

M E M O R A N D U M

DATE: October 28, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0081-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 26, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(9103 Franklin Square Drive)
14th Election District
6th Council District
Medstar Ambulatory Services, Inc.
Legal Owner
Petitioner

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0081-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Medstar Ambulatory Services, Inc., legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Baltimore County Zoning Regulation (“BCZR”) § 450.4 (a) to permit three (3) wall mounted/ integral identification signs on the same frontage in lieu of the otherwise permitted one (1) sign; (b) to permit two (2) additional wall identification signs, with a square footage of up to 128 sq. ft. in lieu of the permitted 25 sq. ft.; and (c) to permit the continuation of an existing one (1) wall mounted identification sign with a sq. ft. of 36 sq. ft. in lieu of the otherwise permitted 25 sq. ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) dated June 5, 2020. That agency acknowledged the need for the additional signage due to site conditions.

Mike Hartnett from Medstar Health appeared in support of the petition. Professional Engineer, Peter Soprano, also testified. Jennifer R. Busse, Esq. represented the Petitioner. There

ORDER RECEIVED FOR FILING

Date

By

9/24/20

D. Mignon

were no protestants or interested citizens in attendance.

The site is approximately 22,532 square feet in size and is zoned OR-1. The property is improved with a medical facility owned by Medstar/Franklin Square Hospital Center. This case concerns signage for the Harry and Jeanette Weinberg Cancer Institute. Mr. Soprano was accepted as an expert in engineering, land use, and the BCZR. He testified that the subject property is unique in several respects. First, there are numerous medical buildings on the campus which house a variety of different medical specialties, thus necessitating enhanced signage to differentiate them. Second, the buildings are set unusually far back off of the fronting roads so larger signage is necessary in order to direct drivers to the particular building they are going to. Ms. Busse also explained that the building is set at an odd angle to the streets.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As explained above, the site and building in question are unique in several respects. I find that the Petitioner would suffer practical difficulty and hardship if the variance relief were not granted because their patients would have difficulty locating the building. .

THEREFORE, IT IS ORDERED, this 24th day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") as follows: (a) to permit three (3) wall mounted/integral identification signs on the same frontage in lieu of the otherwise permitted one (1) sign; (b) to permit two (2) additional wall identification signs, with a square footage of up to 128 sq. ft.

ORDER RECEIVED FOR FILING

Date

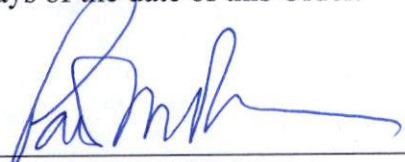
By

in lieu of the permitted 25 sq. ft.; and (c) to permit the continuation of an existing one (1) wall mounted identification sign with a sq. ft. of 36 sq. ft. in lieu of the otherwise permitted 25 sq. ft. be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dln

ORDER RECEIVED FOR FILING

Date

By

9/24/20
[Signature]



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9103 Franklin Square Drive which is presently zoned OR-1

Deed References: _____ 10 Digit Tax Account # 2500003426

Property Owner(s) Printed Name(s) Medstar Ambulatory Services, Inc.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

PLEASE SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

REASONS TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson

MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Medstar Ambulatory Services, Inc.

By: MedStar Franklin Square Medical Center/Mike Hartnett

Signature #1

Signature #2

9000 Franklin Square Drive, Baltimore, MD

Mailing Address

City

State

21237

443-777-7486

mike.hartnett@medstar.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name / Type or Print

Signature

1 W. Pennsylvania Ave., Ste. 300, Towson

MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2020-0081-A

Filing Date

3/13/20

Do Not Schedule Dates:

Reviewer

JS

Attachment to Zoning Petition

9103 Franklin Square Drive

Case No.: 2020-0081-A

**Petition for Variance from BCZR §450.4, attachment 1, 6(a) to permit three (3) wall mounted identification signs on the same frontage in lieu of the otherwise permitted one (1) sign.
[Signs S-3, S-7 and S-8]**

**Petition for Variance from BCZR §450.4, attachment 1, 6(a) to permit one (1) additional wall mounted identification sign, with a square footage of up to 128 s.f. in lieu of the permitted 25 s.f.
[Sign S-7]**

**Petition for Variance from BCZR §450.4, attachment 1, 6(a) to permit the continuation of an existing one (1) wall mounted identification sign with a square footage of 36 s.f. in lieu of the otherwise permitted 25 s.f.
[Sign S-3]**

11258131

Revised

Brian R. Dietz
Professional Land Surveyor #21080
7867 Oakdale Avenue, Baltimore, MD 21237
Phone 410-686-1198 Fax 410-682-6021

Zoning Description
For
9103 Franklin Square Drive
February 28, 2020

Beginning at a point distant South 13 degrees 19 minutes 41 seconds East 107.52 feet from the South side of Franklin Square Drive (70' R/W), thence

