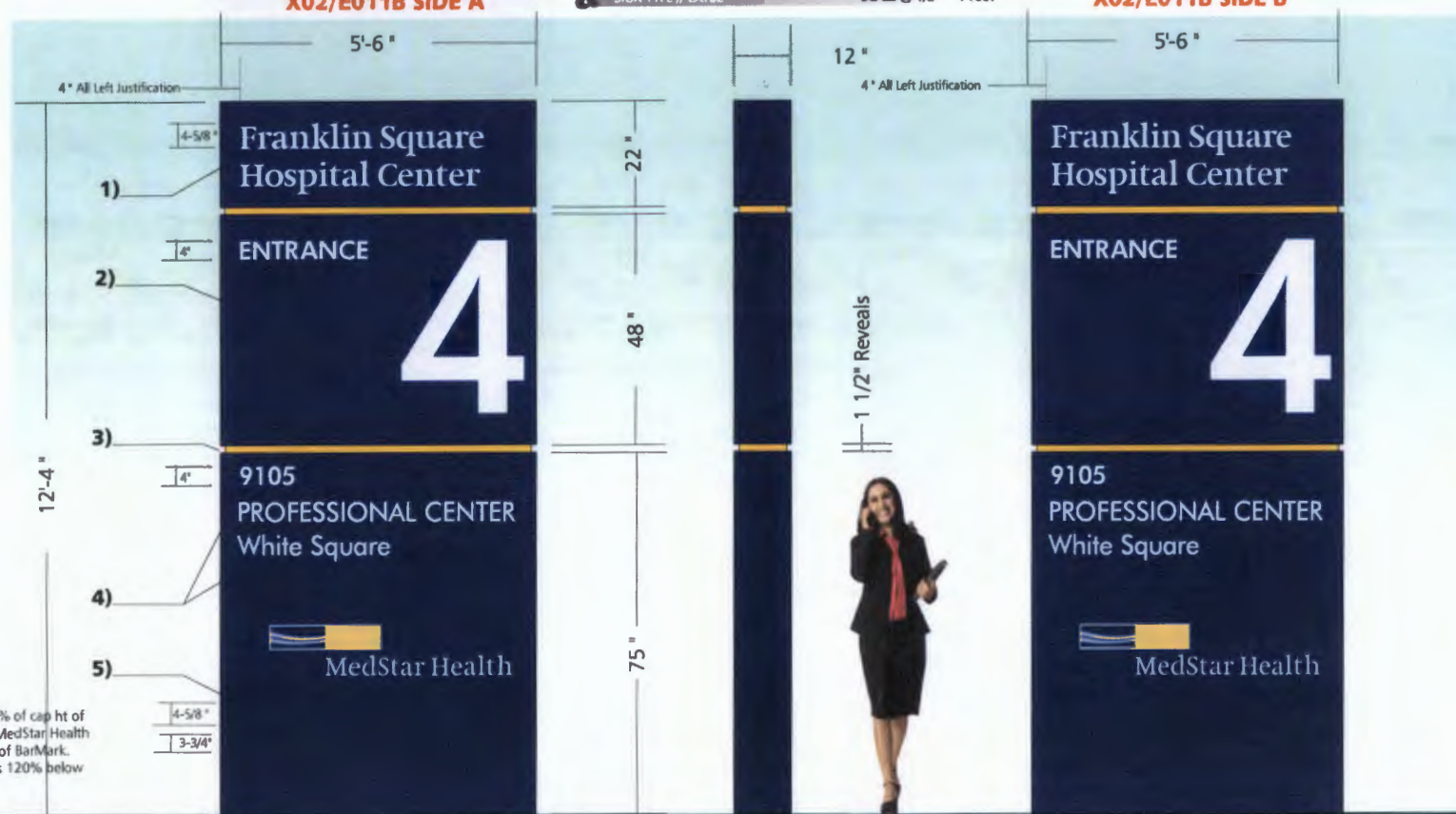




SIGN TYPE // EXT02

SCALE @ 1/2" = 1 Foot

X02/E011B SIDE B



**SIGN TYPE EXT02**

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--SIGN TYPE EXT02-

DATE 10/29/10 JOB#60434

## Type X02 / Location E011

## AppleSigns

CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# FA BY~m  
SCALE : noted

## NOTES

Printout Colors are for reference only.

APPLE SIGNS ~ SIC # 3993

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Visit us at [www.applesigns.com](http://www.applesigns.com)

ers of 25% of the purchase price of the sign, which ever is a

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# EXISTING SIGN

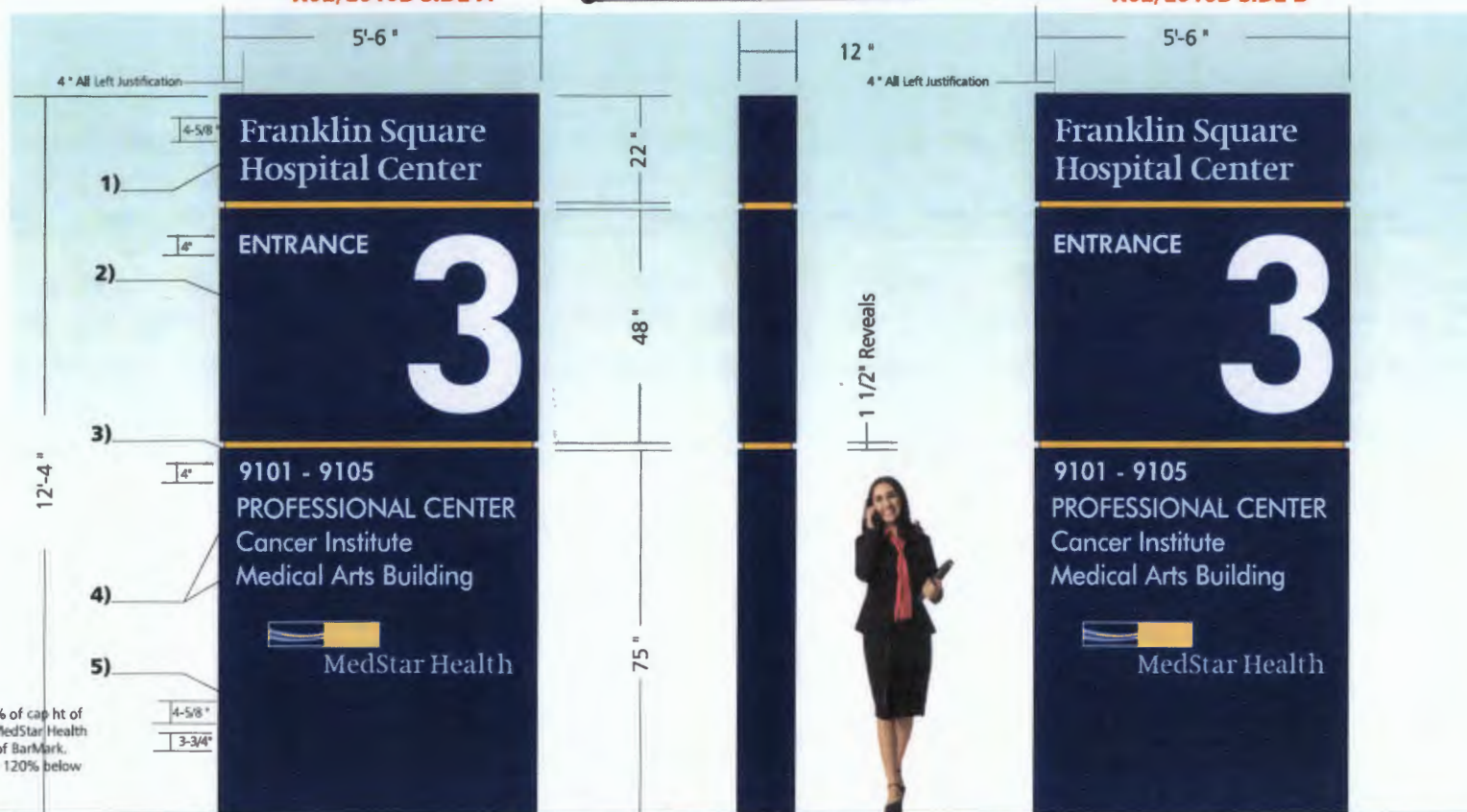


**X02/E010B SIDE A**

SIGN TYPE // EXT02

SCALE @ 1/2" = 1 Foot

**X02/E010B SIDE B**



BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.

## SIGN TYPE EXT02

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## SIGN TYPE EXT02

DATE 10/29/10 JOB#60434

## Type X02 / Location E010B



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# FA BY: r  
SCALE: noted

### NOTES

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APPLE SIGNS -- SIC # 3993

REV. # / DATE / BY

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Page# **5**

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

State Highway  
Administration

Beverley K. Swaim-Staley, Secretary  
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 13, 2010

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

RE: Baltimore County  
Item No. 2011-0076-A  
9000 FRANKLIN SQUARE DR.  
FRANKLIN SQUARE HOSP. CTR., 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. 2011-0076-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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



RE: PETITION FOR VARIANCE \* BEFORE THE  
9000 Franklin Square Drive; E/S Rossville \*  
Boulevard, 55' S of c/line Franklin Square Dr\* ZONING COMMISSIONER  
14<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Franklin Square Hospital \* FOR  
Center, Inc \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2011-076-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED

SEP 08 2010

.....

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 8th day of September, 2010, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, One W Pennsylvania Avenue, Suite 300, Towson, MD 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



## 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*

October 20, 2010

John B. Gontrum, Esq  
Whiteford, Taylor & Preston, LLP  
1 W. Pennsylvania Ave. Ste. 300  
Towson, MD 21204

Dear: John B. Gontrum, Esq

RE: Case Number 2011-0076-A, 9000 Franklin Square Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
Franklin Square Hospital Center, Inc.; 9000 Franklin Square Dr., Baltimore, MD 21237



**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

September 1, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 30, 2010

Item No.:

**Administrative Variance:** 2011-0073A

**Variance:** 2011-0026SPHXA, 2011-0074A<sup>76</sup> – 0078A, 2011-0079SPHA, 2011-0081SPHA,  
2011-0082A

**Special Exception:** 2011-0026SPHXA

**Special Hearing:** 2011-0026SPHXA, 2011-0079SPHA, 2011-0080SPH,, 2011-0081SPHA

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant  
Baltimore County Fire Marshal's Office  
700 E. Joppa Road, 3<sup>RD</sup> Floor  
Towson, Maryland 21286  
Office: 410-887-4880  
Mail Stop 1102

**cc: File**



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 13, 2010  
Item Nos. 2011- 026, 073, 076, 077,  
078, 079, 081 and 082

**DATE:** September 7, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09132010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 27, 2010

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

**SUBJECT:** 9000 Franklin Square Drive

**INFORMATION:**

**Item Number:** 11-076

**Petitioner:** Franklin Square Hospital Center, Inc.

**Zoning:** DR 5.5 and OR 1

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

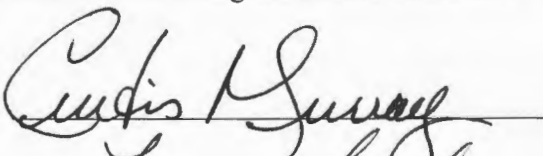
The Office of Planning has reviewed the subject request for variances from the BCZR for a comprehensive sign package, including 16 new signs to be erected on the Franklin Square Hospital Center campus.

The Office of Planning does not oppose the requested variances and offers the following comments:

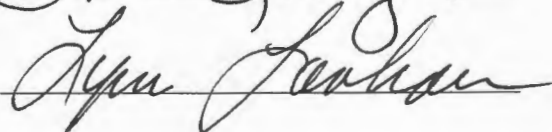
- All freestanding signs should incorporate landscaping around the base of the sign.
- Consider adding directional language to Sign X06/E053 that would direct motorists to the adjacent CCBC campus.

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

**Prepared by:**



**Division Chief:**  
AFK/LL: CM



CHECKLIST

| <u>Comment Received</u>                | <u>Department</u>                                                   | <u>Support/Oppose/Conditions/No Comment</u> |
|----------------------------------------|---------------------------------------------------------------------|---------------------------------------------|
| <u>9-7-10</u>                          | DEVELOPMENT PLANS REVIEW                                            | <u>nc</u>                                   |
| _____                                  | DEPRM<br>(if not received, date e-mail sent _____)                  | _____                                       |
| <u>9-1-10</u>                          | FIRE DEPARTMENT                                                     | <u>nc</u>                                   |
| <u>9-27-10</u>                         | PLANNING<br>(if not received, date e-mail sent _____)               | <u>support</u>                              |
| <u>9-13-10</u>                         | STATE HIGHWAY ADMINISTRATION                                        | <u>nc</u>                                   |
| _____                                  | TRAFFIC ENGINEERING                                                 | _____                                       |
| _____                                  | COMMUNITY ASSOCIATION                                               | _____                                       |
| _____                                  | ADJACENT PROPERTY OWNERS                                            | _____                                       |
| ZONING VIOLATION                       | (Case No. _____)                                                    |                                             |
| PRIOR ZONING                           | (Case No. _____)                                                    |                                             |
| NEWSPAPER ADVERTISEMENT                | Date: <u>10-12-10</u>                                               |                                             |
| SIGN POSTING                           | Date: <u>10-11-10</u> <u>Black</u>                                  |                                             |
| PEOPLE'S COUNSEL APPEARANCE            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |                                             |
| PEOPLE'S COUNSEL COMMENT LETTER        | Yes <input type="checkbox"/> No <input type="checkbox"/>            |                                             |
| Comments, if any: <u>note from 2RO</u> |                                                                     |                                             |
| _____                                  |                                                                     |                                             |
| _____                                  |                                                                     |                                             |



**IN RE: PETITION FOR VARIANCE**

E side of Rossville Blvd., 55 feet S of  
the c/l of Franklin Square Drive  
14<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District  
(9000 Franklin Square Drive)

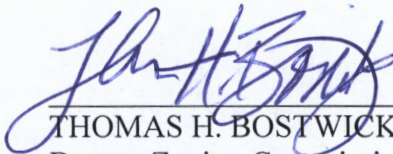
**Franklin Square Hospital Center, Inc.**  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* CASE NO. 2011-0076-A

\* \* \* \* \*

**INTERIM ORDER**

I have taken testimony and evidence in zoning Case No. 2011-0076-A and will be preparing a Findings of Fact and Conclusions of Law and issuing an Order approving the sign variance requests filed on behalf of Petitioner Franklin Square Hospital in this matter. During the interim period, please process and issue any permits required with respect to the signage sought in accordance with the sign variances as if my zoning Order had been issued.

 10-28-10  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

## BALTIMORE COUNTY, MARYLAND

### Interoffice Memorandum

DATE: August 20, 2010

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

SUBJECT: Petition for Variance Franklin Square Hospital Center Inc.  
Case No. 2011-0076-A  
(9001 Franklin Square Drive)  
White Marsh Mall

- A. For clarification, this office accepted a Petition for sign Variances on August 20, 2010.
- B. During the filing appointment the petitioner was advised that, Three freestanding signs appear to be located offsite.
- C. Sheet #2 – Our GIS maps show the parcel on the southeast side of Rossville Blvd. and Franklin Square Dr. Tax ID# 1600005239 is currently owned by Baltimore County. Therefore, **Sign number MA1** appears offsite.
- D. Sheet #2- Our GIS maps show the parcel on the northeast side of Rossville Blvd. and Franklin Square Dr. Tax ID# 1402060270 is currently owned by Board of Trustees of Essex Community College . Therefore, **Signs number E052 and E053** appear to be offsite.
- E. Please call me if you have any questions. (410-887-3391)

LW

0076-A

TB 10/28  
10 AM

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 27, 2010

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

**SUBJECT:** 9000 Franklin Square Drive

RECEIVED

**INFORMATION:**

SEP 27 2010

**Item Number:** 11-076

**Petitioner:** Franklin Square Hospital Center, Inc.

ZONING COMMISSIONER

**Zoning:** DR 5.5 and OR 1

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

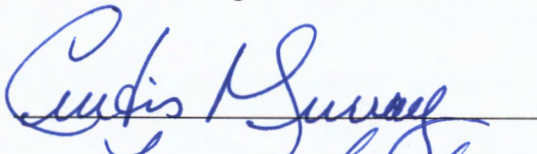
The Office of Planning has reviewed the subject request for variances from the BCZR for a comprehensive sign package, including 16 new signs to be erected on the Franklin Square Hospital Center campus.

The Office of Planning does not oppose the requested variances and offers the following comments:

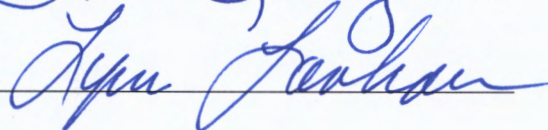
- All freestanding signs should incorporate landscaping around the base of the sign.
- Consider adding directional language to Sign X06/E053 that would direct motorists to the adjacent CCBC campus.

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

Prepared by:



Division Chief:  
AFK/LL: CM





TB  
10-28-10

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



**RECEIVED**

**OCT 12 2010**

**ZONING COMMISSIONER**

**TO:** Timothy M. Kotroco  
**FROM:** Dave Lykens, DEPRM - Development Coordination  
**DATE:** October 12, 2010  
**SUBJECT:** Zoning Item # 11-076-A  
Address 9000 Franklin Square Drive  
(Franklin Square Hospital Center, Inc.)

Zoning Advisory Committee Meeting of August 30, 2010.

  X   The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer:   JWL   Date:   10/12/10

Md. Project No. B 924-3-415  
Federal Project No. US 1353 (9)  
Balto. Co. J. O. 5-246-3

RW 66-210-56  
RW 66-210-56A  
ITEM 56

4A

County Highway Deed.

THIS DEED, Made this 20th day of April, in the year 1971, by  
THE FRANKLIN SQUARE FOUNDATION, INC., a body corporate of the State of  
Maryland, party of the first part, and THE FRANKLIN SQUARE HOSPITAL OF  
BALTIMORE CITY, INCORPORATED, a body corporate of the State of Maryland,  
party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and  
other good and valuable considerations, the receipt whereof is hereby acknowledged,  
the said party of the first part does grant and convey unto BALTIMORE COUNTY,  
MARYLAND, a municipal corporation, its successors and assigns, in fee simple,  
for public highway purposes, all that lot of ground situate, lying and being in the  
Fourteenth Election District of Baltimore County, State of Maryland, and described  
as follows, that is to say:

FIRST: BEING a parcel of land of irregular dimensions across the property  
of the party of the first part, to be used for the bed of ROSSVILLE BOULEVARD,  
said parcel of land consisting of 1.439 acre, more or less (62,075 Sq. Ft.), of  
which 0.003 acre, more or less (136 Sq. Ft.) lies within the existing paving of  
Ridge Road, all as shown shaded on Baltimore County Bureau of Land Acquisition  
Drawings Nos. RW 66-210-56 and RW 66-210-56A, both revised 4-14-71, which  
are attached hereto and made a part hereof.

SECOND: BEING a parcel of land of irregular dimensions across the property  
of the party of the first part, to be used for the bed of an access road, said parcel  
of land consisting of 0.05 acre, more or less (2030 Sq. Ft.), of which 0.049 acre,  
more or less (810 Sq. Ft.) lies within the existing paving of Ridge Road, all as  
shown shaded on Baltimore County Bureau of Land Acquisition Drawing No. RW 66-  
210-56A, revised 4-14-71, which is attached hereto and made a part hereof.

TOGETHER with the right to create, use and maintain on the area of the land  
containing 0.10 acre, more or less (4,266 Sq. Ft.) shown hatched thus |||||  
and indicated "REV. EASE. SL. AREA" on the aforesaid Drawings Nos. RW 66-210-  
56 and RW 66-210-56A, both revised 4-14-71, which are attached hereto and made  
a part hereof, such slope as is necessary to retain and support the highway and/or  
adjacent property. It being agreed between the parties hereto, however, that at  
such time as the contour of the land over which this slope easement is granted is  
changed so that the easement required for slope is no longer necessary to retain,  
support or protect the highway construction within the area conveyed in fee simple,  
then said easement for slope shall cease to exist.

PETITIONER'S

EXHIBIT NO.

4A+B



BEING part of the property which by Deed dated June 27, 1969 and recorded among the Land Records of Baltimore County in Liber O. T. G., No. 5014, folio 412 was granted and conveyed by Franklin Square Hospital of Baltimore City to The Franklin Square Foundation, Inc.

The said THE FRANKLIN SQUARE HOSPITAL OF BALTIMORE CITY, INCORPORATED joins in the execution of this instrument for the purpose of consenting to the conveyance of the hereinabove described property by THE Franklin Square Foundation, Inc. to Baltimore County, Maryland; and Deed dated June 27, 1969 and recorded among the Land Records of Baltimore County in Liber O. T. G., No. 5014, folio 412 from Franklin Square Hospital of Baltimore City to The Franklin Square Foundation, Inc., wherein the said Franklin Square Hospital of Baltimore City retained an option to purchase the property therein described, of which the property herein conveyed is a part.

TOGETHER with the appurtenances and advantages to the same belonging or in anywise appertaining, especially said easement area as hereinbefore set forth.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a municipal corporation, its successors and assigns, in fee simple, for public highway purposes.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially property granted; and that it will execute such further assurances of the same as may be requisite.

AS WITNESS the due execution hereof by the aforementioned parties of the first and second parts.

TEST:

*Monie B. Oronoff*

THE FRANKLIN SQUARE FOUNDATION, INC.

BY: *George J. Kumpf* (SEAL)  
President

*Alfred L. Bruma*

THE FRANKLIN SQUARE HOSPITAL OF BALTIMORE CITY, INCORPORATED

BY: *Joseph J. Kumpf* (SEAL)  
President

TRANSFER TAX NOT REQUIRED

Wallace R. Richardson  
Director of Finance

Per: *Alfred L. Bruma*  
Authorized Signature



STATE OF MARYLAND, BALTIMORE County to wit:

I HEREBY CERTIFY that on this 20th day of April in the year 1971, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared George J. Kinifick President of THE FRANKLIN SQUARE FOUNDATION, INC., and he acknowledged the foregoing Deed to be the act of the said body corporate.