1. North 39 degrees 33 minutes 50 seconds East 37.33 feet,
2. South 50 degrees 26 minutes 10 seconds East 14.50 feet,
3. North 39 degrees 33 minutes 50 seconds East 15.83 feet,
4. South 50 degrees 26 minutes 10 seconds East 43.23 feet,
5. North 76 degrees 20 minutes 05 seconds East 2.24 feet,
6. North 16 degrees 56 minutes 40 seconds West 9.07 feet,
7. North 73 degrees 03 minutes 20 seconds East 22.92 feet,
8. North 19 degrees 52 minutes 07 seconds West 2.51 feet,
9. North 68 degrees 15 minutes 54 seconds East 23.53 feet,
10. South 23 degrees 51 minutes 15 seconds East 12.09 feet,
11. North 64 degrees 05 minutes 36 seconds East 30.65 feet,
12. South 31 degrees 17 minutes 23 seconds East 5.66 feet,
13. South 50 degrees 21 minutes 16 seconds East 50.80 feet,
14. North 39 degrees 32 minutes 38 seconds East 6.77 feet,
15. South 50 degrees 26 minutes 09 seconds East 58.85 feet,
16. South 39 degrees 33 minutes 50 seconds West 152.62 feet,

17. North 50 degrees 26 minutes 10 seconds West 51.83 feet,
18. North 39 degrees 33 minutes 50 seconds East 24.31 feet,
19. North 50 degrees 26 minutes 10 seconds West 55.50 feet,
20. South 39 degrees 33 minutes 50 seconds West 3.08 feet,
21. North 50 degrees 26 minutes 10 seconds West 25.54 feet,
22. South 39 degrees 33 minutes 50 seconds West 17.29 feet,
23. North 50 degrees 23 minutes 10 seconds West 7.17 feet,
24. North 39 degrees 33 minutes 50 seconds East 20.37 feet,
25. North 50 degrees 26 minutes 10 seconds West 71.79 feet, to the place of beginning.

Being Unit 2, as shown on the "First Revised Condominium Plat, Franklin Drive Land Condominium", recorded among the Land Records of Baltimore County in Condominium Book S.M. 31, folio 333.

Containing 0.517 Ac. or 22,532 sq.ft. of land more or less. Being known as 9103 Franklin Square Drive and located in the 14th Election District, 6th Councilmanic District.



Brian Dietz

3-3-2020

Attachment to Zoning Petition

9103 Franklin Square Drive

Case No.: 2020-0081-A

Petition for Variance from BCZR §450.4, attachment 1, 6(a) to permit ~~four~~ ^{three} (3) wall mounted/integral identification signs on the same frontage in lieu of the otherwise permitted one (1) sign.

Petition for Variance from BCZR §450.4, attachment 1, 6(a) to permit ~~three~~ ^{two 2 additional} (3) wall mounted identification signs, with a square footage of up to ~~120~~ ¹²⁸ s.f., ~~36~~ ⁶² s.f., and ~~71~~ ⁶² s.f., respectively, in lieu of the permitted 25 s.f. for each.

Petition for Variance to permit the continuation of an existing one (1) wall mounted identification sign with a square footage of 36 s.f. in lieu of the permitted 25 s.f.

CERTIFICATE OF POSTING

CASE NO. 2020-0081-A

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

September 24, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

9103 Franklin Square Dr.

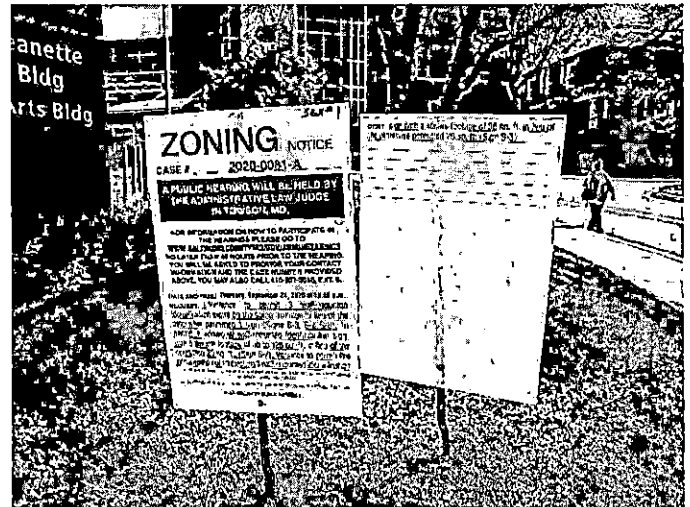
SIGN 1

THE SIGN(S) POSTED ON September 3, 2020 September 22,2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020-0081-A

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

September 24, 2020

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PERMITS AND DEVELOPMENT MANAGEMENT
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9103 Franklin Square Dr.