AS WITNESS my Hand and Notarial Seal.

Marie H. Overkamp  
Notary Public  
My Commission Expires 2/15/74

STATE OF MARYLAND, BALTIMORE County to wit:

I HEREBY CERTIFY that on this 20th day of April in the year 1971, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joseph S. Merritt, Jr President of THE FRANKLIN SQUARE HOSPITAL OF BALTIMORE CITY, INCORPORATED, and he acknowledged the foregoing Deed to be the act of the said body corporate.

AS WITNESS my Hand and Notarial Seal.

Alfred L. B...  
Notary Public

Approved as to form:

[Signature]  
Assistant County Solicitor

Approved as to legal sufficiency:

[Signature]  
Assistant County Solicitor

ATTEST:

[Signature]  
Secretary

APPROVED and ACCEPTED THIS

day of

BALTIMORE COUNTY, MARYLAND

BY: [Signature]  
W. D. [Signature]  
County Administrative Officer

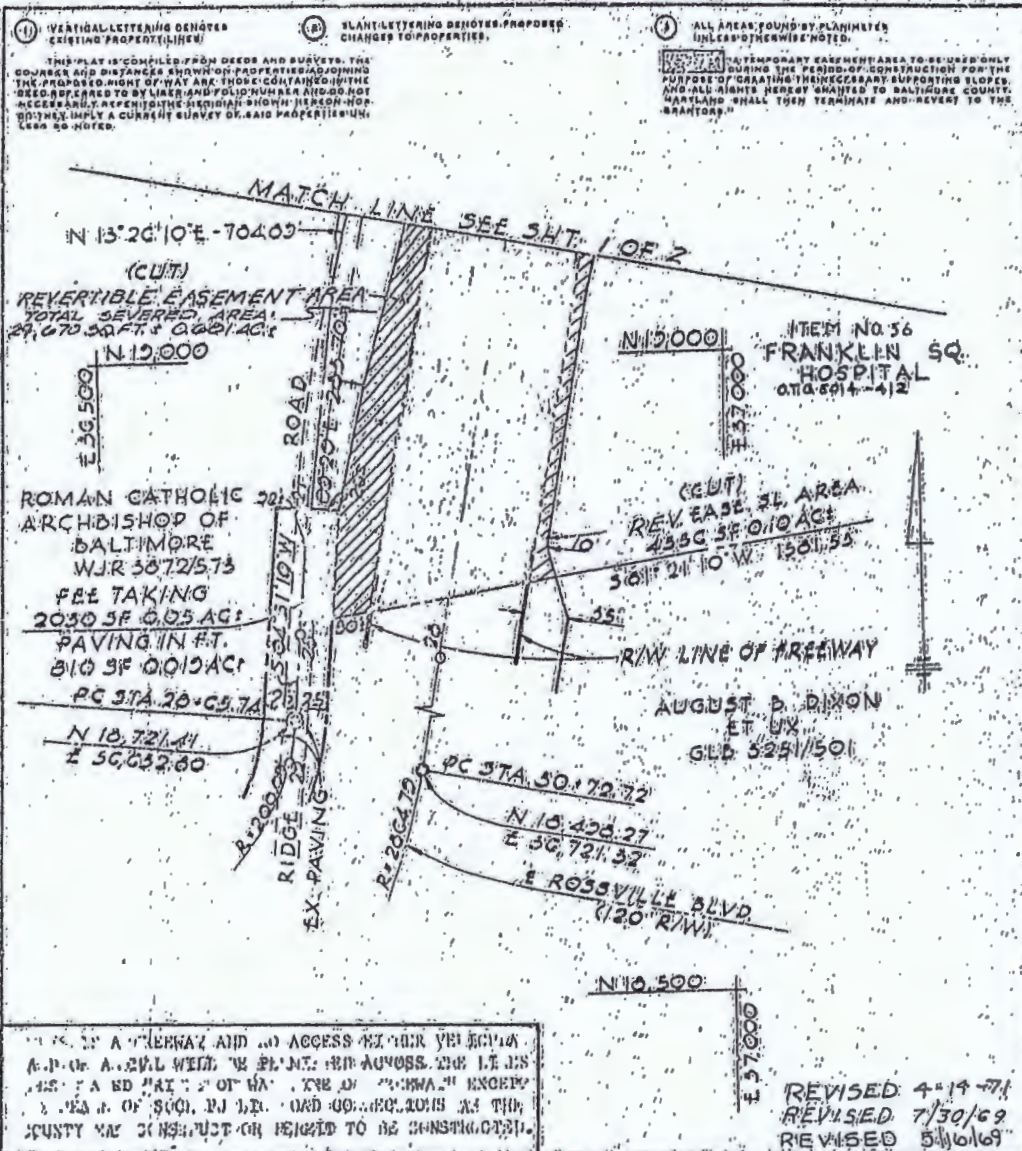
4/15/71

4-15-71  
Index: 4-5-71



A CIRCUIT COURT (Land Records) [MSA CE 62-5041] DTG 5186, p. 0515, Printed 06/21/2010, Online 12/20/2005.





|                                                   |  |                                          |  |                                                |  |
|---------------------------------------------------|--|------------------------------------------|--|------------------------------------------------|--|
| BALTIMORE COUNTY                                  |  | DEPARTMENT OF PUBLIC WORKS               |  | BUREAU OF LAND ACQUISITION                     |  |
| SCALE 1"=100' SHEET 2 OF 2                        |  | PLAN TO ACCOMPANY RIGHT OF WAY AGREEMENT |  | DISTRICT NO. 14                                |  |
| Wm. D. Lindum<br>COUNTY ENGINEER<br>DATE 10/17/71 |  | HIGHWAY RIGHT OF WAY<br>(IN FEE)         |  | POSITION SHEET NO.<br>19 N.E. 25<br>20 N.E. 25 |  |
| APPROVED: [Signature]<br>DATE 11/18/71            |  | AREA TO BE ACQUIRED<br>[Shaded Area]     |  | CONSTRUCTION PLAN NO.                          |  |
| BUREAU OF LAND ACQUISITION                        |  | ACQUISITIONS                             |  | FEDERAL PROJECT NO.                            |  |
| APPROVED: [Signature]<br>DATE 11/18/71            |  | ACQUIRED                                 |  | U.S. 1555(3)                                   |  |
| DIVISION OF DRAFTING                              |  | MAY 20 1971                              |  | MARYLAND PROJECT NO.                           |  |
| APPROVED: [Signature]<br>DATE 11/18/71            |  | WILLIAM S. GOSNELL, CLERK                |  | D.224-3-415                                    |  |
|                                                   |  |                                          |  | D.C. JOB ORDER NO.                             |  |
|                                                   |  |                                          |  | 5-246-3                                        |  |
|                                                   |  |                                          |  | TWP. CG-210-56A                                |  |



County Highway Deed.

Item 1  
RW 69-327-1  
RW 69-327-2

THIS DEED, Made this 2 day of March, in the year 19 70  
by THE FRANKLIN SQUARE FOUNDATION, INC., a body corporate of the State of  
Maryland, party of the first part, Granter; and FRANKLIN SQUARE HOSPITAL OF  
BALTIMORE CITY, a body corporate of the State of Maryland, party of the second  
part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and  
valuable considerations, the receipt whereof is hereby acknowledged, the said Granter does  
grant and convey unto BALTIMORE COUNTY, MARYLAND, a municipal corporation, its succes-  
sors and assigns, in fee simple, for public highway purposes, all that lot of ground situate,  
lying and being in the Fourteenth Election District of Baltimore County, State of Mary-  
land, and described as follows, that is to say:

BEING a parcel of land of irregular dimensions across the property of the  
party of the first part, said parcel of land containing 4.49 acre, more or less,  
(195,725 square feet, more or less), as shown shaded and indicated on Baltimore  
County Bureau of Land Acquisition Drawings Nos. RW 69-327-1 and RW 69-327-2,  
which are attached hereto and made a part hereof.

BEING a portion of the property which by Deed dated June 27, 1969 and recorded  
among the Land Records of Baltimore County in Liber O.T.G. No. 501h, folio 412  
was granted and conveyed by Franklin Square Hospital of Baltimore City to The  
Franklin Square Foundation, Inc.

THE said FRANKLIN SQUARE HOSPITAL OF BALTIMORE CITY joins in this instrument  
to consent to the conveyance of the herein described property by the party of  
the first part to Baltimore County, Maryland. See Deed dated June 27, 1969 and  
recorded among the Land Records of Baltimore County in Liber O.T.G. No. 501h,  
folio 412 wherein the aforesaid property was granted and conveyed by Franklin  
Square Hospital of Baltimore City to The Franklin Square Foundation, Inc., and  
wherein the said Hospital retained an option to purchase the property therein  
described, of which the property herein conveyed is a part.

TOGETHER with the appurtenances and advantages to the same belonging or in anywise  
appertaining.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a  
municipal corporation, its successors and assigns, in fee simple, for public highway purposes.

AND the said Granter hereby covenants that it has not done or  
suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed;  
that it will warrant specially property granted; and that it will  
execute such further assurances of the same as may be requisite.



AS WITNESS the due execution hereof by the aforesaid ~~parties~~ parties, first and second parties, TEST:

G. Y. Klinefelter

THE FRANKLIN SQUARE FOUNDATION

BY: G. Y. Klinefelter  
G. Y. Klinefelter, President

FRANKLIN SQUARE HOSPITAL

BY: Thomas W. Offutt  
Thomas W. Offutt, President

State of Maryland, Baltimore County, to wit:

I HEREBY CERTIFY that on this 2 day of March the year 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared G. Y. KLINEFELTER, Sr., President - THE FRANKLIN SQUARE FOUNDATION, INC., and he acknowledged the foregoing Deed to be the act of said body corporate.  
AS WITNESS my Hand and Notarial Seal.

John R. Bingham  
Notary Public

State of Maryland, Baltimore County, to wit:

I HEREBY CERTIFY that on this 2 day of March the year 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared THOMAS W. OFFUTT, President - FRANKLIN SQUARE HOSPITAL OF BALTIMORE CITY, and he acknowledged the foregoing Deed to be the act of said body corporate.  
AS WITNESS my Hand and Notarial Seal.

John R. Bingham  
Notary Public

State of Maryland, Baltimore, to wit:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, in the year 19\_\_\_\_, before me, the subscriber, a Notary Public of the State of Maryland, in and for the \_\_\_\_\_ County aforesaid, personally appeared \_\_\_\_\_ and \_\_\_\_\_ acknowledged the foregoing Deed to be \_\_\_\_\_  
AS WITNESS my Hand and Notarial Seal.

TRANSFER TAX NOT REQUIRED  
4-7-70  
Walter R. Richardson  
Director of Finance

Notary Public

Approved as to form:

A. Warner Way

Assistant County Solicitor

Approved as to legal sufficiency:

Charles E. Foster Jr.

Assistant County Solicitor

ATTEST:

Edward J. Jones  
EDWARD J. JONES, Secretary

1/21/70

APPROVED and ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1970

BALTIMORE COUNTY, MARYLAND

BY: W. E. FORD  
County Administrative Officer

JHS:RLO:emb  
Index: 1/2/70

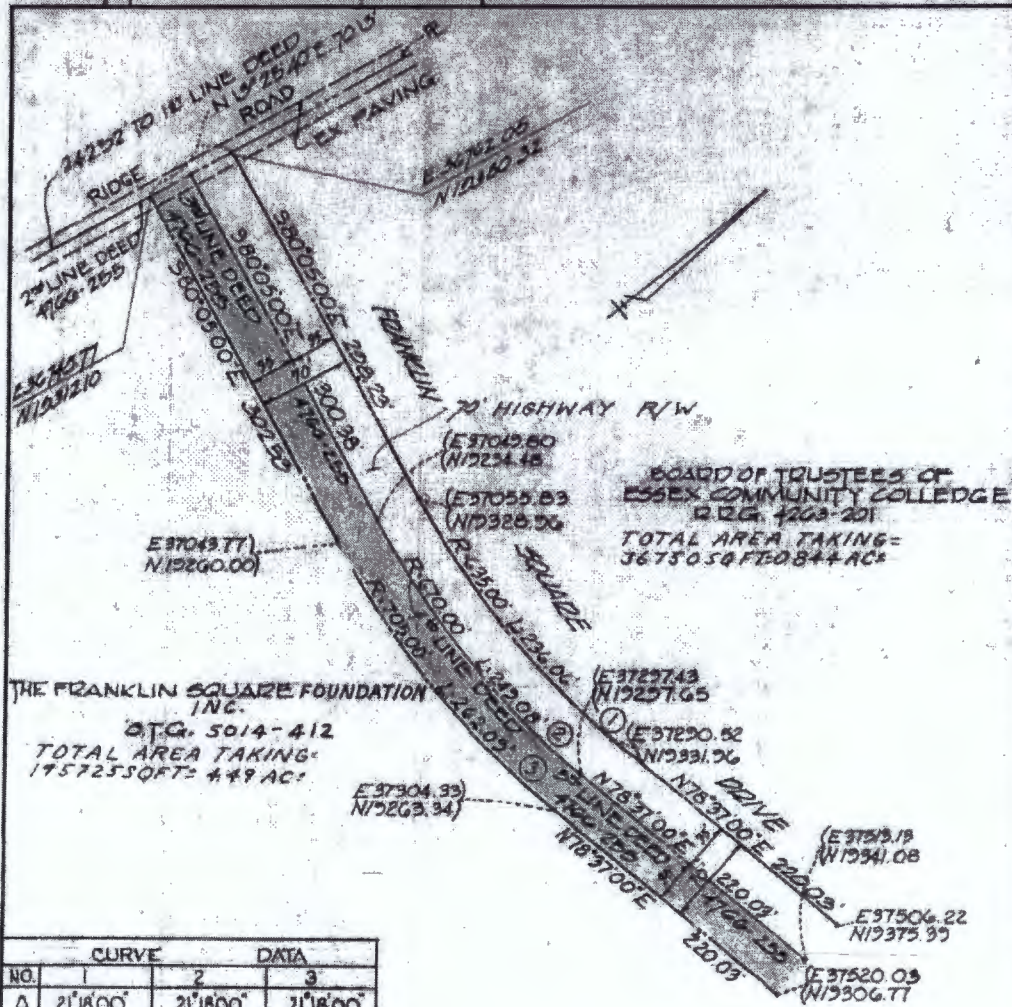


| ACQUISITIONS |               |          |
|--------------|---------------|----------|
| NO.          | ACQUIRED FROM | RECORDED |
| 1            |               |          |
| 2            |               |          |
| 3            |               |          |
| 4            |               |          |
| 5            |               |          |

**NOTE:**

- ① VERTICAL LETTERING DENOTES EXISTING PROPERTY LINE.
- ② SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTY LINE.
- ③ ALL AREAS FOUND BY PLANIMETER, UNLESS OTHERWISE NOTED.

LIB 5083 PAGE 013



| NO.     | CURVE       |             | DATA        |  |
|---------|-------------|-------------|-------------|--|
|         | 1           | 2           | 3           |  |
| Δ       | 21°18'00"   | 21°18'00"   | 21°18'00"   |  |
| R       | 635.00      | 670.00      | 705.00      |  |
| L       | 236.06      | 249.08      | 262.09      |  |
| T       | 119.41      | 125.95      | 132.57      |  |
| CH      | N85°16'00"E | N85°16'00"E | N85°16'00"E |  |
| CH DIST | 234.71      | 247.64      | 260.58      |  |

See R/W  
69 327-2

|                                                                                                                                                                                                                                                                                                                                            |                       |                                                                                        |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------|------------------------|
| <b>BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION</b>                                                                                                                                                                                                                                                              |                       |                                                                                        |                        |
| PLAN TO ACCOMPANY RIGHT-OF-WAY AGREEMENT                                                                                                                                                                                                                                                                                                   |                       | TO HIGHWAY R/W                                                                         |                        |
| <b>BUREAU OF LAND ACQUISITION</b>                                                                                                                                                                                                                                                                                                          |                       | CO-ORDINATES SHOWN HEREON ARE BASED ON B.C.N.D. TRAVERSE STATIONS OR HUBS, AS FOLLOWS: |                        |
| APPROVED: <i>W.P. Krause</i><br>CHIEF                                                                                                                                                                                                                                                                                                      | X2654<br>X2625        | E42553.31<br>E41852.70                                                                 | N21213.85<br>N21575.15 |
| DATE: 4-24-1968                                                                                                                                                                                                                                                                                                                            | CONSTRUCTION PLAN NO. |                                                                                        | DATE: 1/27/71          |
| DIVISION OF DRAFTING                                                                                                                                                                                                                                                                                                                       |                       | APPROVED: <i>W.P. Krause</i><br>ROADS ENGINEER                                         |                        |
| APPROVED: <i>C. H. H. H.</i><br>SUPERVISOR                                                                                                                                                                                                                                                                                                 |                       | DATE: 1/27/71                                                                          |                        |
| DATE: 4-24-1968                                                                                                                                                                                                                                                                                                                            |                       | DATE: 1/27/71                                                                          |                        |
| DRAWN: <i>J. J. J.</i> CHECKED: <i>J. J. J.</i>                                                                                                                                                                                                                                                                                            |                       | DATE: 1/27/71                                                                          |                        |
| THIS PLAN IS COMPILED FROM DEEDS AND SURVEYS. THE COORDINATES AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE DEEDS REFERRED TO BY LINE AND FOLIO NUMBER AND DO NOT NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOR DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UNLESS SO NOTED. |                       | AREA TO BE ACQUIRED<br>SLOPE AREA<br>EXISTING COUNTY R/W<br>AREA TO BE RELEASED        |                        |
| SCALE: 1"=100'                                                                                                                                                                                                                                                                                                                             |                       | J.O.S. 1-2373<br>DISTRICT: 14<br>RW 69 327-1                                           |                        |

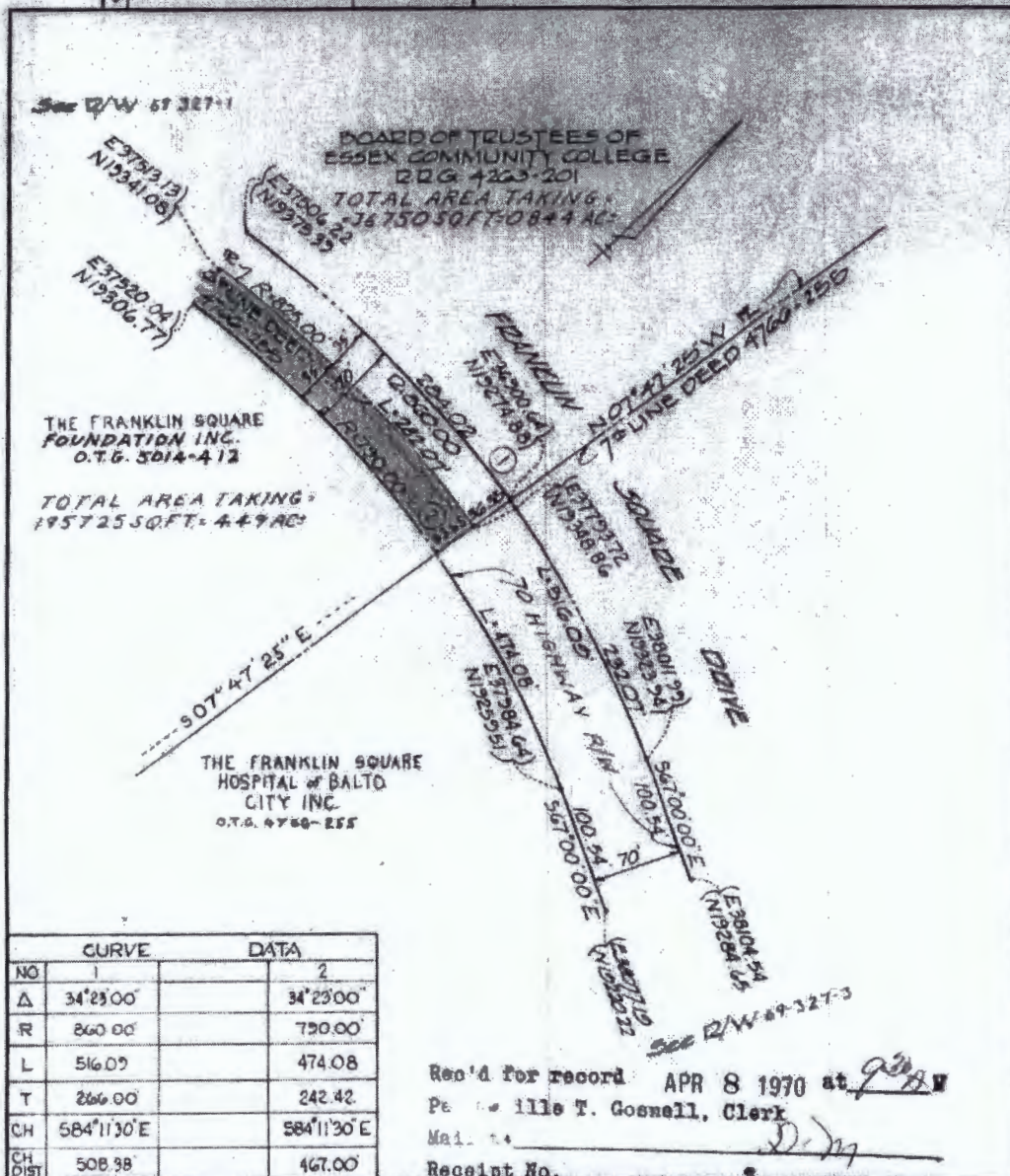


| ACQUISITIONS |                |           |
|--------------|----------------|-----------|
| NO.          | ACQUIRED FROM: | RECORDED: |
| 1            |                |           |
| 2            |                |           |
| 3            |                |           |
| 4            |                |           |
| 5            |                |           |

NOTE:

- ① VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES.
- ② SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTIES.
- ③ ALL AREAS FOUND BY PLANIMETER, UNLESS OTHERWISE NOTED.