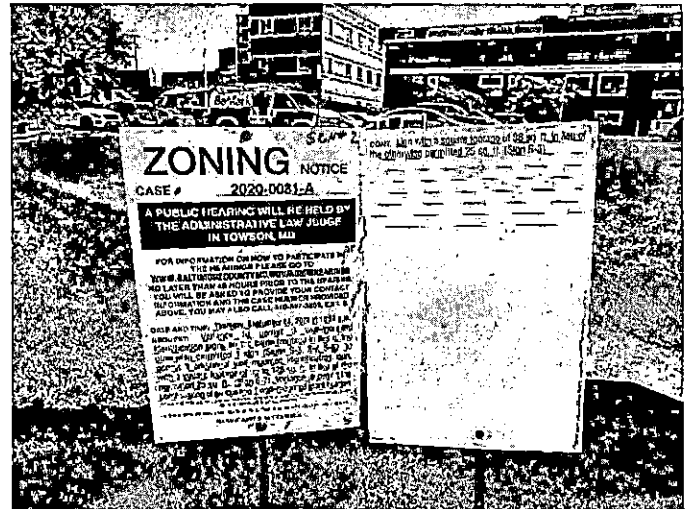
SIGN 2

THE SIGN(S) POSTED ON September 3, 2020 September 22, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411



* , * * * * *

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Kristen L Lewis

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Monday, August 24, 2020 3:03 PM
To: Kristen L Lewis
Cc: Hartnett, Mike; Peter Soprano
Subject: Case #81 for MedStar

CAUTION: This message from prvs=7505c414e4=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks Kristen for the call – 9/24 at 10 a.m. is great.
Can you add to the email invites –
Peter Soprano from Site Resources
psoprano@siteresources.com



Jennifer R. Busse | *Partner*
Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025
t: 410.832.2077 | f: 410.339.4027
jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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TO: THE DAILY RECORD
Friday, September 4, 2020 - Issue

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 West Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0081-A

9103 Franklin Square Drive

South east corner of intersection of Hospital Drive and Franklin Square Drive

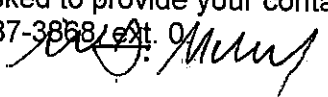
14th Election District – 6th Councilmanic District

Legal Owners: MedStar Ambulatory Services, Inc.

Variance to permit 3 wall-mounted identification signs on the same frontage in lieu of the otherwise permitted 1 sign (Signs S-3, S-7, S-8). To permit 1 additional wall-mounted identification sign, with a square footage of up to 128 sq. ft. in lieu of the permitted 25 sq. ft.. (Sign S-7). Variance to permit the continuation of an existing 1 wall-mounted identification sign with a square footage of 36 sq. ft. in lieu of the otherwise permitted 25 sq. ft. (Sign S-3)

Hearing: Thursday, September 24, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868 ext. 0


Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11915350
 Case #: 2020-0081-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0081-A

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/4/2020



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0081-A

8103 Franklin Square Drive

South east corner of intersection of Hospital Drive and Franklin Square Drive

14th Election District - 5th Councilmanic District

Legal Owners: MedStar Ambulatory Services, Inc.

Variance to permit 3 wall-mounted identification signs on the same frontage in lieu of the otherwise permitted 1 sign (Signs S-3, S-7, S-8). To permit 1 additional wall-mounted identification sign, with a square footage of up to 128 sq. ft. in lieu of the permitted 25 sq. ft. (Sign S-7). Variance to permit the continuation of an existing 1 wall-mounted identification sign with a square footage of 36 sq. ft. in lieu of the otherwise permitted 25 sq. ft. (Sign S-3)

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 24, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0081-A

9103 Franklin Square Drive

South east corner of intersection of Hospital Drive and Franklin Square Drive

14th Election District – 6th Councilmanic District

Legal Owners: MedStar Ambulatory Services, Inc.

Variance to permit 3 wall-mounted identification signs on the same frontage in lieu of the otherwise permitted 1 sign (Signs S-3, S-7, S-8). To permit 1 additional wall-mounted identification sign, with a square footage of up to 128 sq. ft. in lieu of the permitted 25 sq. ft. (Sign S-7). Variance to permit the continuation of an existing 1 wall-mounted identification sign with a square footage of 36 sq. ft. in lieu of the otherwise permitted 25 sq. ft. (Sign S-3)

Hearing: Thursday, September 24, 2020 at 10:00 a.m.

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A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kt

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Mike Hartnett, 9000 Franklin Square Drive, Baltimore 21237

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 4, 2020

CERTIFICATE OF POSTING

CASE NO. 2020-0081-A

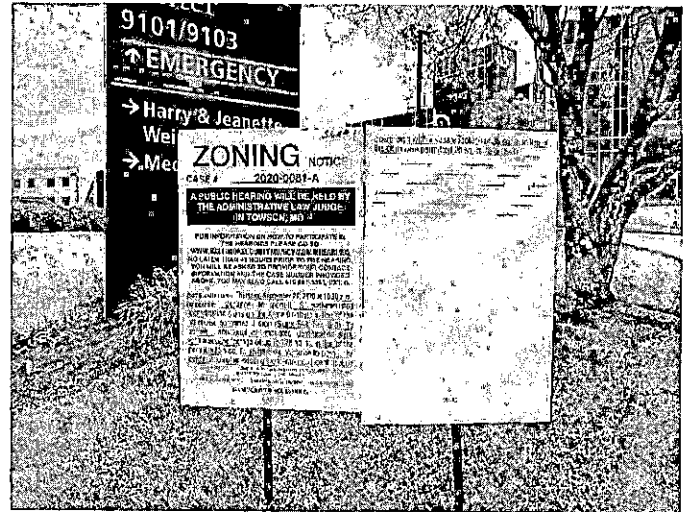
PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

September 24, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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SIGN 1

THE SIGN(S) POSTED ON September 3, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0081-A

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

September 24, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

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THE PROPERTY LOCATED AT

9103 Franklin Square Dr.

SIGN 2

THE SIGN(S) POSTED ON September 3, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

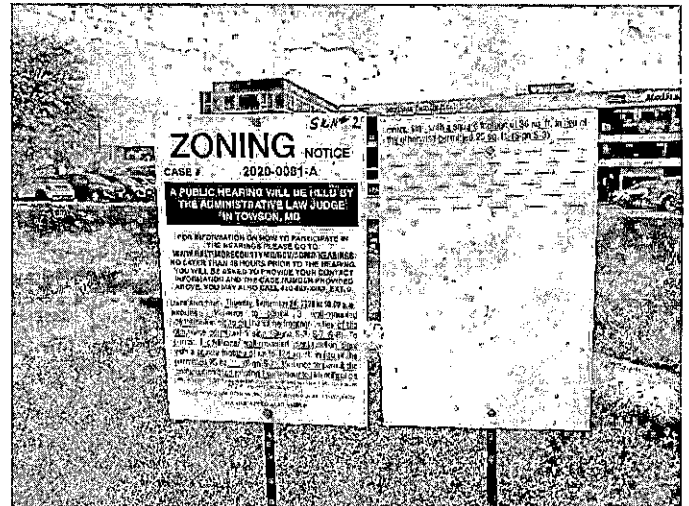
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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.

For Newspaper Advertising:

Legal Owners (Petitioners): MedStar Ambulatory Services, Inc.
Contract Purchaser/Lessee: N/A

Name: Jennifer Busse, Esq.
Company/Firm (if applicable): WTP
Address: 1 W. Pennsylvania Ave.
Ste. 300
Towson MD 21204
Telephone Number: 410 832 2077



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 9, 2020

Jennifer R. Busse,
1 W. Pennsylvania Ave Ste 300
Towson MD 21204

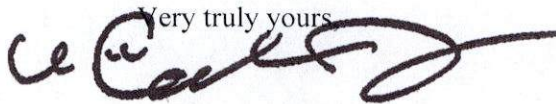
RE: Case Number: 2020-0081-A, 9103 Franklin Square Drive

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 13, 2020. 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/kl

Enclosures

c: People's Counsel

Date: May 11, 2020

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

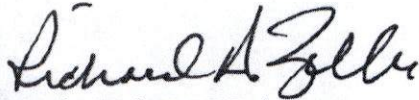
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. **2020-0081-A**

Variance
Medstar Ambulatory Services, Inc.
9103 Franklin Square Drive

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

Sincerely,



For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0081-A
Address 9103 Franklin Square Drive
(Medstar Ambulatory Services, Inc.
Property)

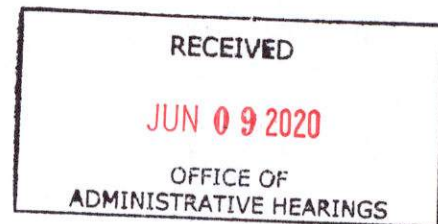
Zoning Advisory Committee Meeting of **March 23, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 9, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0081-A *revised*
Address 9103 Franklin Square Drive
(Medstar Ambulatory Services, Inc.
Property)

Zoning Advisory Committee Meeting of **June 15, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0081-A
Address 9103 Franklin Square Drive
(Medstar Ambulatory Services, Inc.
Property)

Zoning Advisory Committee Meeting of **March 23, 2020.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-081



INFORMATION:

Property Address: 9103 Franklin Square Drive
Petitioner: Medstar Franklin Square Medical Center / Mike Hartnett
Zoning: OR 1
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from the following:

1. Section 450.4, Attachment 1, 6(a) to permit three wall mounted/integral identification signs on the same frontage in lieu of the otherwise permitted one sign,
2. Section 450.4, Attachment 1, 6(a) to permit 2 additional wall mounted identification signs with a square footage of up to 128 square feet and 62 square feet respectively in lieu of the permitted 25 square feet for each,
3. Section 450.4 to permit the continuation of an existing one wall mounted identification sign with a square footage of 36 square feet in lieu of the permitted 25 square feet

A site visit was conducted on 4/28/2020. The subject site is the main campus of the Franklin Square medical facility. The campus is growing as it goes through a capital construction campaign. Additional signage will provide for ease in navigating the campus for users. This Department has no objection to the proposed variances.

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

Prepared by:

Handwritten signature of Krystle Patchak in black ink.