LIBER 5083 PAGE 014



| CURVE   |             | DATA        |
|---------|-------------|-------------|
| NO.     | 1           | 2           |
| Δ       | 34°25'00"   | 34°25'00"   |
| R       | 860.00'     | 790.00'     |
| L       | 516.09'     | 474.08'     |
| T       | 216.00'     | 242.42'     |
| CH      | 584°11'30"E | 584°11'30"E |
| CH DIST | 508.98'     | 467.00'     |

Rec'd for record APR 8 1970 at 9:20 AM  
 Pe. W. T. Gosnell, Clerk  
 Mail. 14  
 Receipt No. 3622

|                                                                        |                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION |                                                                                                                                                                                                                                                                                                                                        |
| PLAN TO ACCOMPANY RIGHT-OF-WAY AGREEMENT 70' HIGHWAY R/W               |                                                                                                                                                                                                                                                                                                                                        |
| BUREAU OF LAND ACQUISITION                                             | CO-ORDINATES SHOWN HEREON ARE BASED ON N.C.N.D. TRAVERSE STATIONS OR HUBS, AS FOLLOWS:                                                                                                                                                                                                                                                 |
| APPROVED: <i>W.P. Gross</i><br>CHIEF                                   | X2654 E42553.31 N21213.68<br>X2655 E41852.70 N21572.15                                                                                                                                                                                                                                                                                 |
| DATE: 4-24-1969                                                        | CONSTRUCTION PLAN NO.                                                                                                                                                                                                                                                                                                                  |
| DIVISION OF DRAFTING                                                   | THIS PLAN IS COMPILED FROM DEEDS AND SURVEYS. THE COURSES AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE DEED REFERRED TO BY LIBER AND FOLIO NUMBER AND DO NOT NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOR DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UNLESS SO NOTED. |
| APPROVED: <i>C. J. Smith</i><br>SUPERVISOR                             | DATE: 4-24-1969                                                                                                                                                                                                                                                                                                                        |
| DRAWN: <i>P. Smith</i>                                                 | CHECKED: <i>P. Smith</i>                                                                                                                                                                                                                                                                                                               |
| AREA TO BE ACQUIRED                                                    | SCALE: 1"=100'                                                                                                                                                                                                                                                                                                                         |
| SLOPE AREA                                                             | J.O.S. 1-2373                                                                                                                                                                                                                                                                                                                          |
| EXISTING COUNTY R/W                                                    | DISTRICT: 14                                                                                                                                                                                                                                                                                                                           |
| AREA TO BE RELEASED                                                    | RW 69-327-2                                                                                                                                                                                                                                                                                                                            |

4-23-69



# Franklin Square Hospital Center

**Campus Signage Brand Execution  
and Building Façade**

[www.medstarhealth.org](http://www.medstarhealth.org)

1



MedStar Health

PETITIONER'S

EXHIBIT NO.

2

2011-0076-A



DATE 04/23/10 JOB#F90082

## Sign Location Map (PMT)



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY--mrl  
SCALE : noted

### NOTES

Printout Colors are for reference only.  
APPLE SIGNS - SC # 3993

### REV. # / DATE / BY

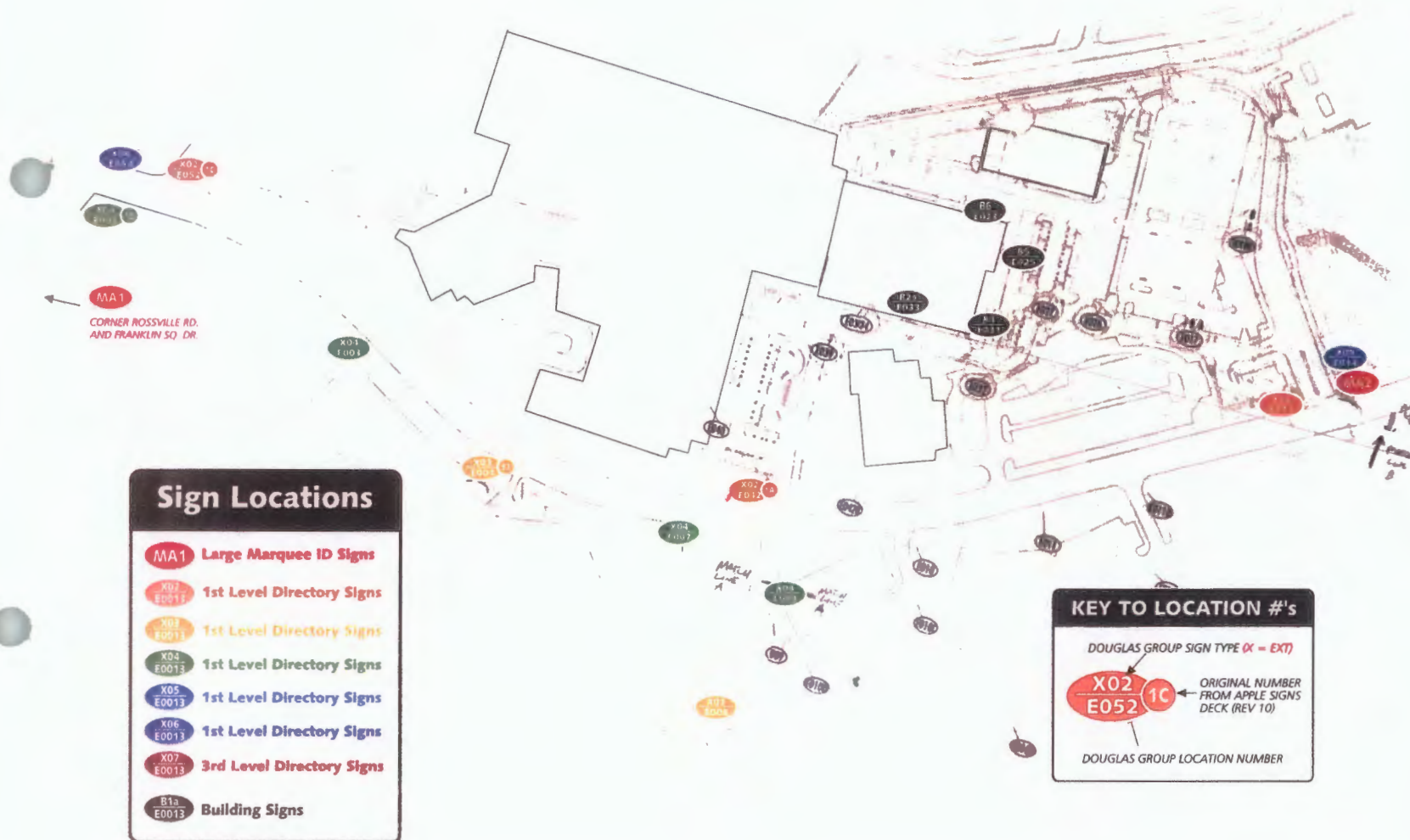
|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |

Page# **2**

APPROVED:  
TITLE:  
LANDLORD APPROVAL:  
DATE:  
SALES  
PRODUCTION  
INSTALL

404 Severndipity Dr. Millersville, Md. 21108  
Phone 410.587.7446 Fax 410.587.1380  
Visit us at [www.applesigns.com](http://www.applesigns.com)

© Apple Signs, Inc. 2009



6.412 Sq Ft BarMark Area  
22.828 Sq Ft Hospital Name  
29.240 Sq Ft Total (23.083% of Copy Area)

126.672 Sq. Foot Copy Area  
36.33 Sq. Foot Message Center  
144.000 Sq. Foot Sign Body

BarMark is %100  
MedStar Health Cap Ht @ %40 of BarMark  
Copy Baseline is %120 Below BarMark

6.412 Sq Ft BarMark Area  
22.828 Sq Ft Hospital Name  
29.240 Sq Ft Total (23.083% of Copy Area)

126.672 Sq. Foot Copy Area  
36.33 Sq. Foot Message Center  
144.000 Sq. Foot Sign Body

DATE 06/23/10 JOB#90082

## Sign MA 1 / Option Two



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY-mf  
SCALE: noted

### NOTES

Printout Colors are for reference only.

APPLE SIGNS -- SIC # 3993

REV. # / DATE / BY

|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |

Page# **3**

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DATE:

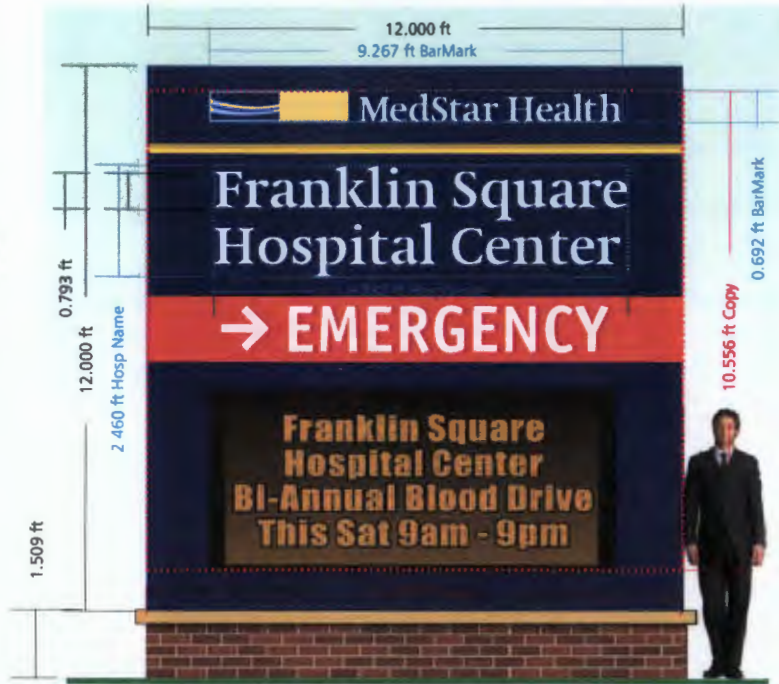
SALES

PRODUCTION

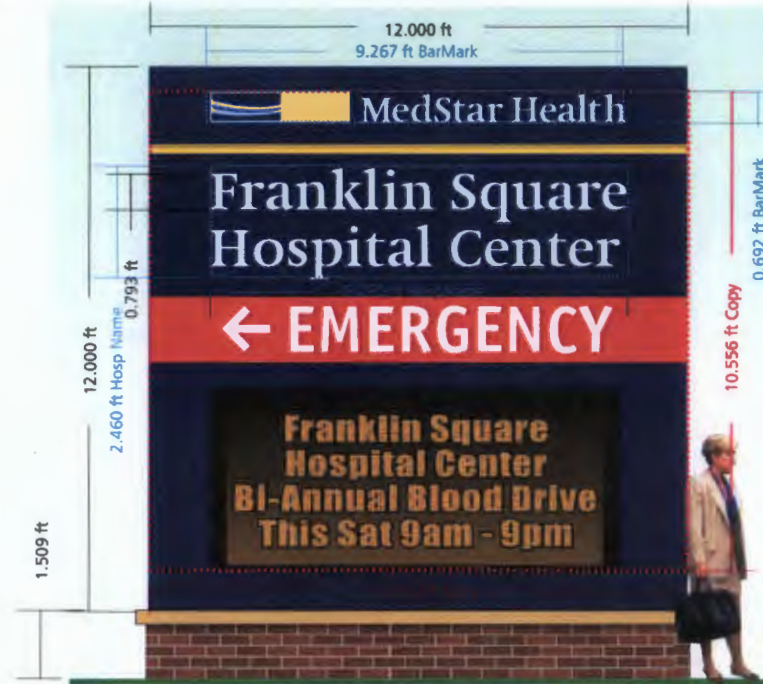
INSTALL

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**Sign Ma1 / Side 1,  
showing brick base option**



**Sign Ma1 / Side 2  
showing brick base option**

**a** Sign Type MA

SCALE @ 3/8" = 1 Foot

- Sign MA1  
MAIN ENTRANCE SIGN
- MedStar Blue Cabinet Body (PMS281) with  
MedStar Yellow Reveal (PMS116)  
Aluminum Faces Cut out and routed  
"MedStar Health", "Emergency",  
"Franklin Square Hospital Center,"  
& "MedStar Health" & Logo Backed with White Acrylic Panels.  
Translucent Digitally Printed Logo Box Graphics for BarMark.  
Copy and Logo box are illuminated with internal Fluorescent lamps and ballast as required  
Reflective Red Field on Emergency Area  
EMC Dimensions are Approximate
- PRINTOUT COLORS ARE FOR REFERENCE ONLY.
- ALL ELECTRICAL COMPONENTS UL ® LISTED.
- VERIFY CONDITIONS IN FIELD.



DATE 06/23/10 JOB#90082

# Sign MA 1 / Photo Mockup



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY--mf  
SCALE : noted

NOTES  
Printout Colors are for reference only:  
APPLE SIGNS -- SIC # 3993

| REV. # / DATE / BY |          |         |
|--------------------|----------|---------|
| FA                 | 11/13/09 | MFoster |
| R1                 | 11/23/09 | dh      |
| R2                 | 01/27/10 | MFoster |
| R3                 | 01/28/10 | MFoster |
| R4-PMT             | 04/07/10 | MFoster |
| R5-PMT             | 04/16/10 | MFoster |
| R6-PMT             | 04/19/10 | MFoster |
| R7-PMT             | 05/03/10 | MFoster |
| R8-PMT             | 05/03/10 | ?       |
| R9-PMT             | 06/18/10 | MFoster |
| R10-PMT            | 06/23/10 | MFoster |
|                    |          |         |
|                    |          |         |
|                    |          |         |
|                    |          |         |

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Existing Sign



Replacement Sign / East Sign Face

Photo Mock-Up SCALE @ Proportional



Existing Sign



Replacement Sign / West Sign Face

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80.781 Sq. Foot Copy Area  
36.33 Sq. Foot Message Center  
120.000 Sq. FootSign Body

120 Sq. Foot Sign  
36.33 Sq. Foot Message Center

38.524 Sq. Foot Copy Area  
120.000 Sq. FootSign Body

Sign MA 2 / Option Two

**AppleSigns**  
ESTABLISHED 30 YEARS

CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY--mif  
SCALE : noted

NOTES  
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APPLE SIGNS -- SIC # 3993

| REV. # / DATE / BY |          |         |
|--------------------|----------|---------|
| FA                 | 11/13/09 | MFoster |
| R1                 | 11/23/09 | dm      |
| R2                 | 01/27/10 | MFoster |
| R3                 | 01/28/10 | MFoster |
| R4-PMT             | 04/07/10 | MFoster |
| R5-PMT             | 04/16/10 | MFoster |
| R6-PMT             | 04/19/10 | MFoster |
| R7-PMT             | 05/03/10 | MFoster |
| R8-PMT             | 05/03/10 | ?       |
| R9-PMT             | 06/18/10 | MFoster |
| R10-PMT            | 06/23/10 | MFoster |

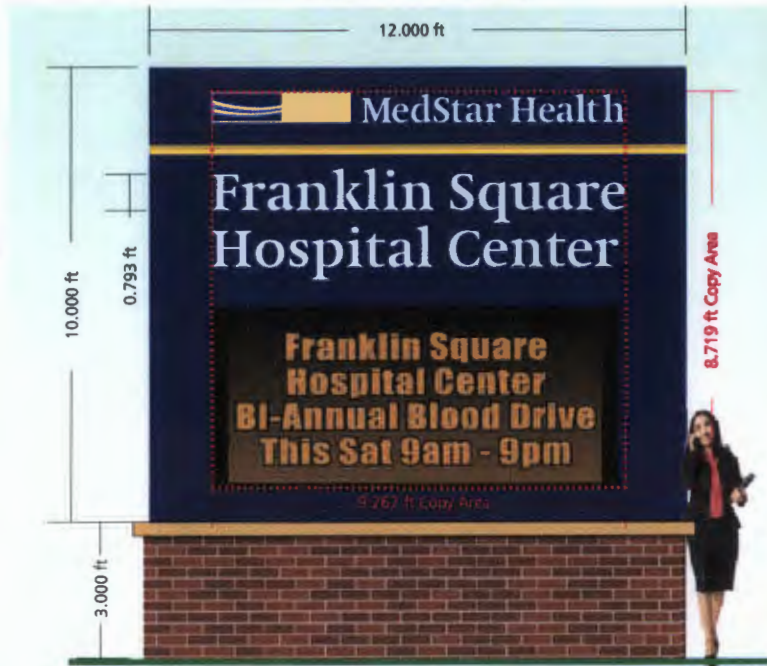
Page# **5**

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**Sign Ma2/ Side 1 Option A**

BarMark is %100  
MedStar Health Cap Ht @ %60 of BarMark  
Copy baseline is %120 Below BarMark



**Sign Ma2/ Side 2 Option A**  
(Faces King Avenue)

- Sign MA2  
MAIN ENTRANCE SIGN
- MedStar Blue Cabinet Body (PMS281) with  
MedStar Yellow Reveal (PMS116)  
Aluminum Faces Cut out and routed  
"MedStar Health", "Emergency"  
"Franklin Square Hospital Center,"  
& "MedStar Health" & Logo Backed with White Acrylic Panels.  
Translucent Digitally Printed Logo Box Graphics for BarMark.  
Copy and Logo box are illuminated with internal Fluorescent lamps and ballast as required  
Reflective Red Field on Emergency Area  
**EMC Dimensions are Approximate**
- PRINTOUT COLORS ARE FOR REFERENCE ONLY.
- ALL ELECTRICAL COMPONENTS UL ® LISTED.
- VERIFY CONDITIONS IN FIELD.



DATE 06/23/10 JOB#90082

# Sign MA 2 / Photo Mockup



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY--mf  
SCALE : noted

NOTES  
Printout Colors are for reference only.  
APPLE SIGNS -- SIC # 3993

| REV. #  | DATE     | BY      |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |
|         |          |         |
|         |          |         |
|         |          |         |
|         |          |         |

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New Sign / North Sign Face w/ EMC (Facing King Ave)

**a** Photo Mock-Up SCALE @ Proportional



New Sign / South Sign Face (No EMC)

DATE 06/23/10 JOB#90082

## Type X02 / Location E013



CLIENT: MedStar Health  
 CONTACT:  
 ADDRESS:  
 Franklin Square Hospital Center

PHONE  
 FAX

SKETCH# R10-PMT BY: rml  
 SCALE: noted

## NOTES

Printout Colors are for reference only.  
 APPLE SIGNS - SIC # 3993

## REV. # / DATE / BY

|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |

## Page# 7

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## SIGN TYPE EXT02

- 1) Header Letterforms are cut-through aluminum faces & backed with white acrylic. Font is Hollander Bold
- 2) Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required. Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly. Ballasts as required. Signs Painted MedStar Standard Colors  
MedStar Blue Cabinet Bodies (PMS281) with Reveals in MedStar Yellow (PMS116)  
Signs are set on Posts and into Approved Concrete footers.
- 3) Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
- 4) Sign body copy is cut-through aluminum faces & backed with white acrylic. Font is Futura Heavy BT & Futura Med BT
- 5) BarkMark & MedStar Health are cut-through aluminum faces & backed with white acrylic. Font is Hollander & BarkMark Face is Digitally Printed. Applied to Face & Will illuminate. MedStar Logo is Centered @ Bottom of Signs / BarkMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall

## SIGN TYPE EXT02

BarkMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarkMark. Copy baseline is 120% below BarkMark.