Krystle Patchak

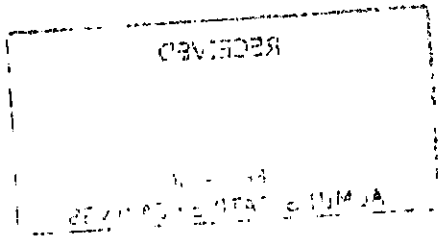
Division Chief:

Handwritten signature of Jenifer G. Nugent in black ink.

Jenifer G. Nugent

CPG/JGN/kma/

c: Laurie Hay
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County



Debra Wiley

From: Debra Wiley
Sent: Tuesday, August 25, 2020 8:00 AM
To: Kristen L Lewis
Subject: Link - 2020-0081-A

Event: Zoning Hearing - 9103 Franklin Square Drive

Type: Listed Event

Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed5d8f6>

Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e254aa6>

Date and time: Thursday, September 24, 2020 10:00 am
Eastern Daylight Time (New York, GMT-04:00)

Duration: 1 hour

Description: Zoning Hearing
9103 Franklin Square Drive
Case No. 2020-0081-A
MedStar Ambulatory Services, Inc.

Event number: 172 846 2956

Event password: 1234

Host key: 244464

Alternate Host: donna mignon, henry ayakwah

Panelist Info:

Panelist password:

Panelist numeric password: 105574

Video Address: 1728462956@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 846 2956

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
donna mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
henry ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jennifer R. Busse	jbusse@wtplaw.com	1-	New York Time	English	U.S.
Mike Hartnett	mike.hartnett@medstar.net	1-	New York Time	English	U.S.
Paul M. Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Peter Soprano	psoprano@siteresources.com	1-	New York Time	English	U.S.

Debra Wiley

From: Kristen L Lewis
Sent: Monday, August 24, 2020 4:40 PM
To: Donna Mignon; Debra Wiley
Subject: Webex
Attachments: 20200824163402315.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Another one. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 24, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0081-A

9103 Franklin Square Drive

South east corner of intersection of Hospital Drive and Franklin Square Drive

14th Election District – 6th Councilmanic District

Legal Owners: MedStar Ambulatory Services, Inc.

Variance to permit 3 wall-mounted identification signs on the same frontage in lieu of the otherwise permitted 1 sign (Signs S-3, S-7, S-8). To permit 1 additional wall-mounted identification sign, with a square footage of up to 128 sq. ft. in lieu of the permitted 25 sq. ft.. (Sign S-7). Variance to permit the continuation of an existing 1 wall-mounted identification sign with a square footage of 36 sq. ft. in lieu of the otherwise permitted 25 sq. ft. (Sign S-3)

Hearing: Thursday, September 24, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Mike Hartnett, 9000 Franklin Square Drive, Baltimore 21237

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 4, 2020



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9103 Franklin Square Drive

which is presently zoned OR-1

Deed References: _____

10 Digit Tax Account # 2500003426

Property Owner(s) Printed Name(s) Medstar Ambulatory Services, Inc.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)

PLEASE SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

REASONS TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 – Type or Print

Name #2 – Type or Print

Medstar Ambulatory Services, Inc.

By: MedStar Franklin Square Medical Center/Mike Hartnett

Signature #1

Signature # 2

9000 Franklin Square Drive, Baltimore, MD

Mailing Address

City

State

21237

443-777-7486

mike.hartnett@medstar.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name – Type or Print

Signature

1 W. Pennsylvania Ave., Ste. 300, Towson

MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0081-A

Filing Date 3/13/20

Do Not Schedule Dates: _____

Reviewer JS

Kristen L Lewis

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Monday, August 24, 2020 3:03 PM
To: Kristen L Lewis
Cc: Hartnett, Mike; Peter Soprano
Subject: Case #81 for MedStar

CAUTION: This message from prvs=7505c414e4=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks Kristen for the call – 9/24 at 10 a.m. is great.
Can you add to the email invites –
Peter Soprano from Site Resources
psoprano@siteresources.com



Whiteford | Taylor | Preston.[®]

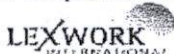
Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, September 22, 2020 12:04 PM
To: Donna Mignon
Subject: RE: Case 2020-0081-A exhibits

CAUTION: This message from prvs=853438cc67=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sorry – I am still learning how to deal with these.
I guess I didn't identify which of the 4 things is which exhibit #.
How about this –
Site plan is #1
Resume of Peter Soprano is #2
Aerial is #3
Zoomed in Aerial is #4
Want me to re-send the exhibits numbered?



Whiteford | Taylor | Preston."

Jennifer R. Busse | *Partner*

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, September 22, 2020 11:53 AM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] RE: Case 2020-0081-A exhibits

Hi Jen,
Can you please identify Exhibits 1 and 2?

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, September 22, 2020 11:33 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case 2020-0081-A exhibits

CAUTION: This message from prvs=853438cc67=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Greetings!

Attached are 4 exhibits for the hearing on Thursday.

The plan as filed, Peter Soprano's resume/C.V., an aerial of the hospital campus, and lastly a zoomed in aerial.

Thank you!



Whiteford|Taylor|Preston[®]

Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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wear a mask in public places.

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www.baltimorecountymd.gov [\[baltimorecountymd.gov\]](http://baltimorecountymd.gov)

Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, September 22, 2020 11:33 AM
To: Administrative Hearings
Subject: Case 2020-0081-A exhibits
Attachments: 20007 - Hearing Exhibit 1.pdf; 20007 - Hearing Exhibit 2.pdf; MFSMC Cancer Ctr - Revised Plans to Accompany Sign Variance.pdf

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Greetings!

Attached are 4 exhibits for the hearing on Thursday.

The plan as filed, Peter Soprano's resume/C.V., an aerial of the hospital campus, and lastly a zoomed in aerial.

Thank you!



Whiteford | Taylor | Preston.[®]

Jennifer R. Busse | *Partner*

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

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Donna Mignon

From: Donna Mignon
Sent: Tuesday, September 22, 2020 11:33 AM
To: 'mert1114@aol.com'
Subject: 9103 Franklin Square Drive - Case No: 2020-0081 A

Hi Mr. Ogle,
Please send the re-certification posting to our office. Thank you so much.
Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0081-A

Reviewer: Jason Seidelman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: VARIANCE

Legal Owner: Medstar Ambulatory Services Inc.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 9103 FRANKLIN SQUARE DR

Location: South east corner of intersection of Hospital Drive (60') and Franklin Square Drive (70').

Existing Zoning: OR 1

Area: 22,532 SQ FT

Proposed Zoning:

VARIANCE:

From BCZR 450.4 attachment 1, 6(a) to permit three (3) wall mounted/ integral identification signs on the same frontage in lieu of the otherwise permitted one (1) sign.

From BCZR 450.4, Attachment 1, 6(a) To permit two (2) additional wall identification signs, with a square footage of up to 128 s.f, and 62 s.f, in lieu of the permitted 25 s.f, for each.

To permit the continuation of an existing one (1) wall mounted identification sign with a square footage of 36 s.f. in lieu of the permitted 25 s.f.

Attorney: Jennifer R. Busse

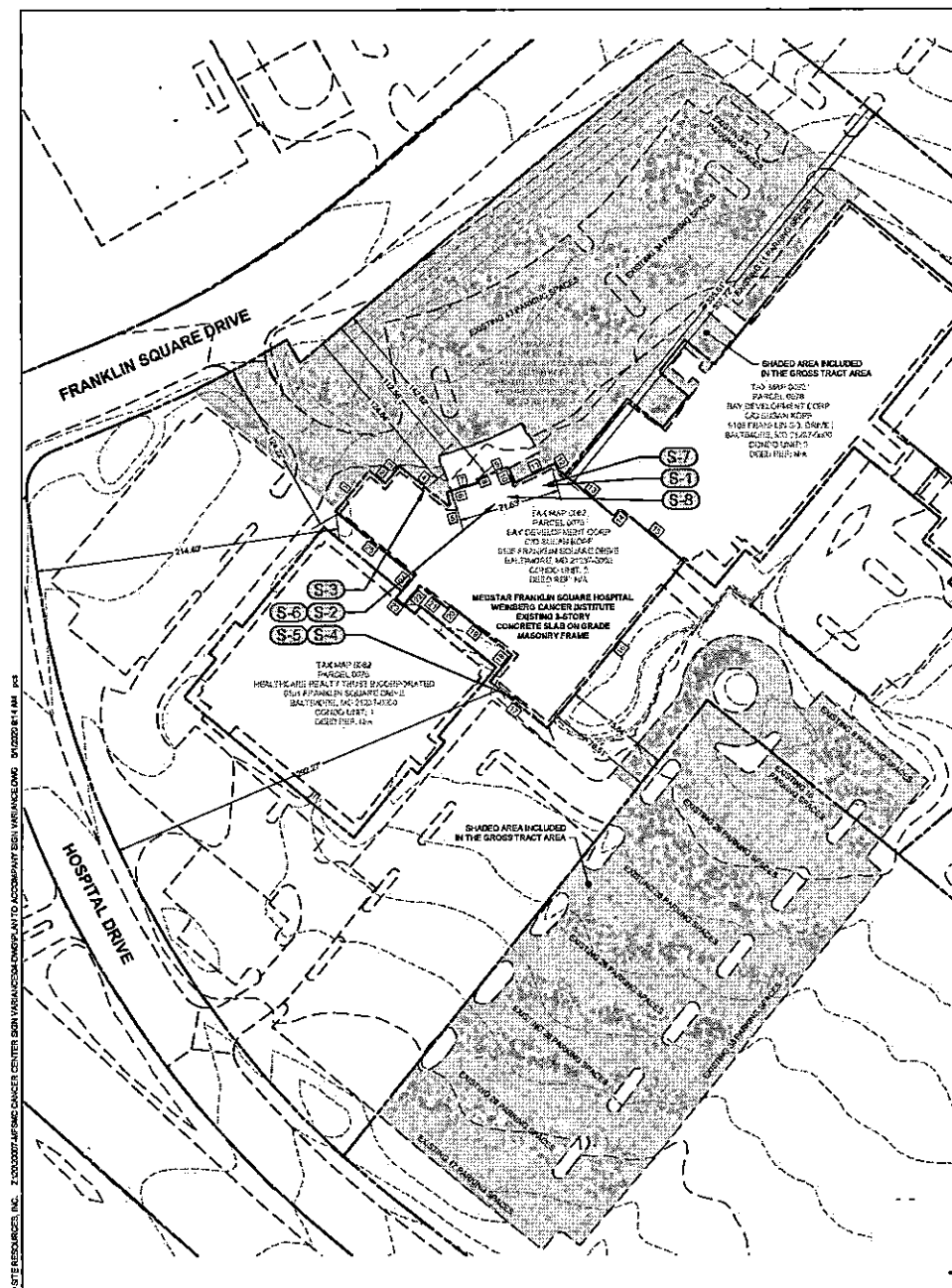
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