3.685 Sq Ft BarkMark Area  
 5.308 Sq Ft Hospital Name

8.993 Sq Ft Total (16.973% of Copy Area)

## X02/E013 SIDE A

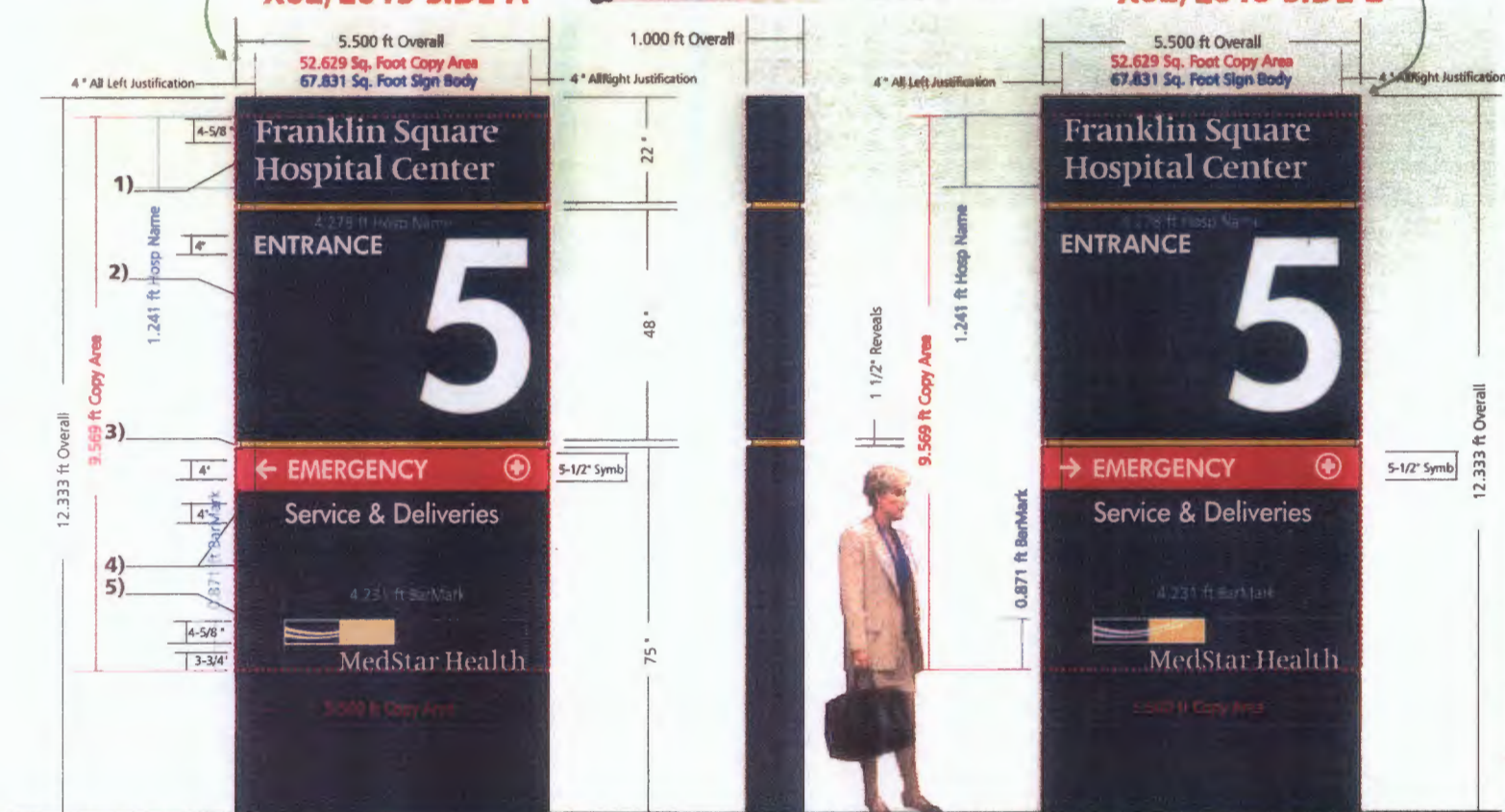
a SIGN TYPE # EXT02

SCALE @ 1/2" = 1 Foot

3.685 Sq Ft BarkMark Area  
 5.308 Sq Ft Hospital Name

8.993 Sq Ft Total (16.973% of Copy Area)

## X02/E013 SIDE B



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3.685 Sq Ft BarMark Area  
5.308 Sq Ft Hospital Name  
8.933 Sq Ft Total (19.428% of Copy Area)

- 1) Header Letterforms are cut-through aluminum faces & backed with white acrylic.  
Font is Hollander Bold
- 2) Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required.  
Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly. Ballasts as required.  
Signs Painted MedStar Standard Colors  
MedStar Blue Cabinet Bodies (PMS2811) with Reveals in MedStar Yellow (PMS116)  
Signs are set on Posts and into Approved Concrete footers.
- 3) Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
- 4) Sign body copy is cut-through aluminum faces & backed with white acrylic.  
Font is Futura Heavy BT & Futura Med BT
- 5) BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic.  
Font is Hollander & BarMark Face is Digitally Printed, Applied to Face & Will Illuminate.  
MedStar Logo is Centered @ Bottom of Signs / BarMark is 4-1/2" Tall - MedStar Sign "M-Cap" Ht is 3.25" Tall

3.685 Sq Ft BarMark Area  
5.308 Sq Ft Hospital Name  
8.933 Sq Ft Total (19.428% of Copy Area)

**a** **Small Type / Extra**

**X02/E042SIDE B**



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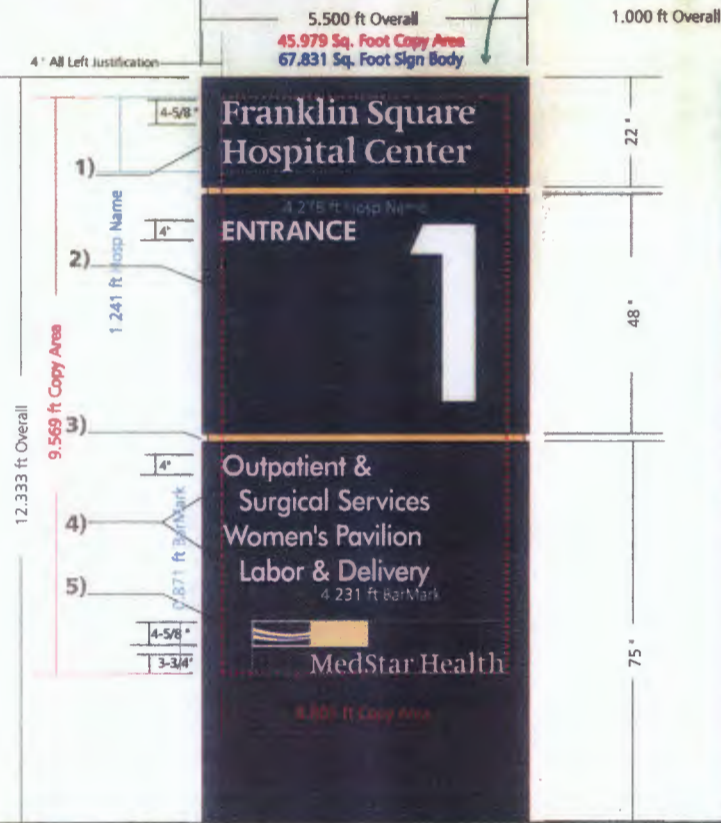
# OLD PROPOSED SIGN 1C



BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.

3.685 Sq Ft BarMark Area  
5.308 Sq Ft Hospital Name  
8.993 Sq Ft Total (19.428% of Copy Area)

## X02/E052 SIDE A



- SIGN TYPE EXT02**
- Header Letterforms are cut-through aluminum faces & backed with white acrylic. Font is Hollander Bold
  - Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required. Signs are internally illuminated with fluorescent lamps to illuminate copy evenly. Ballasts as required. Signs Painted MedStar Standard Colors  
MedStar Blue Cabinet Bodies (PMS281) with Reveals in MedStar Yellow (PMS116)  
Signs are set on Posts and into Approved Concrete footers.
  - Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
  - Sign body copy is cut-through aluminum faces & backed with white acrylic. Font is Futura Heavy BT & Futura Med BT
  - BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic. Font is Hollander & BarMark Face is Digitally Printed, Applied to Face & Will illuminate. MedStar Logo is Centered @ Bottom of Signs / BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall
- SIGN TYPE EXT02**

3.685 Sq Ft BarMark Area  
5.308 Sq Ft Hospital Name  
8.993 Sq Ft Total (19.428% of Copy Area)

## X02/E052 SIDE B



DATE 06/23/10 JOB #90082

## Type X02 / Location E052



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY: mlf  
SCALE: noted

NOTES  
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| REV. # / DATE / BY |          |         |
|--------------------|----------|---------|
| FA                 | 11/13/09 | MFoster |
| R1                 | 11/23/09 | dh      |
| R2                 | 01/27/10 | MFoster |
| R3                 | 01/28/10 | MFoster |
| R4-PMT             | 04/07/10 | MFoster |
| R5-PMT             | 04/16/10 | MFoster |
| R6-PMT             | 04/19/10 | MFoster |
| R7-PMT             | 05/03/10 | MFoster |
| R8-PMT             | 05/03/10 | ?       |
| R9-PMT             | 06/18/10 | MFoster |
| R10-PMT            | 06/23/10 | MFoster |

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## Type X03 / Location E004



CLIENT: MedStar Health  
 CONTACT:  
 ADDRESS:  
 Franklin Square Hospital Center

PHONE  
 FAX

SKETCH# R10-PMT BY--mfl  
 SCALE: noted

NOTES  
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| REV. # / DATE / BY |          |         |
|--------------------|----------|---------|
| FA                 | 11/13/09 | MFoster |
| R1                 | 11/23/09 | dh      |
| R2                 | 01/27/10 | MFoster |
| R3                 | 01/28/10 | MFoster |
| R4-PMT             | 04/07/10 | MFoster |
| R5-PMT             | 04/16/10 | MFoster |
| R6-PMT             | 04/19/10 | MFoster |
| R7-PMT             | 05/03/10 | MFoster |
| R8-PMT             | 05/03/10 | ?       |
| R9-PMT             | 06/18/10 | MFoster |
| R10-PMT            | 06/23/10 | MFoster |

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OLD PROPOSED SIGN 1J

## SIGN TYPE EXT03

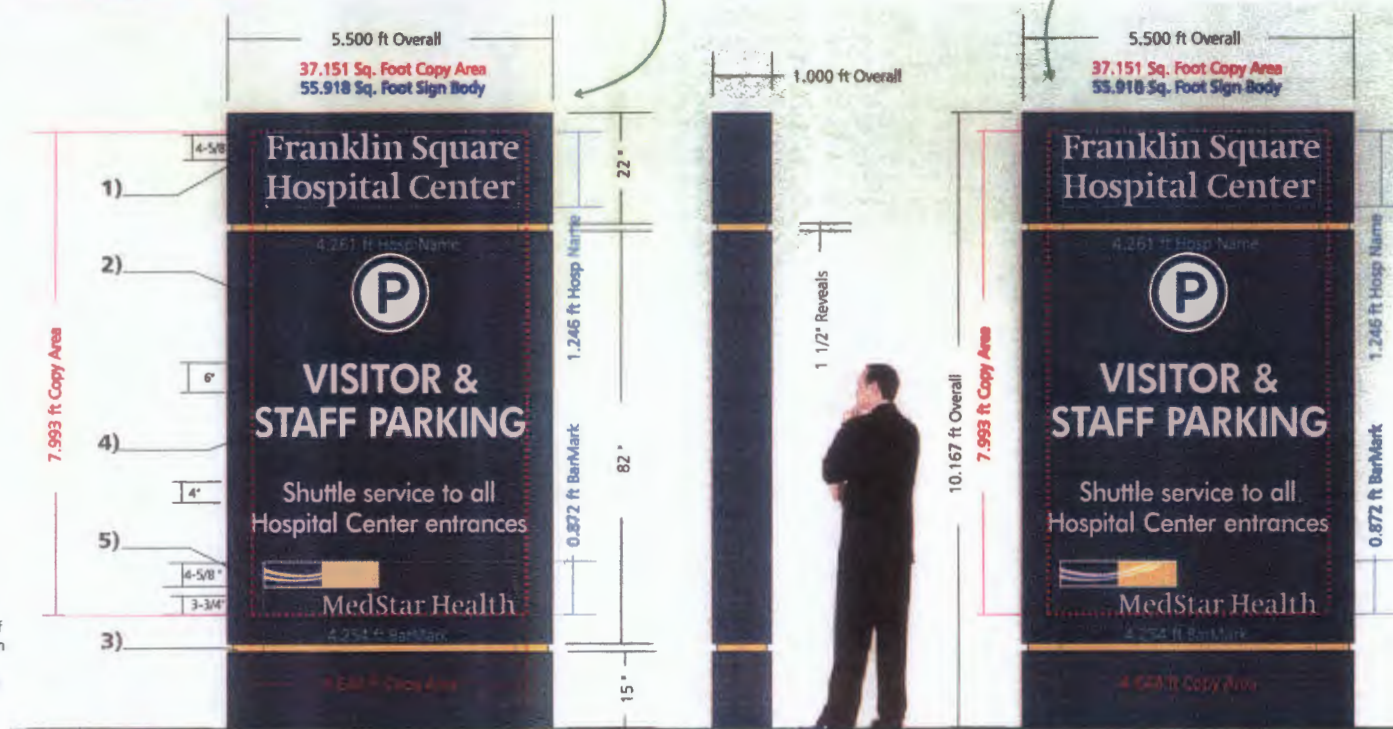
- Header Letterforms are cut-through aluminum faces & backed with white acrylic. Font is Hollander Bold
- Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required. Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly. Ballasts as required. Signs Painted MedStar Standard Colors  
 MedStar Blue Cabinet Bodies (PMS281) with Reveals in MedStar Yellow (PMS116)  
 Signs are set on Posts and into Approved Concrete footers.
- Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
- Sign body copy is cut-through aluminum faces & backed with white acrylic. Font is Futura Heavy BT & Futura Med BT
- BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic. Font is Hollander & BarMark Face is Digitally Printed, Applied to Face & Will Illuminate. MedStar Logo is Centered @ Bottom of Signs / BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall

## SIGN TYPE EXT03

SCALE @ 1/2" = 1 Foot

3.709 Sq Ft BarMark Area  
 5.309 Sq Ft Hospital Name  
 9.018 Sq Ft Total (24.273% of Copy Area)

3.709 Sq Ft BarMark Area  
 5.309 Sq Ft Hospital Name  
 9.018 Sq Ft Total (24.273% of Copy Area)



X03/E004 SIDE A

X03/E004 SIDE B

BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.



## Type X03 / Location E008



CLIENT: MedStar Health  
 CONTACT:  
 ADDRESS:  
 Franklin Square Hospital Center

PHONE  
 FAX

SKETCH# R10-PMT BY: rml  
 SCALE: noted

NOTES  
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| REV. # / DATE / BY |          |         |
|--------------------|----------|---------|
| FA                 | 11/13/09 | MFoster |
| R1                 | 11/23/09 | dh      |
| R2                 | 01/27/10 | MFoster |
| R3                 | 01/28/10 | MFoster |
| R4-PMT             | 04/07/10 | MFoster |
| R5-PMT             | 04/16/10 | MFoster |
| R6-PMT             | 04/19/10 | MFoster |
| R7-PMT             | 05/03/10 | MFoster |
| R8-PMT             | 05/03/10 | ?       |
| R9-PMT             | 06/18/10 | MFoster |
| R10-PMT            | 06/23/10 | MFoster |

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## SIGN TYPE EXT03

- Header Letterforms are cut-through aluminum faces & backed with white acrylic. Font is Hollander Bold
- Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required. Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly. Ballasts as required. Signs Painted MedStar Standard Colors  
 MedStar Blue Cabinet Bodies (PMS281) with Reveals in MedStar Yellow (PMS116)  
 Signs are set on Posts and into Approved Concrete footers.
- Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
- Sign body copy is cut-through aluminum faces & backed with white acrylic. Font is Futura Heavy BT & Futura Med BT
- BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic. Font is Hollander & BarMark Face is Digitally Printed, Applied to Face & Will Illuminate. MedStar Logo is Centered @ Bottom of Signs / BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall

## SIGN TYPE EXT03

3,675 Sq Ft BarMark Area  
 5,306 Sq Ft Hospital Name  
 || 981 Sq Ft Total (24.463% of Copy Area)

## SIGN TYPE // EXT03

SCALE @ 1/2" = 1 Foot

3,675 Sq Ft BarMark Area  
 5,306 Sq Ft Hospital Name  
 8,981 Sq Ft Total (24.463% of Copy Area)



X03/E008 SIDE A

X03/E008 SIDE B

BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.



## Type X04 / Location E002



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE:  
FAX:

SKETCH # R10-PMT BY: ml  
SCALE: noted

NOTES  
Printout Colors are for reference only.  
APPLE SIGNS -- SIC # 3993

| REV. # / DATE / BY |          |         |
|--------------------|----------|---------|
| FA                 | 11/13/09 | MFoster |
| R1                 | 11/23/09 | dh      |
| R2                 | 01/27/10 | MFoster |
| R3                 | 01/28/10 | MFoster |
| R4-PMT             | 04/07/10 | MFoster |
| R5-PMT             | 04/16/10 | MFoster |
| R6-PMT             | 04/19/10 | MFoster |
| R7-PMT             | 05/03/10 | MFoster |
| R8-PMT             | 05/03/10 | ?       |
| R9-PMT             | 06/18/10 | MFoster |
| R10-PMT            | 06/23/10 | MFoster |

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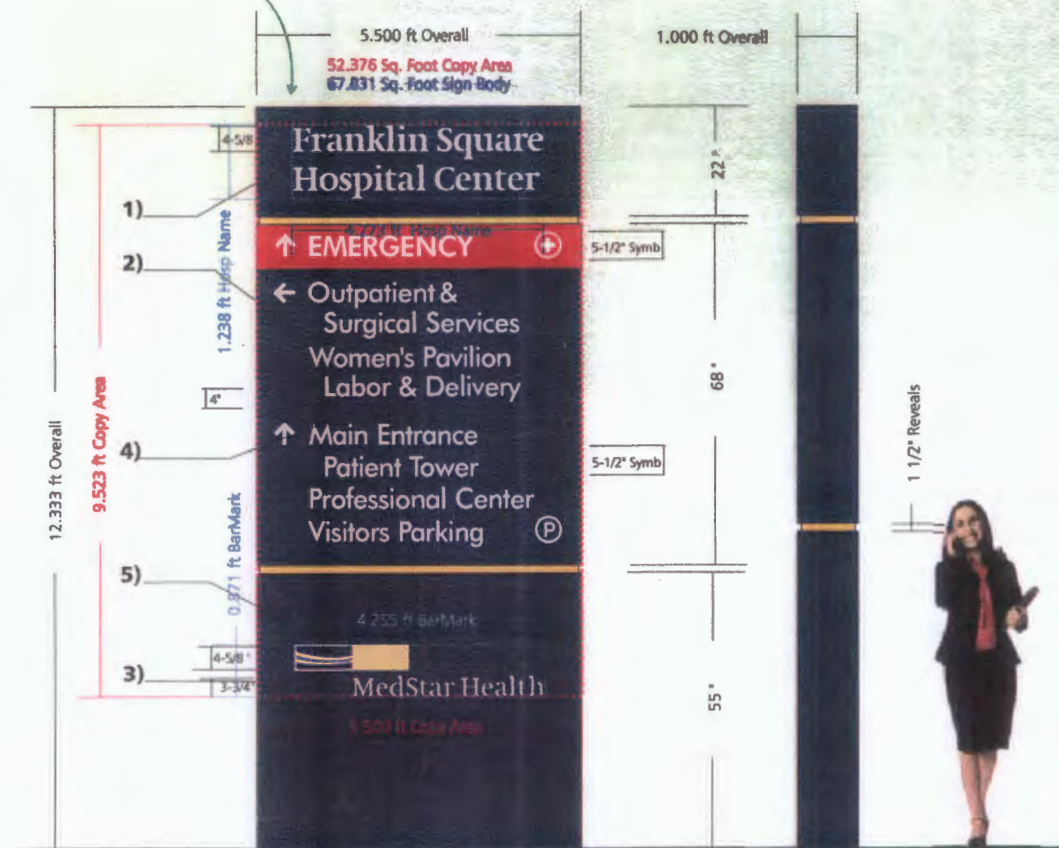
3.706 Sq Ft BarMark Area  
5.289 Sq Ft Hospital Name  
8.995 Sq Ft Total (17.173% of Copy Area)

SCALE @ 1/2" = 1 Foot

- SIGN TYPE EXT04**
- Header Letterforms are cut-through aluminum faces backed with white acrylic. Font is Hollander Bold
  - Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required. Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly. Ballasts as required. Signs Painted MedStar Standard Colors // MedStar Blue Cabinet Bodies (PMS281 with Reveals in MedStar Yellow (PMS116)  
Signs are set on Posts and into Approved Concrete footers.
  - Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
  - Sign body copy is cut-through aluminum faces & backed with white acrylic. Font is Futura Med BT Symbols White Line Rule is Vinyl Surface Applied.  
EMERGENCY Field is Red Reflective Vinyl.
  - BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic. Font is Hollander & BarMark Face is Digitally Printed, Applied to Face & Will illuminate. MedStar Logo is Justified to Copy on Left.  
BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall

**SIGN TYPE EXT04**

## OLD PROPOSED SIGN 1D



## X04/E002 SINGLE SIDED

BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.

3.706 Sq Ft BarMark Area  
5.289 Sq Ft Hospital Name  
8.995 Sq Ft Total (17.173% of Copy Area)

**a** SIGN TYPE #E003

SCALE @ 1/2" = 1 Foot

Type X04 / Location E003



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY: rml  
SCALE: noted

NOTES  
Printout Colors are for reference only.  
APPLE SIGNS - SIC # 3993

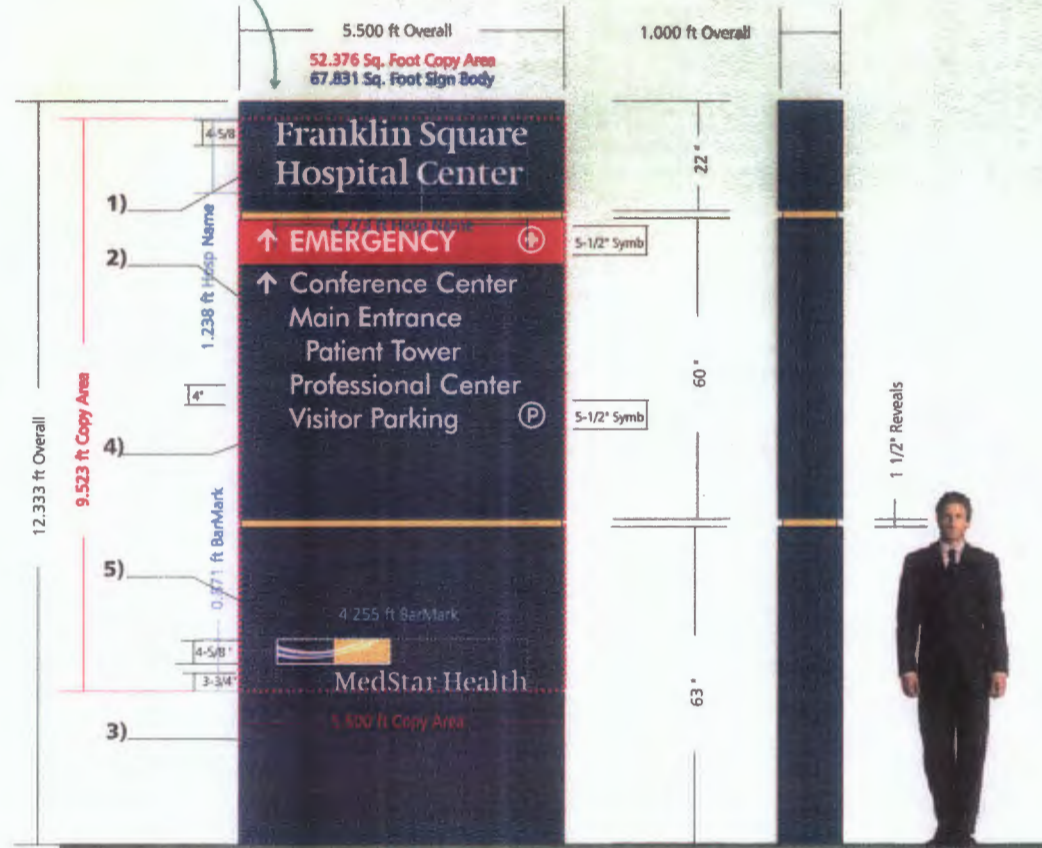
| REV. # / DATE / BY |          |         |
|--------------------|----------|---------|
| FA                 | 11/13/09 | MFoster |
| R1                 | 11/23/09 | dh      |
| R2                 | 01/27/10 | MFoster |
| R3                 | 01/28/10 | MFoster |
| R4-PMT             | 04/07/10 | MFoster |
| R5-PMT             | 04/16/10 | MFoster |
| R6-PMT             | 04/19/10 | MFoster |
| R7-PMT             | 05/03/10 | MFoster |
| R8-PMT             | 05/03/10 | ?       |
| R9-PMT             | 06/18/10 | MFoster |
| R10-PMT            | 06/23/10 | MFoster |

Page# **13**

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- SIGN TYPE EXT04**
- Header Letterforms are cut-through aluminum faces backed with white acrylic. Font is Hollander Bold
  - Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required. Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly. Ballasts as required. Signs Painted MedStar Standard Colors // MedStar Blue Cabinet Bodies (PMS281 with Reveals in MedStar Yellow (PMS116)  
Signs are set on Posts and into Approved Concrete footers.
  - Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
  - Sign body copy is cut-through aluminum faces & backed with white acrylic. Font is Futura Med BT Symbols  
White Line Rule is Vinyl Surface Applied.  
EMERGENCY Field is Red Reflective Vinyl.
- SIGN TYPE EXT04**



**X04/E003 SINGLE SIDED**

BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.



3.706 Sq Ft BarMark Area  
5.289 Sq Ft Hospital Name  
8.995 Sq Ft Total (17.173% of Copy Area)

**a** SIGN TYPE EXT04

SCALE @ 1/2" = 1 Foot

Type X04 / Location E007



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH # R10-PMT BY-mf  
SCALE: noted

#### NOTES

Printout Colors are for reference only.  
APPLE SIGNS - SIC # 3993

| REV. #  | DATE     | BY      |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |
|         |          |         |
|         |          |         |
|         |          |         |
|         |          |         |
|         |          |         |

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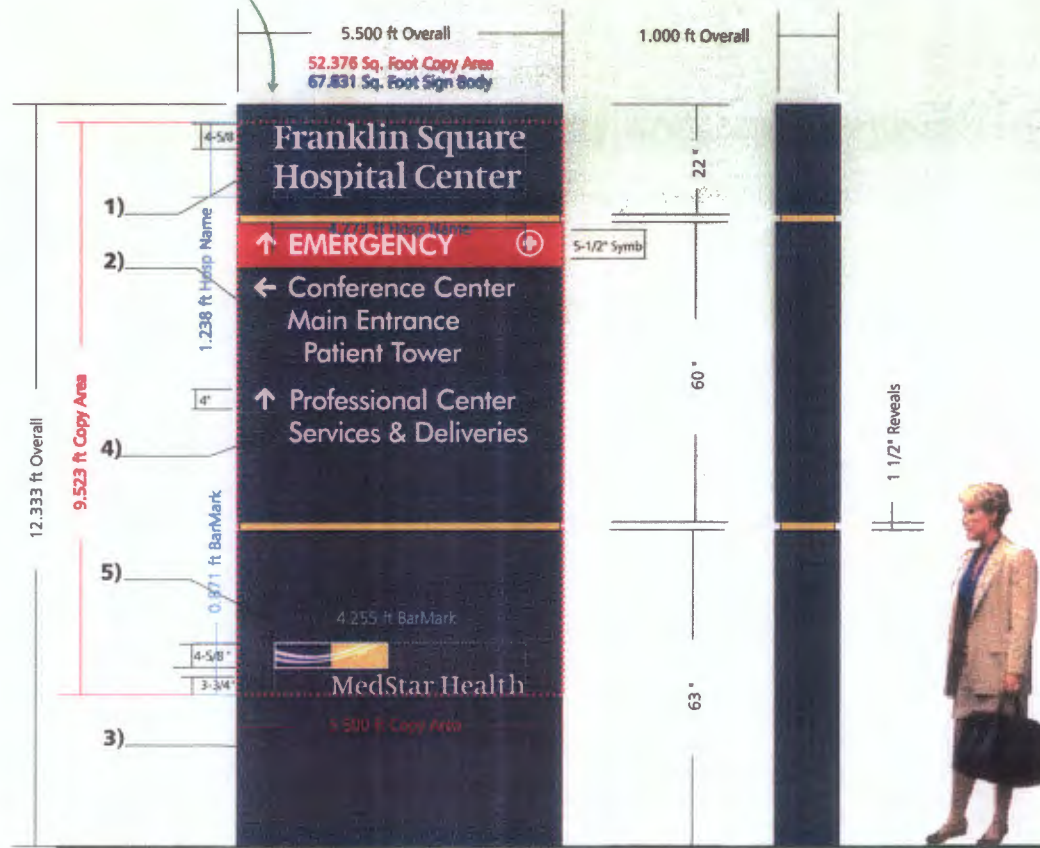
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#### SIGN TYPE EXT04

- Header Letterforms are cut-through aluminum faces backed with white acrylic. Font is Hollander Bold
- Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required. Signs are internally illuminated with Fluorescent lamps to illuminate copy evenly. Ballasts as required. Signs Painted MedStar Standard Colors // MedStar Blue Cabinet Bodies (PMS281 with Reveals in MedStar Yellow (PMS116)  
Signs are set on Posts and into Approved Concrete footers.
- Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
- Sign body copy is cut-through aluminum faces & backed with white acrylic. Font is Futura Med BT Symbols  
White Line Rule is Vinyl Surface Applied.  
EMERGENCY Field is Red Reflective Vinyl.
- BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic. Font is Hollander & BarMark Face is Digitally Printed, Applied to Face & Will illuminate. MedStar Logo is Justified to Copy on Left.  
BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall

#### SIGN TYPE EXT04



**X04/E007 SINGLE SIDED**

BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.

## Type X04 / Location E009



CLIENT: MedStar Health  
 CONTACT:  
 ADDRESS:  
 Franklin Square Hospital Center

PHONE  
 FAX

SKETCH# R10-PMT BY--mf  
 SCALE : noted

NOTES  
 Printout Colors are for reference only.  
 APPLE SIGNS -- SIC # 3993

| REV. # / DATE / BY |          |         |
|--------------------|----------|---------|
| FA                 | 11/13/09 | MFoster |
| R1                 | 11/23/09 | clh     |
| R2                 | 01/27/10 | MFoster |
| R3                 | 01/28/10 | MFoster |
| R4-PMT             | 04/07/10 | MFoster |
| R5-PMT             | 04/16/10 | MFoster |
| R6-PMT             | 04/19/10 | MFoster |
| R7-PMT             | 05/03/10 | MFoster |
| R8-PMT             | 05/03/10 | ?       |
| R9-PMT             | 06/18/10 | MFoster |
| R10-PMT            | 06/23/10 | MFoster |

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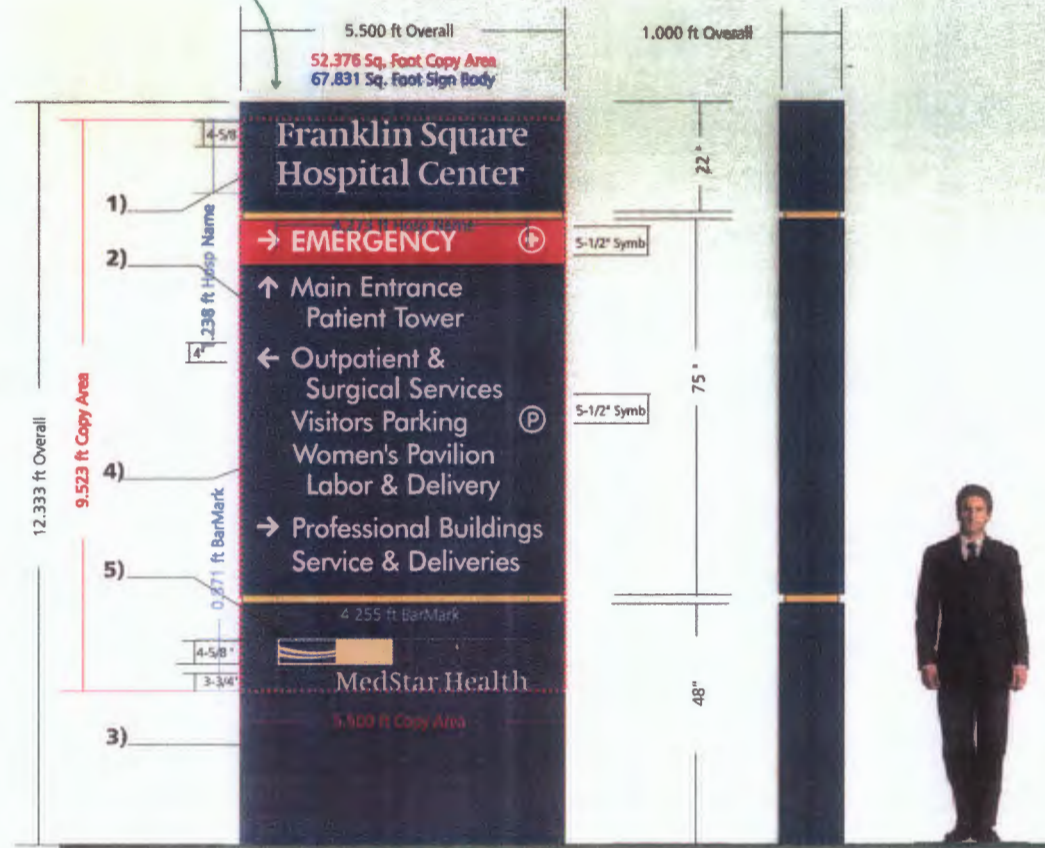
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3,706 Sq Ft BarMark Area  
 5,289 Sq Ft Hospital Name  
 8,995 Sq Ft Total (17.173% of Copy Area)

SCALE @ 1/2" = 1 Foot

- SIGN TYPE EXT04**
- Header Letterforms are cut-through aluminum faces backed with white acrylic. Font is Hollander Bold
  - Sign Cabinets are aluminum constructed with Aluminum Sheets & Angle framing as required. Signs are internally illuminated with fluorescent lamps to illuminate copy evenly. Ballasts as required. Signs Painted MedStar Standard Colors // MedStar Blue Cabinet Bodies (PMS281 with Reveals in MedStar Yellow (PMS116) Signs are set on Posts and into Approved Concrete footers.
  - Reveals in MedStar Yellow (PMS116) @ 1 1/2" Tall
  - Sign body copy is cut-through aluminum faces & backed with white acrylic. Font is Futura Med BT Symbols White Line Rule is Vinyl Surface Applied. EMERGENCY Field is Red Reflective Vinyl.
  - BarMark & MedStar Health are cut-through aluminum faces & backed with white acrylic. Font is Hollander & BarMark Face is Digitally Printed, Applied to Face & Will illuminate. MedStar Logo is Justified to Copy on Left. BarMark is 4-1/2" Tall - MedStar Health "M-Cap" Ht is 3.25" Tall
- SIGN TYPE EXT04**

ELECTRIC NOTE:  
 USE (2x) EESB  
 832-16MV BALLASTS  
 1.5 AMPS  
 EA @ 277 VOLTS  
 (3.5 AMPS - LARRY)



**X04/E009 SINGLE SIDED**

BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.



SIGN TYPE // EXT05

SCALE @ 3/4" = 1 Foot

DATE 06/23/10 JOB#90082

## Type X05 / Location E014



CLIENT: MedStar Health  
 CONTACT:  
 ADDRESS:  
 Franklin Square Hospital Center

PHONE  
 FAX

SKETCH# R10-PMT BY--mrf  
 SCALE: noted

## NOTES

Printout Colors are for reference only.  
 APPLE SIGNS - SIC # 3993

## REV. # / DATE / BY

|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |
|         |          |         |
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BarMark is 100% of cap ht of hospital copy. MedStar Health cap ht @ 80% of BarMark. Copy baseline is 120% below BarMark.

## X05/E014 SINGLE SIDED

## SIGN TYPE EXT05

- Header Letterforms are applied White Reflective HP Vinyl / Font is Hollander Bold.
- Stripe in MedStar Yellow (PMS116) HP Vinyl  
Signs are set on Posts and into Approved Concrete footers.
- Emergency field is Reflective HP Vinyl in Red / Copy and Symbol are HP White Reflective Vinyl
- Sign body copy is HP White Reflective Vinyl / Font Futura Medium BT / Rule Lines, Arrows are HP White Reflective Vinyl.
- Main Sign Panels ( .080" Aluminum ) are Sandwiched Between 2 Continuous Angle Braces attached to Panels & Poles with Non Corrosive Hardware. All Hardware to be Painted to Match MedStar Blue (PMS281) of Entire Signs / Front & Backs. Posts are 4"x4" Square Aluminum / Signs are set on Posts and into Approved Concrete footers.
- BarMark & MedStar Health are Digitally Printed. Font is Hollander & BarMark Face is Digitally Printed w/ UV Protective Laminate, Logos Applied to Faces & MedStar Logo is Justified to Copy on Left Side / BarMark is 3-5/8" Tall - MedStar Health "M-Cap" Ht is 2-5/8" Tall

## SIGN TYPE EXT05

## Type X06 / Location E053



CLIENT: MedStar Health  
 CONTACT:  
 ADDRESS:  
 Franklin Square Hospital Center

PHONE  
 FAX

SKETCH# R10-PMT BY--mf  
 SCALE : noted

## NOTES

Printout Colors are for reference only.

APPLE SIGNS -- SIC # 3993

## REV. # / DATE / BY

|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |

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a

SIGN TYPE # EXT06

SCALE @ 1" = 1 Foot



## X06/E053 SINGLE SIDED

## SIGN TYPE EXT06

- Header Letterforms are applied White Reflective HP Vinyl / Font is Hollander Bold.
- Signs are set on Posts and into Approved Concrete footers.
- (When Used = Emergency field is Reflective HP Vinyl in Red / Copy and Symbol are HP White Reflective Vinyl
- Sign body copy is HP White Reflective Vinyl / Font Futura Medium BT & Italic / Arrows are HP White Reflective Vinyl.
- Main Sign Panels ( .080" Aluminum ) are Sandwiched Between 2 Continuous Angle Braces attached to Panels & Poles with Non Corrosive Hardware. All Hardware to be Painted to Match MedStar Blue (PMS281) of Entire Signs / Front & Backs. Posts are 4"x4" Square Aluminum / Signs are set on Posts and into Approved Concrete footers.

## SIGN TYPE EXT06



DATE 06/23/10 JOB#90082

New #E033-Old# B2a

**Apple Signs**  
 ESTABLISHED 30 YEARS

 CLIENT: MedStar Health  
 CONTACT:  
 ADDRESS:  
 Franklin Square Hospital Center

 PHONE  
 FAX

 SKETCH# R10-PMT BY--mrl  
 SCALE : noted

## NOTES

 Printout Colors are for reference only.  
 APPLE SIGNS -- SIC # 3993

REV. # / DATE / BY

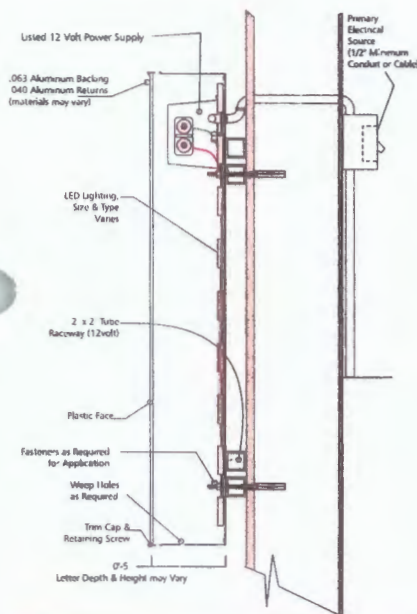
|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |

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SCALE @ NA

- CREATE ONE Channel Letter Sign with Face Lit Channel Letters & Logo Box
- BarMark Cabinet Digitally Printed MedStar Logo Applied to White Translucent Face w/ Protective UV Laminate. MedStar Yellow (PMS116) & MedStar Blue (PMS281) Painted Cabinet & Trim-Cap
- Face Lit Channel Letters for "Franklin Square Hospital Center" & "MedStar Health" MedStar Blue (PMS281) Returns and Trim-cap w/ White Acrylic Faces.
- All Elements Illuminate with White US LED Modules & 12vol Transformers.
- Sign is wire-way Mounted (Silver Metallic Finish on Wire-way. Wire-way mounts to 2 1/2" Window Mullion(s) with Required Hardware. Power Feed thru Mullion(s)
- Printout colors are for reference only.
- All Electrical Components UL @ Listed.
- Verify Conditions In Field.

a South Elevation Mock-Up

SCALE @ Approx 1/32" - 1 Foot

 Hospital Name @ 100% Ht of BarMark  
 MedStar Health @ 80% of BarMark

a

SCALE @ Approx 1/8" - 1 Foot

762.057 Sq. Foot Sign

101'-6" Wall

94.279 ft Copy Area

 8.083 ft Copy Area  
 40 1/4" BarMark / Hosp  
 32" MedStar

 New # E033  
 Old# B2a

 Franklin Square Hospital Center  
 MedStar Health

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DATE 06/23/10 JOB#90082

New #E033-Old# B2a



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY--mfl  
SCALE : noted

NOTES  
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APPLE SIGNS -- SIC # 3993

| REV. #  | DATE     | BY      |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |
|         |          |         |
|         |          |         |
|         |          |         |
|         |          |         |
|         |          |         |

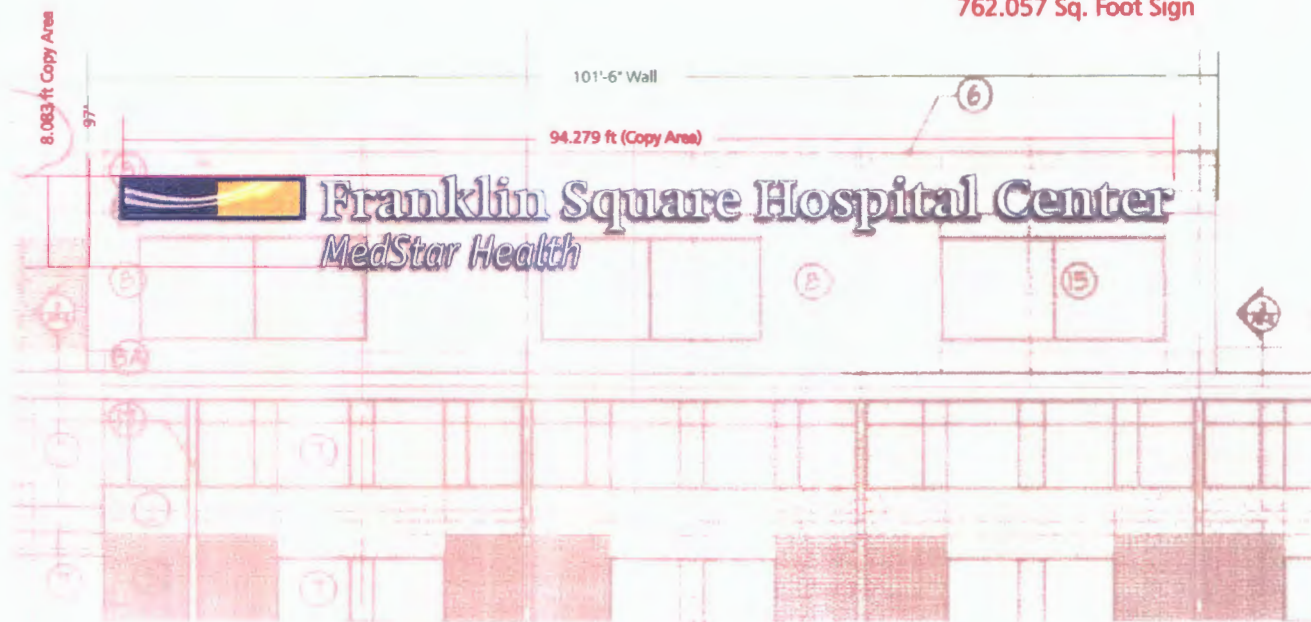
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762.057 Sq. Foot Sign



a Elevation Mock-up SCALE @ Approx 3/32" = 1 Foot



## New #E031-Old#B4 &amp; New #E025-Old# B5



CLIENT: MedStar Health  
 CONTACT:  
 ADDRESS:  
 Franklin Square Hospital Center

PHONE  
 FAX

SKETCH# R10-PMT BY--mt  
 SCALE : noted

## NOTES

Printout Colors are for reference only.

APPLE SIGNS - SIC # 3993

## REV. # / DATE / BY

|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |

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SCALE @ Approx 1/32" - 1 Foot

**a** Details SCALE @ 1/2" - 1 Foot

Old#B4// New# E031  
 38.082 Sq. Foot Sign

STAFF ENTRANCE

19.420 ft Copy Area

**a** SCALE @ 1/2" - 1 Foot  
 Old#B5 // New# E025  
 62.187 Sq. Foot Sign // Copy

20.729 ft Copy Area

EMERGENCY

## Sign E031 - Raceway Mounted Channel Letter Set

24" Tall - Face lit channel letters mounted to 8x9 inch raceway. Raceways are mounted to Steel Supports. Letters are toggle bolted thru front of Canopy fascia.

LED illuminated Channel Letters with White Faces, White LED's, Blue trim-cap and Returns. Raceway color TBD.

PRINTOUT COLORS ARE FOR REFERENCE ONLY.

VERIFY CONDITIONS IN FIELD.

8" Raceway

## Sign E025 - Raceway Mounted Channel Letter Set

36" Tall - Face lit channel letters mounted to 8x9 inch raceway. Raceways are mounted to Steel Supports. Letters are toggle bolted thru front of Canopy fascia.

LED illuminated Channel Letters with Red Faces, RED LED's, Red-cap and White Returns. Raceway color TBD.

PRINTOUT COLORS ARE FOR REFERENCE ONLY.

VERIFY CONDITIONS IN FIELD.