GENERAL NOTES

- OWNER: MEDSTAR AMBULATORY SERVICES INC
1000 GRANTCHESTER WAY
COLUMBIA, MD 21037
- SITE ADDRESS: 9105 FRANKLIN SQUARE DRIVE
BALTIMORE, MD 21237
14TH ELECTION DISTRICT, 8TH COUNCILMANIC DISTRICT
EXISTING ZONING: OR-1
- TAX MAP 002, GRID 0023, PARCEL 0075
TAX ACCOUNT # 250000408
PLAT: 1021/1023
TOTAL SITE AREA: 22,533 S.F. (0.51 AC)
- EXISTING USE: MEDICAL OFFICE BLDG
- WATER & SEWER: SITE IS SERVED BY PUBLIC WATER AND SEWER;
NO WELLS OR SEPTIC SYSTEMS ARE PRESENT.
- THE SITE DOES NOT LIE WITHIN ANY CRITICAL AREAS ON THE BAY SERVICES MAPS.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.

EXISTING ZONING HISTORY: OR-1

CASE NUMBER 2014-0073-A - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR VARIANCE - ORDER ON MOTION FOR RECONSIDERATION
• TO REQUEST THREE SUPPLEMENTAL DIRECTIONAL SIGNAGE BE INCLUDED IN A PREVIOUSLY GRANTED CASE.
GRANTED 1/27/2016

CASE NUMBER 2005-0055-A - 9105 FRANKLIN SQUARE DRIVE
VARIANCE REQUEST FROM SIGN REGULATIONS
• TO REQUEST A VARIANCE TO PERMIT MORE THAN ONE WALL MOUNTED SIGN PER BUILDING.
GRANTED 04/22/2005

CASE 1980-0008-SPH-A - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE
• TO PERMIT TWO SIGNS TO TALKING AS SQUARE FEET IN LIEU OF THE PERMITTED ONE SIGN PER SIGN ATTACHED TO THE BUILDING.
GRANTED 07/19/80

CASE 1980-0024-SPH - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR SPECIAL EXEMPTION
• TO REQUEST A SPECIAL EXEMPTION TO PERMIT AN ADDITION TO SPECIAL EXEMPTION TO PERMIT AN ADDITION TO THE MEDICAL OFFICE BUILDING PERMITTED BY SPECIAL EXEMPTION IN AN R-10 ZONE.
GRANTED 08/05/80

CASE 1985-0118-A - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE
• TO PERMIT A FREE-STANDING ILLUMINATED SIGN IN LIEU OF THE PERMITTED SIGN ATTACHED TO THE BUILDING.
GRANTED 11/17/85

CASE 1980-0023-NA - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE / PETITION FOR SPECIAL EXEMPTION
• TO REQUEST A SPECIAL EXEMPTION FOR A CLASS B OFFICE BUILDING
• TO ALLOW AN ADJUTANT OPEN SPACE WITHIN THE ZONED LAND TO BE A TOTAL OF 0.18 ACRES INSTEAD OF THE REQUIRED 1.10 ACRES.
GRANTED 07/24/80

CASE NUMBER R-1473-0007-SPH - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXEMPTION
• TO REQUEST APPROVAL OF ELEVATOR OFFICE BUILDINGS IN THE D.R. 18 ZONE.
GRANTED 07/24/80

CASE 1979-0226-X - LENDING LANE, NE OF LINCOLN AVENUE
PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXEMPTION
• TO RE-CLASSIFY THE PROPERTY FROM AN OR-1 TO AN OR-1A.
GRANTED 12/01/79

SETBACK REQUIREMENTS

SUBJECT PROPERTY IS ZONED OR-1

	REQ.	PROVIDED
FRONT:	40'	MIN 114'-0"
SIDE (N-T):	20'	MIN 338'-0"
SIDE (E-T):	35'	MIN 214'-0"
REAR:	30'	MIN 70'-0"

GROSS FLOOR AREA

EXISTING BUILDING AREA: 21,140 +/- S.F.

GROSS SITE AREA: 91,274 +/- S.F.