1.961 ft Copy Area

3.000 ft Copy Area

DATE 06/23/10 JOB#90082

Old#B4// New# E031  
38.082 Sq. Foot Sign

New #E031-Old#B4 & New #E025-Old# B5



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY--mt  
SCALE : noted

#### NOTES

Printout Colors are for reference only.  
APPLE SIGNS - SIC # 3993

#### REV. # / DATE / BY

|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |

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TITLE:  
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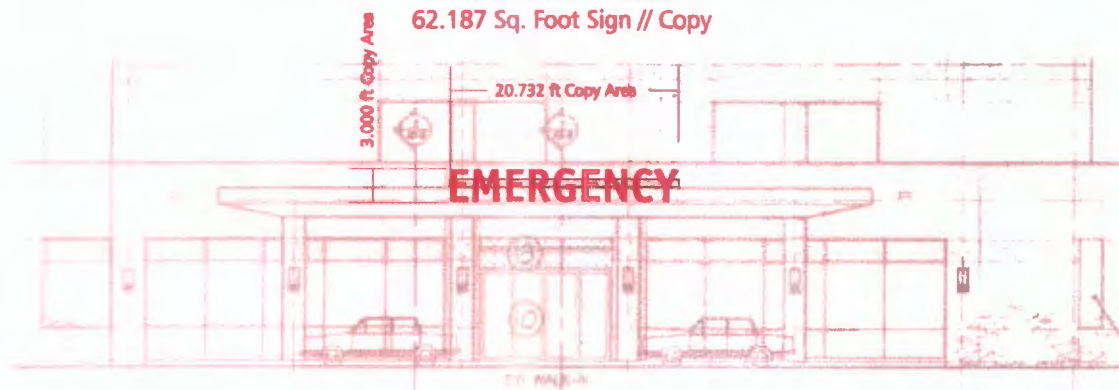
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**a** East Elevation Mock-Up SCALE @ Approx 3/32" = 1 Foot

Old#B5 // New# E025  
62.187 Sq. Foot Sign // Copy





DATE 06/23/10 JOB#90082

New #E031-Old#B4 & New #E025-Old# B5



CLIENT: MedStar Health  
CONTACT:  
ADDRESS:  
Franklin Square Hospital Center

PHONE  
FAX

SKETCH# R10-PMT BY-mf  
SCALE : noted

NOTES

Printout Colors are for reference only.  
APPLE SIGNS - SIC # 3993

REV. # / DATE / BY

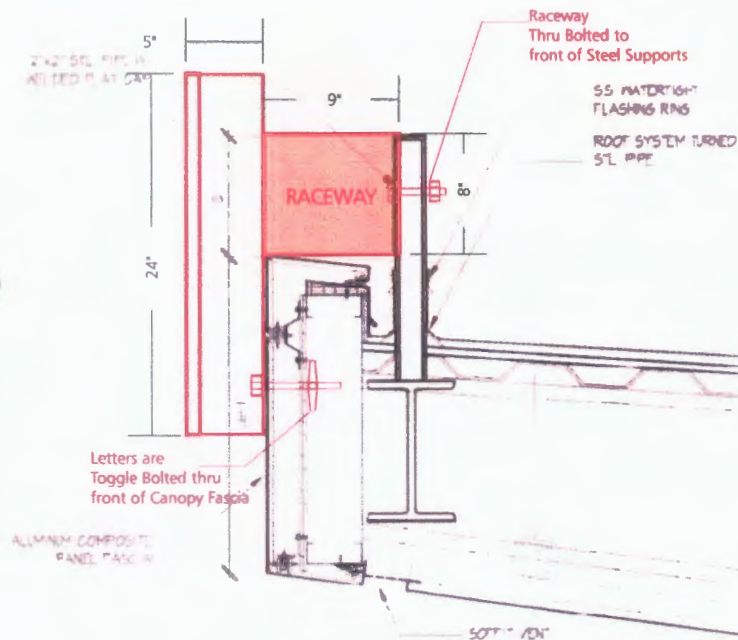
|         |          |         |
|---------|----------|---------|
| FA      | 11/13/09 | MFoster |
| R1      | 11/23/09 | dh      |
| R2      | 01/27/10 | MFoster |
| R3      | 01/28/10 | MFoster |
| R4-PMT  | 04/07/10 | MFoster |
| R5-PMT  | 04/16/10 | MFoster |
| R6-PMT  | 04/19/10 | MFoster |
| R7-PMT  | 05/03/10 | MFoster |
| R8-PMT  | 05/03/10 | ?       |
| R9-PMT  | 06/18/10 | MFoster |
| R10-PMT | 06/23/10 | MFoster |

Page# **22**

APPROVED:  
TITLE:  
LANDLORD APPROVAL:  
DATE:  
SALES  
PRODUCTION  
INSTALL

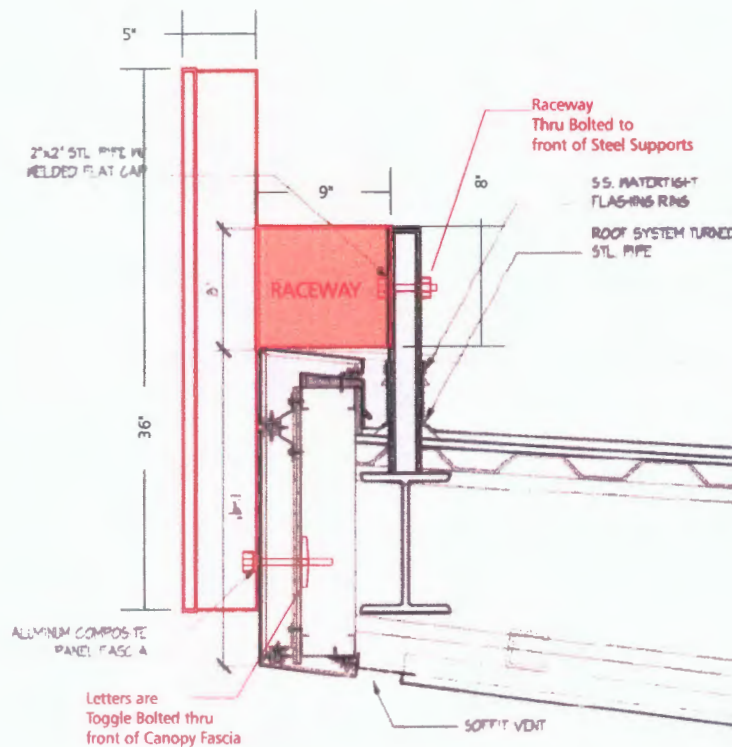
404 Severnity Dr. Millersville, Md. 21108  
Phone 410.987.7446 Fax 410.987.1530  
Visit us at [www.applesigns.com](http://www.applesigns.com)

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24" Tall Letters

**SIGN SUPPORT @ CANOPY**  
SCALE: 1 1/2" = 1'-0"



36" Tall Letters

**SIGN SUPPORT @ CANOPY**  
SCALE: 1 1/2" = 1'-0"

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

No. **59327**

Date: **8/20/10**

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 8/24/2010 8/20/2010 15:52:24  
 REG WS03 WALKIN R005 LRB  
 >>RECEIPT # 475412 8/20/2010

| Fund | Dept | Unit | Sub Unit | Rev Source/ | Sub Rev/ | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|-------------|----------|------|-----|---------|--------|
| 001  | 806  | 0000 |          | 6150        |          |      |     |         | 325.00 |
|      |      |      |          |             |          |      |     |         |        |
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|      |      |      |          |             |          |      |     |         |        |
|      |      |      |          |             |          |      |     |         |        |

Dept 5 528 ZONING VERIFICATION  
 CR NO. 059327

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

Total: **325.00**

Rec From: **Whiteford Taylor & Preston LLP**

For: **Franklin Square  
 9000 Franklin Square Hospital Center Inc.**

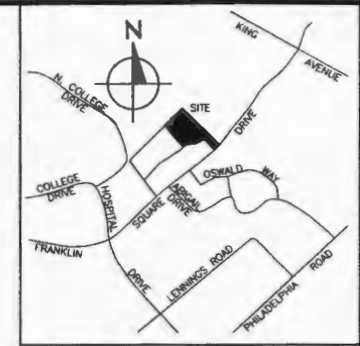
**2011-0076-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**





VICINITY MAP

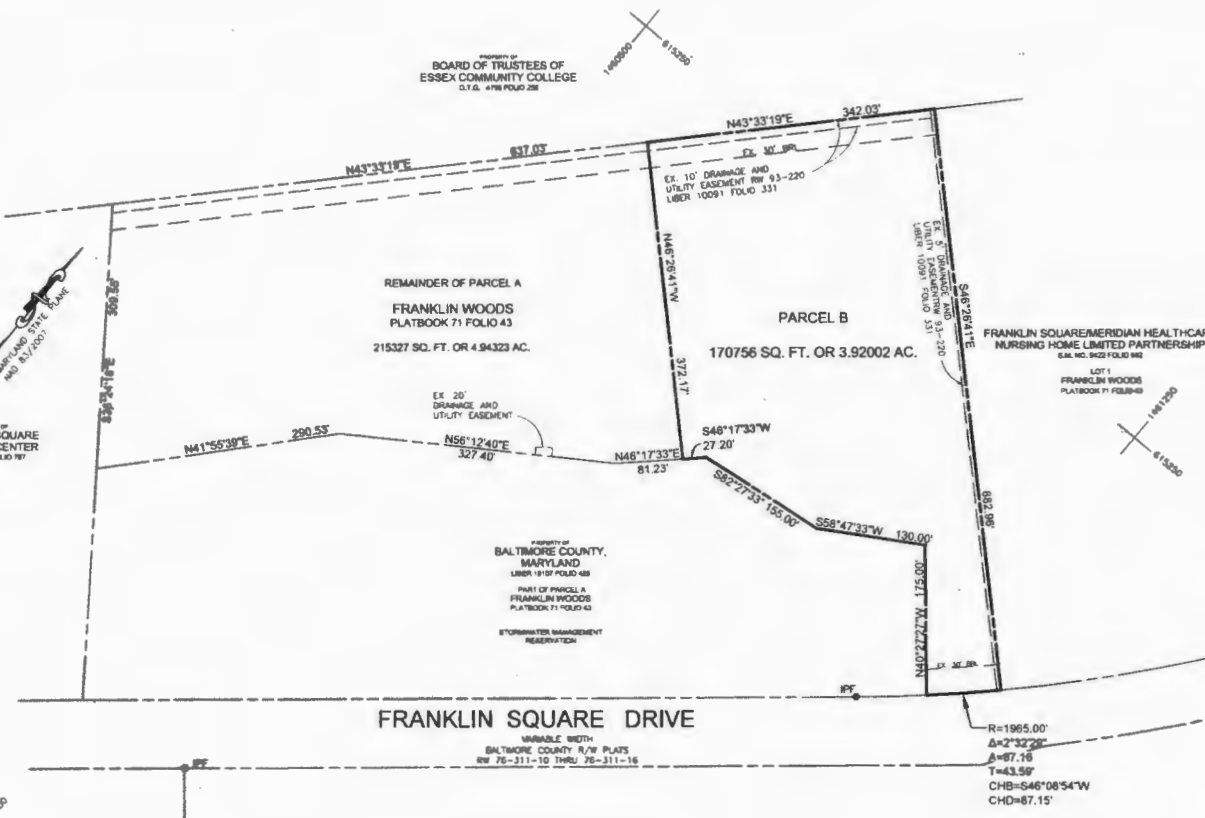
NO SCALE

### GENERAL NOTES

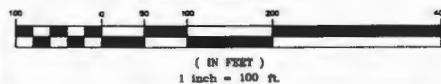
1. This plot may expire in accordance with the provisions of the Baltimore County Code, Section 28-216.
2. The recording of this plot does not guarantee the installation of streets or utilities by Baltimore County.
3. The information shown hereon may be superseded by a subsequent or amended plat.
4. Additional information concerning this plot may be found in Baltimore County Office of Permits and Development Management and Department of Public Works.
5. The recording of this plot does not constitute or imply acceptance by the County of any street, easement, park, open space or any other public area shown on this plot.
6. The owner/developer will comply with the best management practices adopted by Baltimore County Department of Environmental Management and Resource Management.
7. This project was approved by the Development Review Committee on September 9, 1997, DRC #0902TH, DIST. 14CB. The "3th Refinement CRG Plan - Franklin Woods" was approved on October 21, 2014, DRC #091814A, DIST. 14CB.
8. The County agrees to provide quantity and quality management for current and future improvement for the portions of the property owned by Halls or its related entities which are jointly owned by the parties to be within the drainage area, as of the date of this MOU, to be serviced by the project. This drainage area shall be depicted on Exhibit "B" that, when completed, will be initiated by representatives of both parties and attached to this MOU. The drainage area shall be limited to the following properties and entities:
  - a. Franklin Square Hospital Center Property; 8000 Franklin Square Drive S.M. No. 8148 folio 737; Tax Map 82, Grid 20, Parcel 604. (Developed Hospital)
  - b. Bay Development Corp. located at:
    - (1) 9101 Franklin Square Drive; E.H.K., Jr. No. 5497 folio 959; Tax Map 82, Grid 20, Parcel 76 (Developed Franklin Square Professional Building), and
    - (2) 9105 Franklin Square Drive; Drive S.M. No. 8146 folio 798; Tax Map 82, Grid 20, Parcel 764. (Developed - Whitesquare Medical Office Building), and
    - (3) Parcel B(3) - property on Franklin Square Drive; S.M. No. 8146 folio 798; Tax Map 82, Grid 20, Parcel 713. (Undeveloped Helipad)
  - c. Franklin Square/Meridian Healthcare and Nursing Home Limited Partnership; S.M. No. 9422 folio 582; Tax Map 82, Grid 20, Parcel 131; Lot 1 "Franklin Woods" Plot Book S.M. 64 folio 123; 8200 Franklin Square Drive (Developed-Nursing Home).
  - d. HELIX, Inc.; Tax Map 82, Grid 20, Parcel 131 Lot 1 "Franklin Woods" Plot Book S.M. 64 folio 123; (Undeveloped)
9. The site is located in the #6 watershed.

**PARCEL B**  
**RESUBDIVISION OF PARCEL A**  
**FRANKLIN WOODS**  
**PLAT BOOK 71 FOLIO 43**  
**14TH ELECTION DISTRICT**  
**BALTIMORE COUNTY, MARYLAND**

TOTAL AREA OF THIS PLAT= 8.86325 AC.



GRAPHIC SCALE



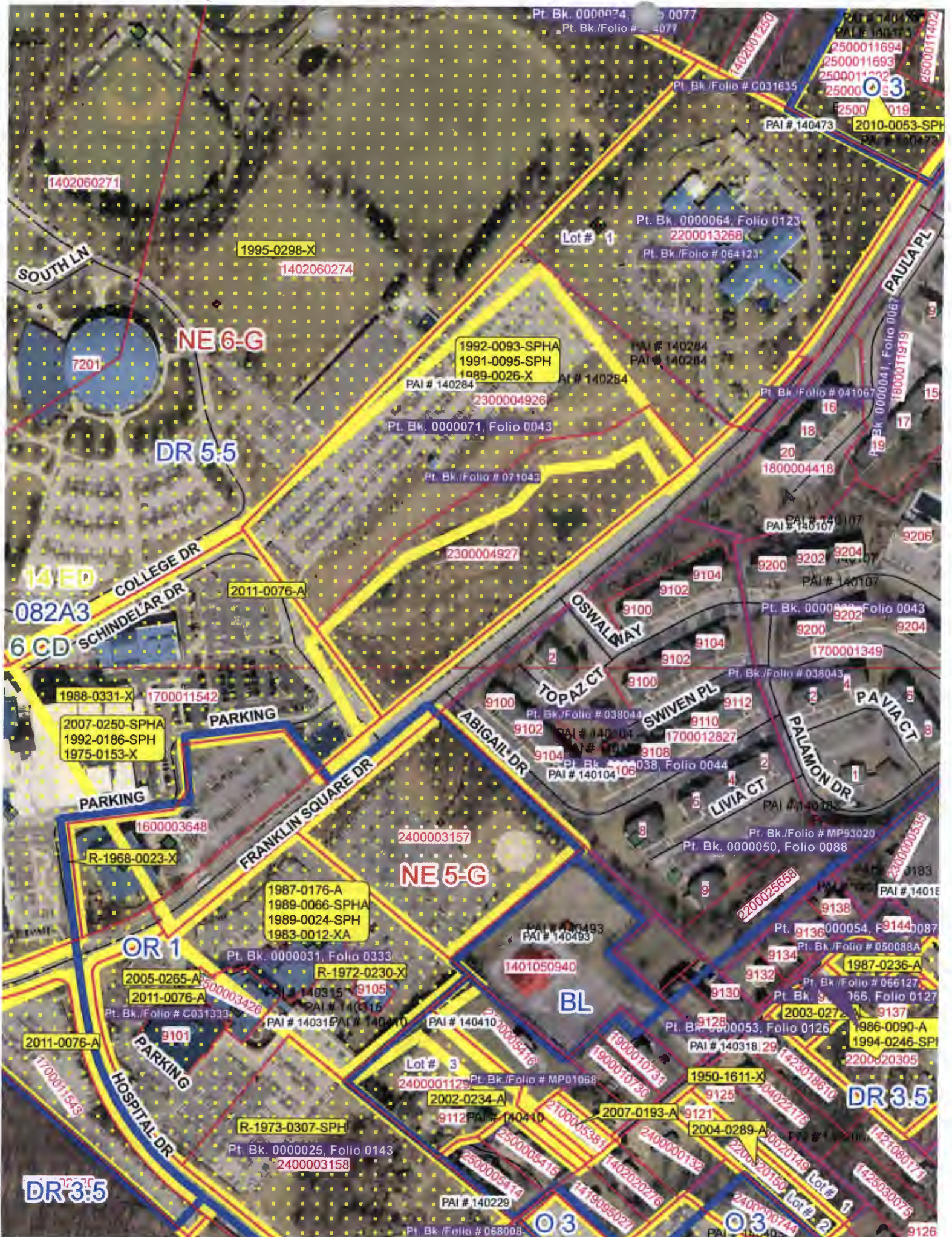
|                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PWA COMPLETED _____<br>ZONING _____<br>DEV. DESIGN _____<br>DEV. ENGINEER _____<br>STREETS, NUMBERING _____<br>REAL ESTATE COMPLIANCE _____<br>PARKS AND RECREATION _____ | APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS<br>PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE<br><br>DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS _____ DATE _____<br><br>DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY _____ DATE _____ | <b>OWNER-DEVELOPER</b><br>HELIX HEALTH SYSTEMS INC.<br>1500 STEWART PLACE<br>5TH FLOOR<br>COLUMBIA MD 21044-2885<br>TAX ACCT. NO. 14-2300044928 | <b>SURVEYOR'S CERTIFICATE</b><br>THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY HEREIN AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS. | <b>OWNER'S CERTIFICATE</b><br>THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS. | <b>AMT</b><br>A. MORTON THOMAS AND ASSOCIATES, INC.<br>CONSULTING ENGINEERS<br>800 KING FARM BOULEVARD, 4TH FLOOR, ROCKVILLE, MD 20850<br>(301) 581-2454 FAX (301) 581-0414<br>EMAIL: AMT@AMTENGINEERING.COM |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

DAVID B. SHANK  
 MARYLAND REGISTRATION #315  
 EXPIRES 9-10-2016











APPLICANT

FRANKLIN SQUARE  
HOSPITAL CENTER, INC.

9000 FRANKLIN SQUARE DRIVE  
BALTIMORE, MARYLAND 21237

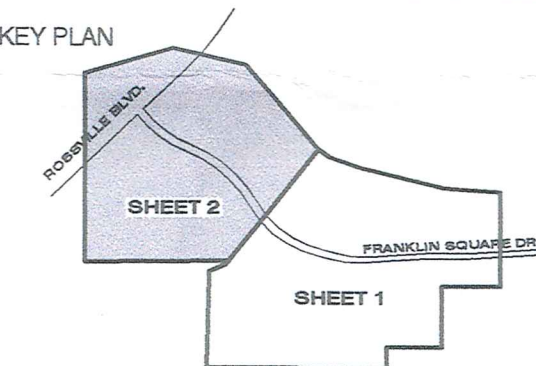
14th ELECTION DISTRICT  
5th COUNCIL MANIC DISTRICT

SEAL



7/23/10

### KEY PLAN



SCALE

SCALE: 1"=100'

|     |      |    |             |
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|     |      |    |             |
| No. | DATE | BY | Description |

**REVISIONS**

DRAWN BY ELD  
APPROVED BY TLK  
CHECKED BY DSD  
DATE July 21, 2010

TITLE  
PLAN TO ACCOMPANY  
ZONING VARIANCE

PROJECT NO. 50003265

SHEET NO.

2 OF 4



| Sign Number | Variance Requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ma1         | From BCZR Section 450.4 (4 Attachment 1.1.a) to allow two Changeable Copy, Freestanding signs accessory to an institution on a single premises in lieu of the permitted one sign, with an area per face of 120 square feet in lieu of the permitted area per face of 25 square feet, and a sign height of up to 13.6 feet in lieu of the permitted 6 feet in height                                                                                                                                                                                                                                                                                                                                                                    |
| Ma2         | From BCZR Section 450.5.B.4.a to allow on a single premises Freestanding signs within 100 feet of other Freestanding signs having an area per face larger than 8 square feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| X02/E013    | From BCZR Section 450.4 (4 Attachment 1.1.a) to allow two Changeable Copy, Freestanding signs accessory to an institution on a single premises in lieu of the permitted one sign, with an area per face of 120 square feet in lieu of the permitted area per face of 25 square feet, and a sign height of up to 13.6 feet in lieu of the permitted 6 feet in height<br>From BCZR Section 450.5.B.4.a to allow on a single premises Freestanding signs within 100 feet of other Freestanding signs having an area per face larger than 8 square feet<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height |
| X02/E042    | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)                                                                                                                                                                                                                                                                                           |
| X02/E052    | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height<br>From BCZR Section 450.5.B.4.a to allow on a single premises Freestanding signs within 100 feet of other Freestanding signs having an area per face larger than 8 square feet<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height                                                                                                                                                                                     |
| X03/E004    | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height                                                                                                                                                                                                                                                                                                                                |
| X03/E008    | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height                                                                                                                                                                                                                                                                                                                                |
| X04/E002    | From BCZR Section 450.5.B.4.a to allow on a single premises Freestanding signs within 100 feet of other Freestanding signs having an area per face larger than 8 square feet<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Non-residential Zone up to 12.333 feet in height in lieu of the permitted 6 feet in height                                                                                                                                                                                                                                                                                                                                                                    |
| X04/E003    | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height                                                                                                                                                                                                                                                                                                                                |
| X04/E007    | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height                                                                                                                                                                                                                                                                                                                                |
| X04/E009    | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Non-residential Zone up to 12.333 feet in height in lieu of the permitted 6 feet in height                                                                                                                                                                                                                                                                                                                            |
| X05/E014    | From BCZR Section 450.5.B.4.a to allow on a single premises Freestanding signs within 100 feet of other Freestanding signs having an area per face larger than 8 square feet<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height                                                                                                                                                                                                                                                                                                                                                                        |
| E06/E053    | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)<br>From BCZR Section 450.5.B.4.a to allow on a single premises Freestanding signs within 100 feet of other Freestanding signs having an area per face larger than 8 square feet<br>From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs in a Residential Zone up to 12.333 feet in height in lieu of the permitted 4 feet in height                                                                                                                                                |
| E025        | From BCZR Section 450.4 (4 Attachment 1.3) to allow Directional, Freestanding signs with an area per face of up to 68 square feet in lieu of the permitted area per face of 8 square feet (See Council Bill 89-1997)<br>From BCZR Section 450.5.B.3.b to allow a sign on a vertical face of a canopy to extend above and below the face of a canopy                                                                                                                                                                                                                                                                                                                                                                                    |
| E031        | From BCZR Section 450.4 (4 Attachment 1.6) to allow two Identification signs on the same building frontage in lieu of the permitted one sign per building frontage with a maximum area per face of up to 63 square feet in lieu of the permitted area per face of 25 square feet, and constructed on a canopy in lieu of the permitted Wall-mounted, Freestanding, or Integral sign                                                                                                                                                                                                                                                                                                                                                    |
| E033        | From BCZR Section 450.5.B.3.b to allow a sign on a vertical face of a canopy to extend above and below the face of a canopy<br>From BCZR Section 450.4 (4 Attachment 1.6) to allow two Identification signs on the same building frontage in lieu of the permitted one sign per building frontage with a maximum area per face of up to 63 square feet in lieu of the permitted area per face of 25 square feet, and constructed on a canopy in lieu of the permitted Wall-mounted, Freestanding, or Integral sign                                                                                                                                                                                                                     |
|             | From BCZR Section 450.4 (4 Attachment 1.6) to allow an Identification sign for an Institution with an area per face of 763 square feet in lieu of the permitted area per face of 25 square feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## GENERAL NOTES

1. GROSS AREA: 55.879 AC.±
2. NET AREA OF PROPERTY: 55.879 AC.±
3. EXISTING ZONING OF PROPERTY: DR 5.5 and OR-1

4. ZONING REQUIREMENTS:
- |                         |                          |
|-------------------------|--------------------------|
| ZONE: DR 5.5            | ZONE: OR-1               |
| FRONT BRL SETBACK = 40' | FRONT BRL SETBACK = 40'  |
| REAR BRL SETBACK = 30'  | REAR BRL SETBACK = 30'   |
| SIDE BRL SETBACK = 20'  | SIDE BRL SETBACK = 20'   |
|                         | CORNER BRL SETBACK = 35' |

- |                                                               |            |
|---------------------------------------------------------------|------------|
| 5. OFF-STREET PARKING AND CALCULATIONS - MAIN HOSPITAL CAMPUS |            |
| 398 BEDS X 1.5 SPACES PER BED                                 | 597        |
| 75,000 SF OF CLINIC (EMERGENCY) X                             |            |
| 4.5 SPACES PER 1,000 SF                                       | 338        |
| <u>TOTAL SPACES REQUIRED</u>                                  | <u>935</u> |

|                                                           |              |
|-----------------------------------------------------------|--------------|
| TOTAL SPACES PROVIDED (OFF-STREET - MAIN HOSPITAL CAMPUS) |              |
| EXISTING WOMEN'S PAVILION                                 | 152          |
| EXISTING VISITOR (SOUTH LOT)                              | 133          |
| EXISTING EMPLOYEE (SOUTH LOT)                             | 275          |
| EMPLOYEE (PHASE 1)                                        | 653          |
| EMERGENCY DEPT. (PHASE 2)                                 | 63           |
| <u>PARKING GARAGE (PHASE 2)</u>                           | <u>1,000</u> |
| TOTAL SPACES PROVIDED                                     | 2,276        |

|                          |                 |
|--------------------------|-----------------|
| HANDICAP SPACES REQUIRED | 33              |
| VAN ACCESSIBLE REQUIRED  | 4 (AS PROPOSED) |
| HANDICAP SPACES PROVIDED | 63              |
| VAN ACCESSIBLE PROVIDED  | 13              |

6. OWNERS:  
FRANKLIN SQUARE HOSPITAL CENTER, INC.  
9000 FRANKLIN SQUARE DRIVE  
BALTIMORE, MARYLAND 21237  
443-777-7254

HH MEDSTAR HEALTH, INC.  
5565 STERRETT PLACE  
5TH FLOOR  
COLUMBIA, MD 21044  
410-772-6940

- BAY DEVELOPMENT CORPORATION, INC.  
5565 STERRETT PLACE  
5TH FLOOR  
COLUMBIA, MD 21044  
410-772-6940

7. TAX MAP/PARCEL/GRID: 82/604/20  
TAX ACCOUNT NUMBER: 1700011542  
DEED REFERENCES: 8146/787  
5726/210  
8146/796  
8146/798  
5497/959

EASEMENT ON ADJACENT PROPERTY:  
TAX MAP/PARCEL/GRID: 82/359/19  
TAX ACCOUNT NUMBER: 1402060270  
DEED REFERENCE: 4263/201

8. 200 SCALE ZONING MAP REFERENCE NUMBERS: 082A3
9. REGIONAL PLANNING DISTRICT: 6th
10. CENSUS TRACT NUMBER: 4407.01
11. SCHOOL DISTRICT: NOTTINGHAM BRANCH
12. WATERSHED: WHITEMARSH
13. SUBSEWERSHED: WHITEMARSH
14. ELECTION DISTRICT: 6
15. COUNCILMANIC DISTRICT: 14
16. ALL LOTS SERVED BY MUNICIPAL WATER AND SEWER.

17. THE OWNER HAS NO KNOWLEDGE OF ANY EXISTING UNDERGROUND STORAGE TANKS ON THE PROJECT SITE OR WITHIN 100' OF ANY PROPERTY LINE.
18. EXISTING USE: HOSPITAL
19. PROPOSED USE: HOSPITAL
20. ZONING HISTORY

1. ZONING CASE NO. 88-331-X SPECIAL EXCEPTION TO PERMIT ANY FUTURE BUILDING ADDITIONS ELEVATIONS WIDTH OF 670 AND 700 FEET. GRANTED
2. CRC-545-91 BUILDING PERMIT FOR EMERGENCY DEPARTMENT ADDITION PERMIT NO. B087275. ISSUED APRIL 15, 1991.
3. ZONING CASE NO. W-88-91 A WAIVER OF THE CRG PLAN AND CRG. GRANTED MARCH 17, 1988.
4. ZONING CASE NO. 92-168-SPH ACCESSORY USE FOR OFF SITE HOSPITAL INCINERATOR OF WASTE. DENIED BY BOARD OF APPEALS JULY 29, 1992.
5. ZONING CASE NO. 07-250-SPHA VARIANCES TO BUILDING HEIGHT AND LENGTH; AMENDMENT TO ORDER AND SITE PLAN APPROVED IN ZONING CASE NO. 88-331-X. GRANTED FEB. 14, 2007.

21. PREVIOUS COMMERCIAL PERMITS  
BUILDING PERMIT 1969, OVERALL CONSTRUCTION  
BUILDING PERMIT 1977 ADDITION  
BUILDING PERMIT 1978 ADDITION  
BUILDING PERMIT 1988 ADDITION  
BUILDING PERMIT 1996 ADDITION  
BUILDING PERMIT 8-258-192 BUILDING ADDENDUM 1998  
BUILDING PERMIT 8-67604 SITEWORK (2007)  
BUILDING PERMIT 8-67078 MATERIALS MANAGEMENT (LOADING  
DOCK RENOVATIONS) (2007)  
BUILDING PERMIT 8-65563 CEP SHELL (POWER PLANT) (2007)  
BUILDING PERMIT 8-67193 TOWER AND 1ST FLOOR COURTYARD  
SHELL (2007)  
BUILDING PERMIT 8-705363 2ND FLOOR COURTYARD SHELL (2009)
22. FAR CALCULATIONS: N/A IN RESIDENTIAL ZONE, NO CHANGES  
PROPOSED TO EXISTING FAR IN OR-1 ZONE
23. NO OPEN SPACE IS REQUIRED FOR INSTITUTIONAL USES IN  
RESIDENTIAL ZONES, NO CHANGES PROPOSED TO EXISTING  
DENSITY OR OPEN SPACE IN OR-1 ZONE
24. THE PROPERTY AS SHOWN ON THIS PLAN HAS BEEN HELD SINCE 1968.  
THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF  
THE GROSS AREA OF THE PROPERTY AS SHOWN ON THIS PLAN HAS  
EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY  
OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
25. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY  
GIS, DATED 2009.
26. SUBJECT PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY  
CRITICAL AREA.
27. A WETLAND DELINEATION FOR THE PROJECT WAS APPROVED BY  
DEPRM/COE/MD ON APRIL 3, 2006.
28. NO FOREST CONSERVATION EASEMENTS OR FOREST BUFFER  
EASEMENTS ARE PROPOSED FOR THE PROJECT.
29. THERE ARE NO GREENWAYS ON THE PROJECT SITE.
30. THERE ARE NO KNOWN RARE OR STATE RECORDS OF RARE OR  
ENDANGERED PLANTS OR ANIMALS WITHIN THE PROJECT SITE.
31. NO RESIDENTIAL TRANSITION AREAS APPLY TO THE RESIDENTIAL  
ZONED PORTIONS OF THE PROJECT. NO CHANGES PROPOSED TO  
PORTIONS OF PROPERTY IN THE OR-1 ZONE.
32. ENTRANCE TREATMENT AND OTHER SIGNAGE IS PROPOSED AT THE  
PROJECT SITE- SEE PLANS AND ATTACHMENT 1 - "FRANKLIN  
SQUARE HOSPITAL CENTER CAMPUS SIGNAGE BRAND EXECUTION  
AND BUILDING FACADE" PREPARED BY APPLE SIGNS.
33. THE PROPOSED USE IS CONSISTENT WITH THE CURRENT BALTIMORE  
COUNTY ZONING.
34. NO STREET WIDENING IS PROPOSED FOR THE PROJECT.
35. NO 100 YEAR FLOOD PLAIN EXISTS ON THE SITE.
36. WITH THIS VARIANCE REQUEST WE ARE ALSO HEREBY REQUESTING  
USE PERMITS FOR ALL SIGNS DESCRIBED HEREIN.

### VARIANCE REQUESTS

- A) FROM BC2R SECTION 450.5.8.3.b TO ALLOW A SIGN ON A VERTICAL FACE OF A CANOPY TO EXTEND ABOVE AND BELOW THE FACE OF THE CANOPY (SIGNS E025, E031)
- B) FROM BC2R SECTION 450.B.4.a TO ALLOW ON A SINGLE PREMISES FREESTANDING SIGNS WITHIN 100 FEET OF OTHER FREESTANDING SIGNS HAVING AN AREA PER FACE LARGER THAN 8 SQUARE FEET (SIGNS X04/E002, X02/E052, X06/E053, MA-2, X02/E13, X05/E014)  
(FROM BC2R 450.1.4 (ATTACHMENT 1.a) TO ALLOW TWO (2) IDENTIFIABLE COPY, FREESTANDING SIGNS ACCESSORY TO AN INSTITUTION ON A SINGLE PREMISES IN LIEU OF THE PERMITTED 1 SIGN, WITH AN AREA PER FACE OF UP TO 120 SQUARE FEET IN LIEU OF THE PERMITTED AREA PER FACE OF 25 SQUARE FEET, AND A SIGN HEIGHT OF UP TO 13.6 FEET IN LIEU OF THE PERMITTED 6 FEET IN HEIGHT (SIGNS MA-1, MA-2)
- D) FROM BC2R 450.4 (4 ATTACHMENT 1.3) TO ALLOW DIRECTIONAL, FREESTANDING SIGNS WITHIN AN AREA PER FACE OF UP TO 68 SQUARE FEET IN LIEU OF THE PERMITTED 4 FEET IN HEIGHT (SIGNS X02/E013, X02/E042, X03/E004, X04/E008, X04/E002, X04/E003, X04/E007, X04/E009, X05/E014, X06/E053)
- E) FROM BC2R 450.4 (4 ATTACHMENT 1.3) TO ALLOW DIRECTIONAL, FREESTANDING SIGNS IN A RESIDENTIAL ZONE OF UP TO 12.33 FEET IN HEIGHT IN LIEU OF THE PERMITTED 4 FEET IN HEIGHT (SIGNS X02/E013, X02/E042, X02/E052, X03/E004, X03/E008, X04/E003, X04/E007, X05/E014, X06/E053)
- F) FROM BC2R 450.4 (4 ATTACHMENT 1.3) TO ALLOW DIRECTIONAL, FREESTANDING SIGNS IN A NON RESIDENTIAL ZONE OF UP TO 12.33 FEET IN HEIGHT IN LIEU OF THE PERMITTED 4 FEET IN HEIGHT (SIGNS X04/E002, X04/E009)
- G) FROM BC2R 450.4 (ATTACHMENT 1.6) TO ALLOW AN IDENTIFICATION SIGN FOR AN INSTITUTION WITH AN AREA PER FACE OF 763 SQUARE FEET IN LIEU OF THE PERMITTED AREA PER FACE OF 25 SQUARE FEET (SIGN E033)
- H) FROM BC2R 450.4 (4 ATTACHMENT 1.6) TO ALLOW TWO IDENTIFICATION SIGNS ON THE SAME BUILDING FRONTAGE IN LIEU OF THE PERMITTED ONE IDENTIFICATION SIGN ON A BUILDING FRONTAGE, EACH WITH AN AREA PER FACE OF UP TO 63 SQUARE FEET IN LIEU OF THE PERMITTED AREA PER FACE OF 25 SQUARE FEET, AND CONSTRUCTED ON A CANOPY IN LIEU OF THE PERMITTED WALL-MOUNTED, FREESTANDING, OR INTEGRAL SIGN (SIGNS E025, E031)

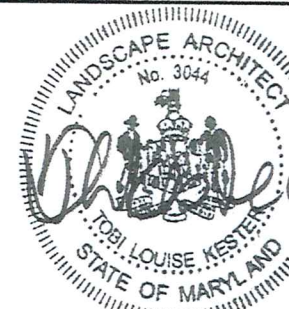


Dewberry & Davis LLC  
3120 LORD BALTIMORE  
SUITE #211  
BALTIMORE, MARYLAND 21201  
PHONE: 410.265.9100  
FAX: 410.265.8875

APPLICANT

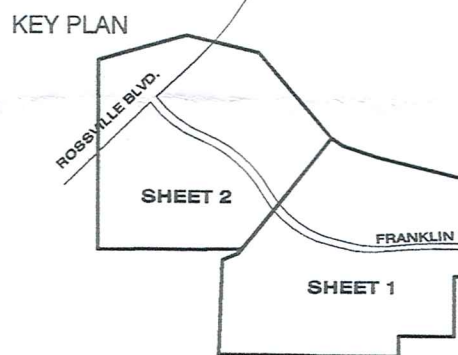
FRANKLIN SQUARE  
HOSPITAL CENTER, INC.  
9000 FRANKLIN SQUARE DRIVE  
BALTIMORE, MARYLAND 21237

SEAI



7/23

### KEY PLAN



SCALE

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## REVISIONS

DRAWN BY ELD  
APPROVED BY TLK  
CHECKED BY DSD  
DATE July 21, 2010

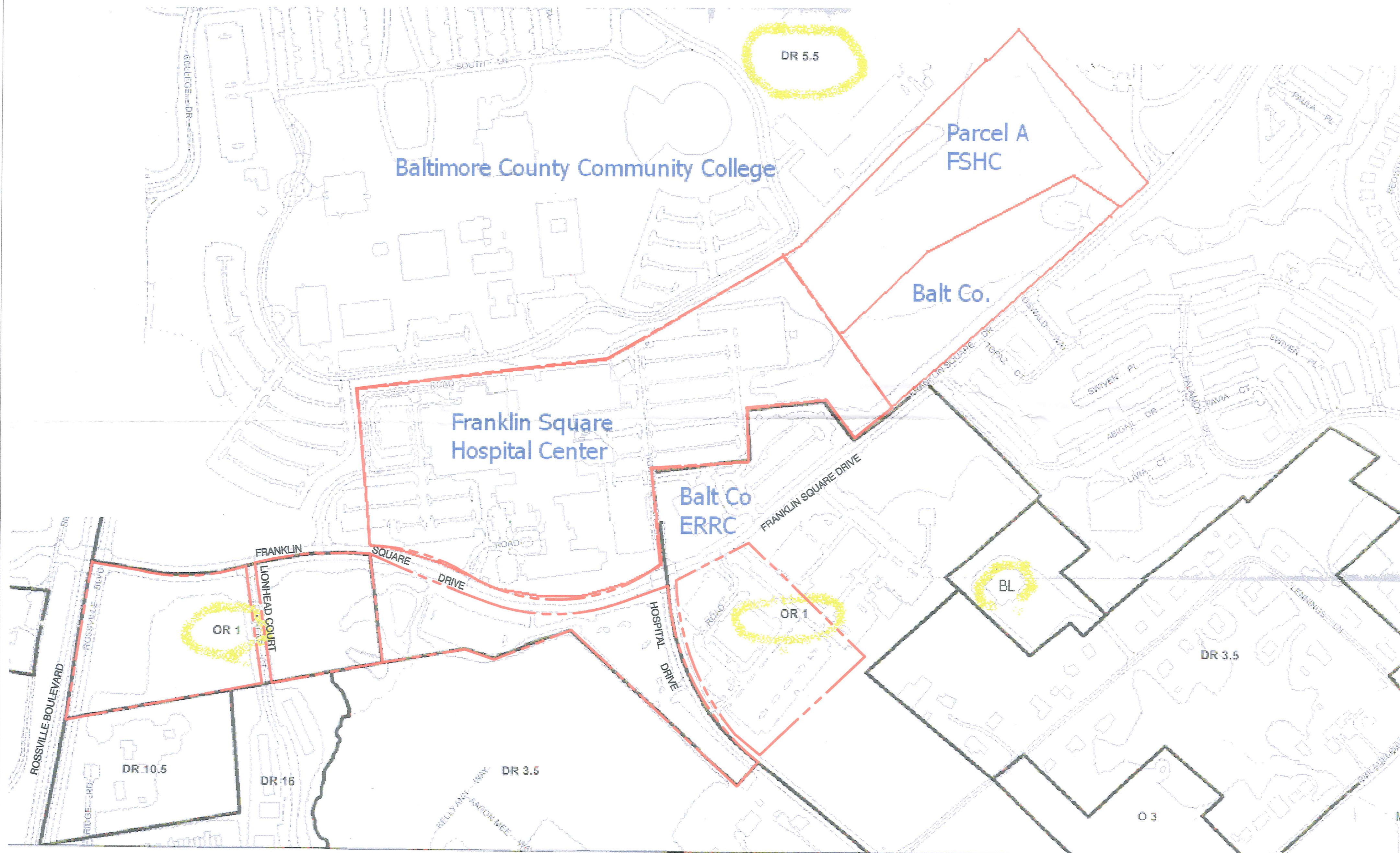
TITLE

3

SHEET NO.

3 C





ning — Streams  
 ildings — Roads  
 Vegetation  
 Rail Lines

# Baltimore County Office of Planning and Zoning Official Zoning Map

MAP # 082A3

|       |       |       |       |       |
|-------|-------|-------|-------|-------|
| 081B2 | 081C2 | 082A2 | 082B2 | 082C2 |
| 081B3 | 081C3 | 082A3 | 082B3 | 082C3 |
| 080B1 | 080C1 | 080A1 | 080B1 | 080C1 |

Scale  
 1" = 200'  
 0 100 200 400 Feet

Data Sources:  
 Planimetric Data  
 1:2400, from 1991  
 Zoning - Baltimore  
 1:2400, 2004



Dewberry & Davis LLC  
 3120 LORD BALTIMORE DRIVE  
 SUITE #211  
 BALTIMORE, MARYLAND 21244  
 PHONE: 410.285.9500  
 FAX: 410.285.8875

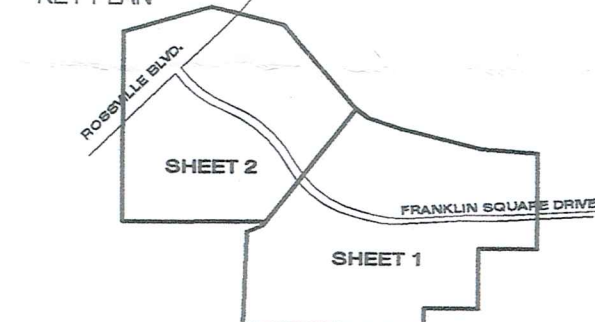
APPLICANT  
**FRANKLIN SQUARE  
 HOSPITAL CENTER, INC.**  
 9000 FRANKLIN SQUARE DRIVE  
 BALTIMORE, MARYLAND 21237  
 14th ELECTION DISTRICT  
 6th COUNCILMANIC DISTRICT

SEAL



7/23/10

KEY PLAN



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DRAWN BY ELD  
 APPROVED BY TLK  
 CHECKED BY DSD  
 DATE July 21, 2010

TITLE  
**PLAN TO ACCOMPANY  
 ZONING VARIANCE**

PROJECT NO. 50003265



PWA COMPLETED  
ZONING  
DEV. DESIGN  
DEV. ENGINEER  
STREETS, NUMBERING  
REAL ESTATE COMPLIANCE  
PARKS AND RECREATION

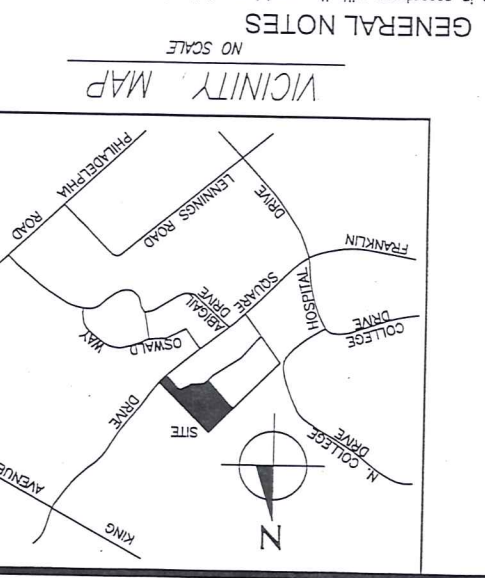
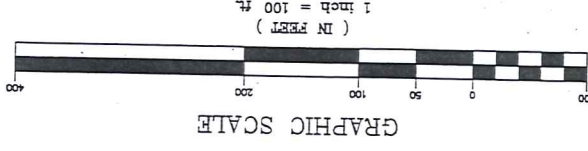
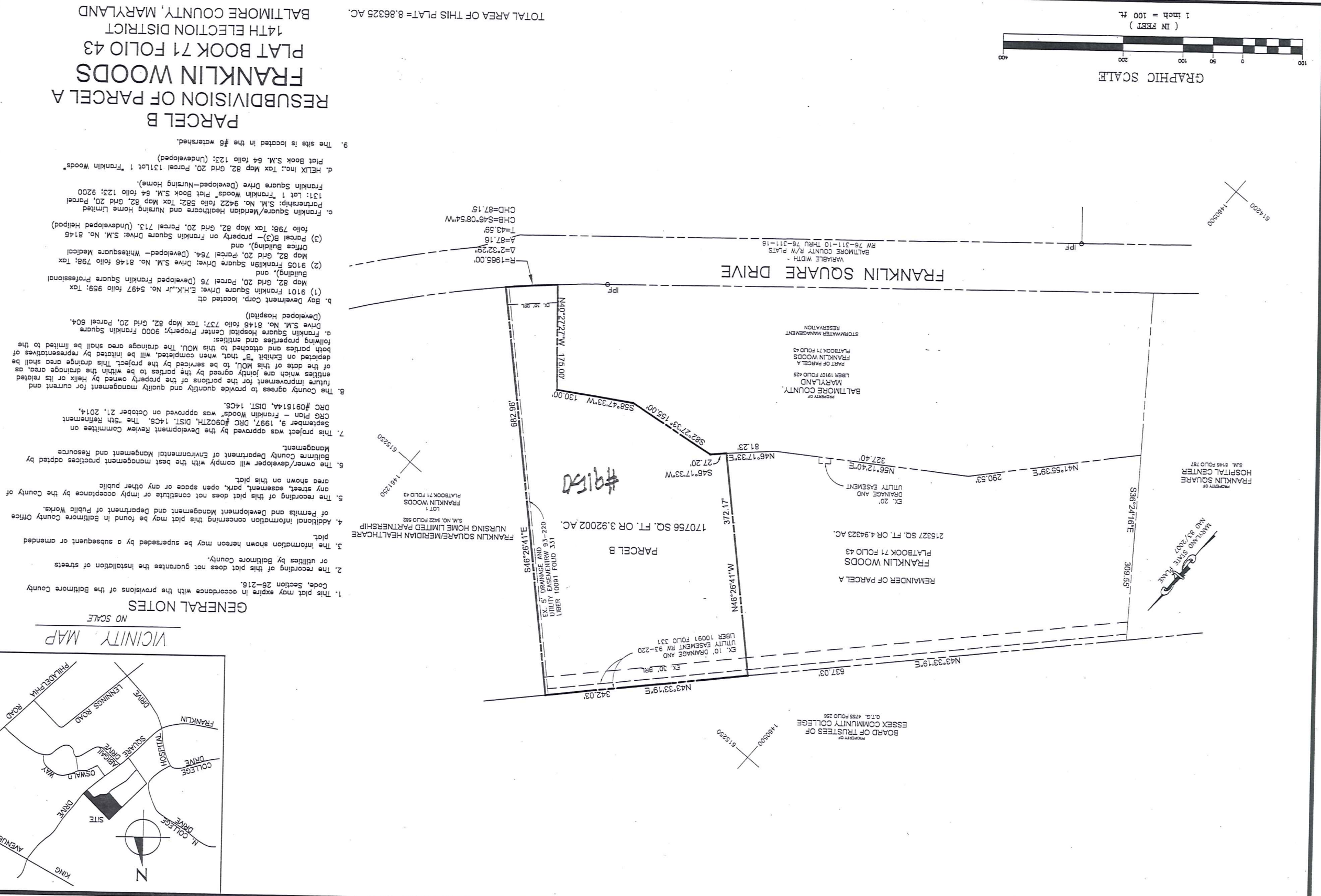
APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS  
PAPERSANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE  
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
DATE  
APPROVALS AND INSPECTIONS  
DATE  
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND SUSTAINABILITY  
DATE

OWNER-DEVELOPER  
HEIX HEALTH SERVICES INC.  
5565 STREET PLACE  
5TH FLOOR  
COLUMBIA, MD 21044-2665  
TAX ACCT. NO. 14-2200004826

SURVEYOR'S CERTIFICATE  
THE UNDERSIGNED, A REGISTERED SURVEYOR OF THE STATE  
OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO  
PREPARED THIS PLAN AND THAT THE LAND SHOWN ON THIS PLAN HAS BEEN  
RECEIVED FROM THE LAND OWNER AND THAT THE SURVEYOR HAS BEEN  
WITHIN THE SECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE  
OF THE ANNOTATED CODE OF MARYLAND, PARAGRAPHS 1-3, AS THE  
SAME CONCERNS THE MAKING OF THIS PLAN AND THE SETTING OF THE  
MARKERS.  
DAVID B. SHANK  
MARYLAND REGISTRATION #315  
EXPIRES 9-10-2016

OWNER'S CERTIFICATE  
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN HEREBY  
CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS  
OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF  
THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar  
AS THE SAME CONCERNS THE MAKING OF THIS PLAN AND THE SETTING OF  
THE MARKERS.  
DATE  
X

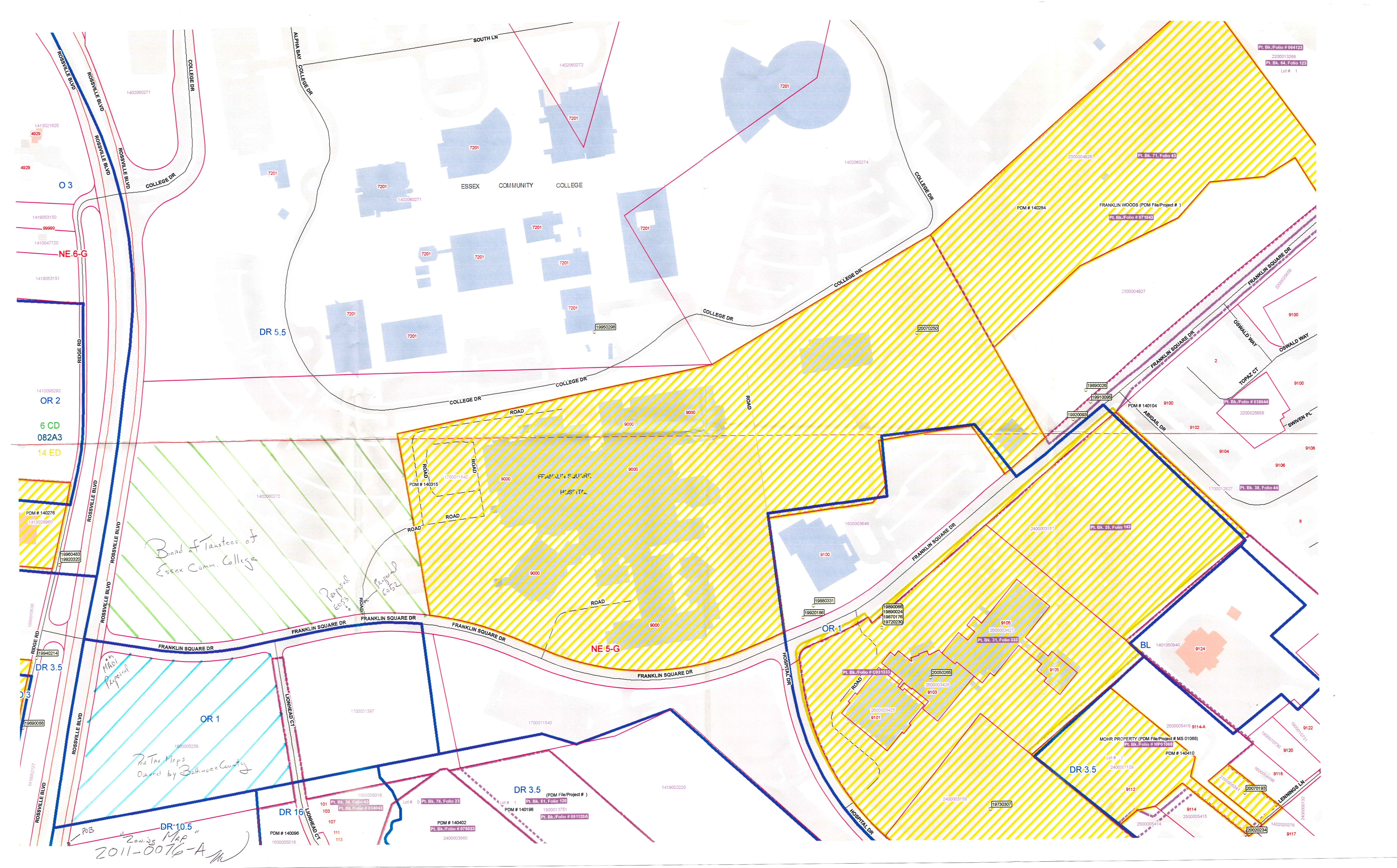
A. MORTON THOMAS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
1001 8th FLOOR, 115 FLOORS, ROCKVILLE, MD 20850  
800 KING FARM BOULEVARD, SUITE 100, ROCKVILLE, MD 20850  
PHONE: (301) 881-3545 FAX: (301) 881-0814  
EMAIL: AMT@AMTENGINEERING.COM



- GENERAL NOTES
1. This plat may expire in accordance with the provisions of the Baltimore County Code, Section 26-216.
  2. The recording of this plat does not guarantee the installation of streets or utilities by Baltimore County.
  3. The information shown hereon may be superseded by a subsequent or amended plat.
  4. Additional information concerning this plat may be found in Baltimore County Office of Permits and Development Management and Department of Public Works.
  5. The recording of this plat does not constitute or imply acceptance by the County of any street, easement, park, open space or any other public area shown on this plat.
  6. The owner/developer will comply with the best management practices adopted by Baltimore County Department of Environmental Management and Resource Management.
  7. This project was approved by the Development Review Committee on September 9, 1997, DRC #0902TH, DIST. 14CS. The "5th Refinement CRG Plan - Franklin Woods" was approved on October 21, 2014, DRC #0918144, DIST. 14CS.
  8. The County agrees to provide quantity and quality management for current and future improvements for the portions of the property owned by Heix or its related entities which are jointly agreed by the parties to be within the drainage area, as depicted on Exhibit "B" that, when completed, will be initiated by representatives of both parties and attached to this MCI. The drainage area shall be limited to the following properties and entities:  
a. Franklin Square Hospital Property; 9000 Franklin Square Drive S.M. No. 8145 folio 737; Tax Map 82, Grid 20, Parcel 504. (Developed Hospital)  
b. Boy Development Corp. located at:  
(1) 9101 Franklin Square Drive; E.H.K., Jr. No. 5497 folio 959; Tax Map 82, Grid 20, Parcel 76 (Developed Franklin Square Professional Building), and  
(2) 9105 Franklin Square Drive; Drive S.M. No. 8145 folio 798; Tax Map 82, Grid 20, Parcel 764. (Developed - Whitesquare Medical Office Building), and  
(3) Parcel B(3) - property on Franklin Square Drive; S.M. No. 8145 folio 798; Tax Map 82, Grid 20, Parcel 713. (Undeveloped Helix)  
c. Franklin Square/Meridian Healthcare and Nursing Home Limited Partnership; S.M. No. 9422 folio 582; Tax Map 82, Grid 20, Parcel 131; Lot 1 "Franklin Woods" Plat Book S.M. 64 folio 123; 9200 Franklin Square Drive (Developed - Nursing Home).  
d. Helix Inc.; Tax Map 82, Grid 20, Parcel 131 Lot 1 "Franklin Woods" Plat Book S.M. 64 folio 123; (Undeveloped)  
9. The site is located in the #6 watershed.

PARCEL B  
RESUBDIVISION OF PARCEL A  
FRANKLIN WOODS  
PLAT BOOK 71 FOLIO 43  
14TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
TOTAL AREA OF THIS PLAT = 8.86325 AC.







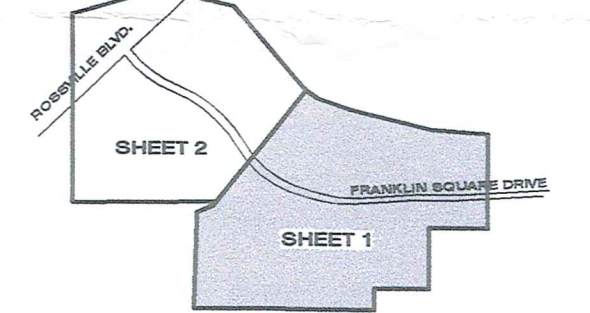
APPLICANT  
**FRANKLIN SQUARE  
HOSPITAL CENTER, INC.**  
9000 FRANKLIN SQUARE DRIVE  
BALTIMORE, MARYLAND 21237

14th ELECTION DISTRICT  
6th COUNCILMANIC DISTRICT

SEAL



KEY PLAN



SCALE

SCALE: 1"=100'  
0' 100' 200'

| No.       | DATE | BY | Description |
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DRAWN BY ELD  
APPROVED BY TLK  
CHECKED BY DSD  
DATE July 21, 2010

TITLE  
**PLAN TO ACCOMPANY  
ZONING VARIANCE**

PETITIONER'S

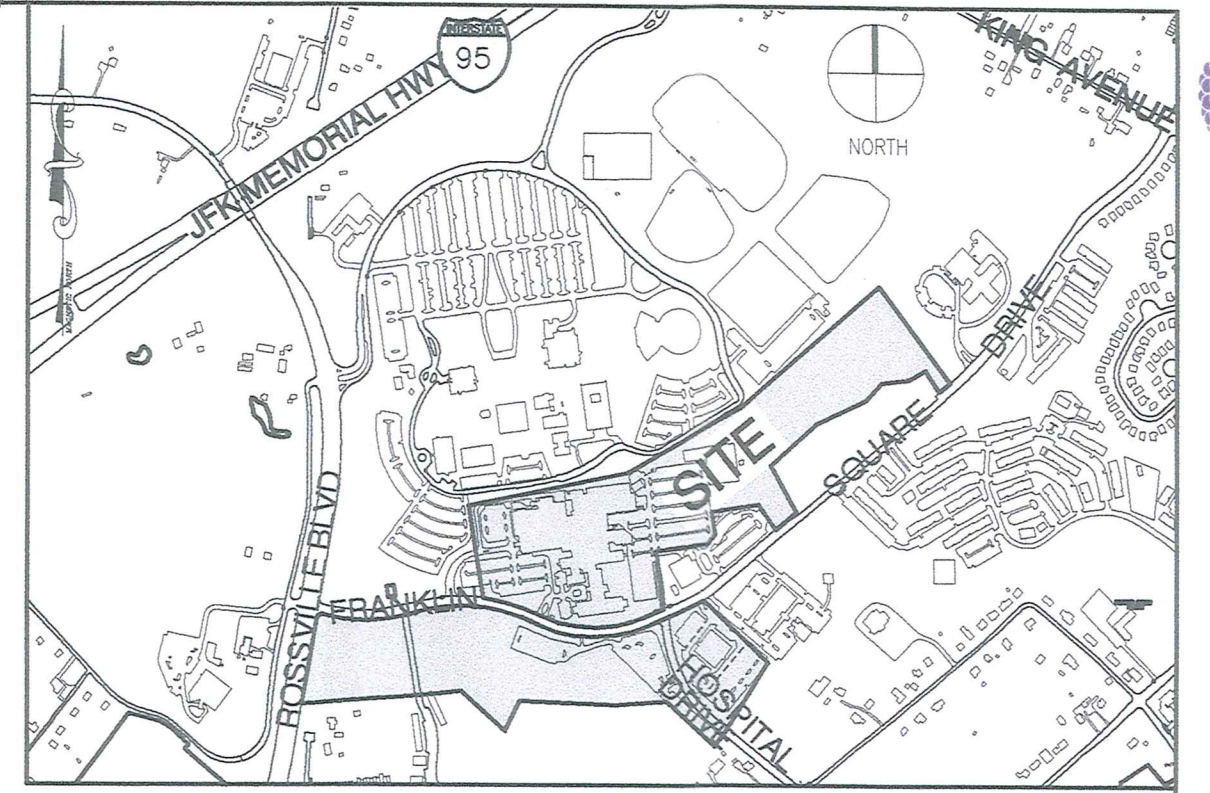
EXHIBIT NO. 1

PROJECT NO. 50003265

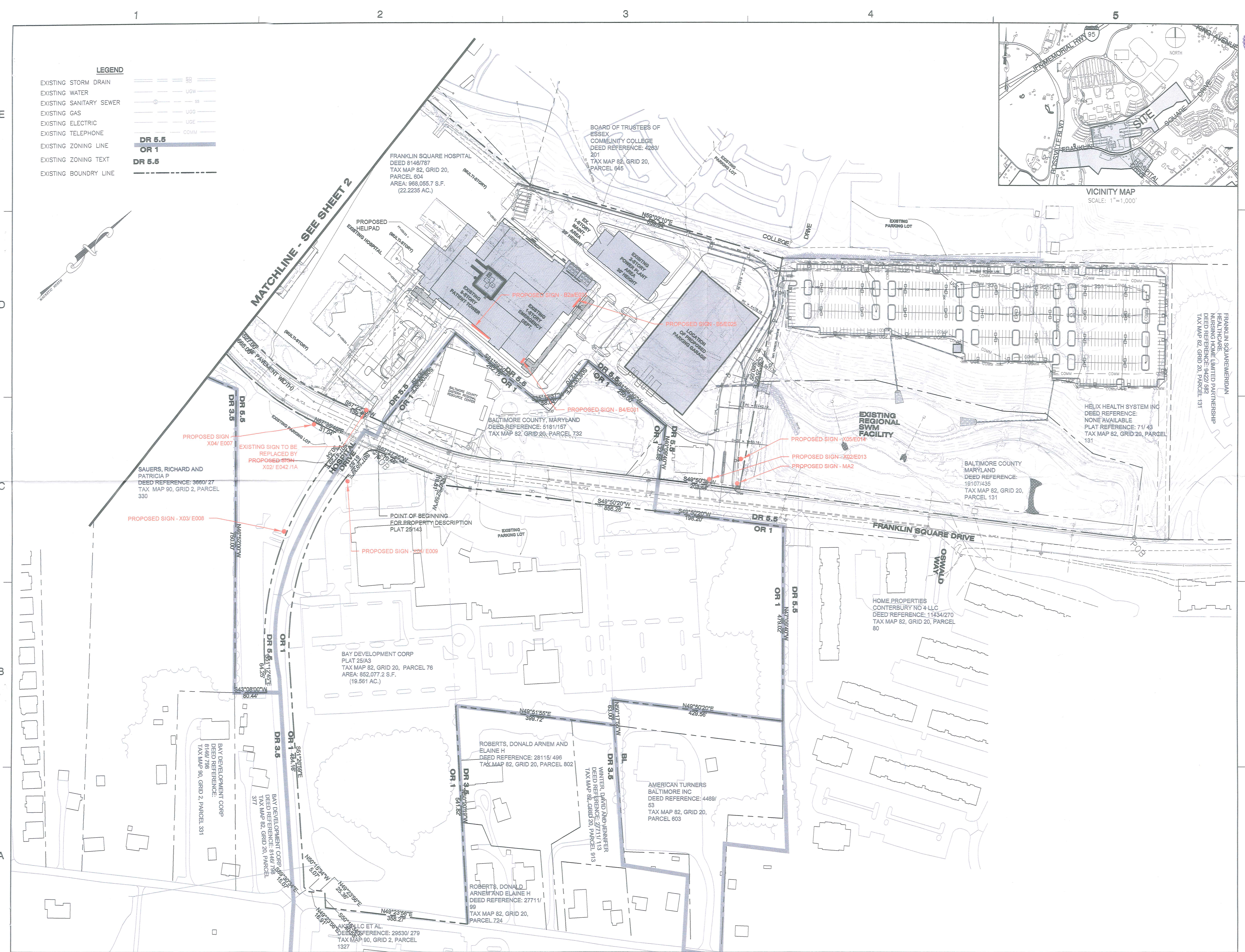
2011-0076-A

1

SHEET NO. 1 OF 4



VICINITY MAP  
SCALE: 1"=1,000'



LEGEND

- EXISTING STORM DRAIN
  - EXISTING WATER
  - EXISTING SANITARY SEWER
  - EXISTING GAS
  - EXISTING ELECTRIC
  - EXISTING TELEPHONE
  - EXISTING ZONING LINE
  - EXISTING ZONING TEXT
  - EXISTING BOUNDARY LINE
- DR 5.5  
OR 1  
DR 5.5