FLOOR AREA RATIO: 0.23

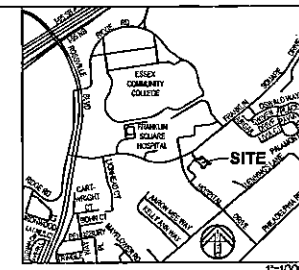
PARKING REQUIREMENTS

MEDICAL OFFICE BUILDING: 4.6 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA

GROSS FLOOR AREA: 81,100 S.F.

PARKING REQUIRED: 274 SPACES

PARKING PROVIDED: 303 SPACES



EXISTING SIGNAGE INFORMATION

EXISTING SIGN #1: "Harry & Jeannette Weinberg Cancer Institute" - BUILDING MOUNTED - TO BE REMOVED
HEIGHT: 2' 8"
FOOTAGE: 85 S.F.
ILLUMINATION: YES
SETBACK FROM EXISTING RIGHT-OF-WAY: 100' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED

EXISTING SIGN #2: "1005" - BUILDING MOUNTED - TO REMAIN
HEIGHT: 1' 5"
FOOTAGE: 8 S.F.
ILLUMINATION: NO
SETBACK FROM EXISTING RIGHT-OF-WAY: 155' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED

EXISTING SIGN #3: "ANGELUS CENTER FOR LUNG DISEASE" - BUILDING MOUNTED - TO REMAIN
HEIGHT: 1' 5"
FOOTAGE: 35 S.F.
ILLUMINATION: NO
SETBACK FROM EXISTING RIGHT-OF-WAY: 124' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED

EXISTING SIGN #4: "Harry & Jeannette Weinberg Cancer Institute" - BUILDING MOUNTED - TO REMAIN
HEIGHT: 4' 8"
FOOTAGE: 74 S.F.
ILLUMINATION: YES
SETBACK FROM EXISTING RIGHT-OF-WAY: 203' +/- FROM HOSPITAL DRIVE
SINGLE OR DOUBLE FACED

EXISTING SIGN #5: "1005" - BUILDING MOUNTED - TO REMAIN
HEIGHT: 1' 5"
FOOTAGE: 8 S.F.
ILLUMINATION: NO
SETBACK FROM EXISTING RIGHT-OF-WAY: 155' +/- FROM HOSPITAL DRIVE
SINGLE OR DOUBLE FACED

EXISTING SIGN #6: "Medstar Franklin Square Medical Center, The Harry and Jeannette Weinberg Cancer Institute" - FREE STANDING - TO REMAIN
HEIGHT: 8' 8"
FOOTAGE: 203 S.F.
ILLUMINATION: YES
SETBACK FROM EXISTING RIGHT-OF-WAY: 155' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED

PROPOSED SIGNAGE INFORMATION

PROPOSED SIGN #1: "Medstar Georgetown Cancer Institute / Medstar Franklin Square Medical Center" - BUILDING MOUNTED
HEIGHT: 4' 8"
FOOTAGE: 116 S.F.
ILLUMINATION: YES
SETBACK FROM EXISTING RIGHT-OF-WAY: 100' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED

PROPOSED SIGN #2: "The Harry and Jeannette Weinberg Cancer Center" - BUILDING MOUNTED
HEIGHT: 1' 5"
FOOTAGE: 10 S.F.
ILLUMINATION: YES
SETBACK FROM EXISTING RIGHT-OF-WAY: 155' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED

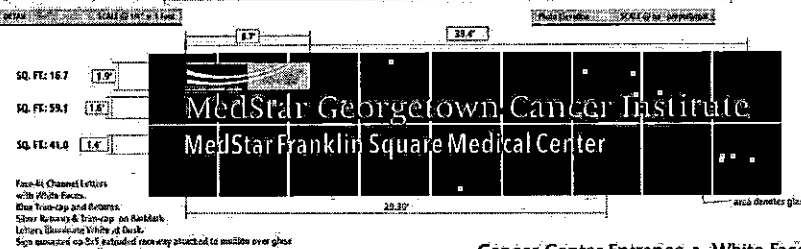
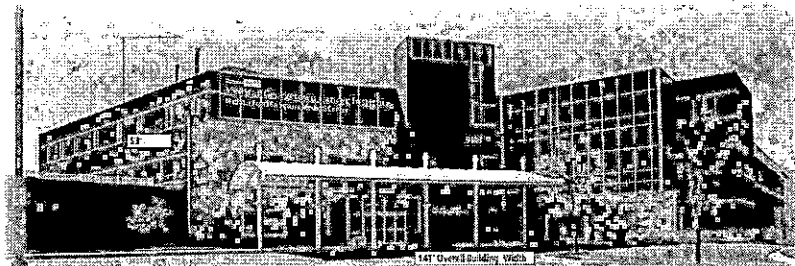
MFSMC WEINBERG CANCER INSTITUTE

9105 FRANKLIN SQUARE DRIVE
ROSEDALE, MD 21237

#	DATE	DESCRIPTION

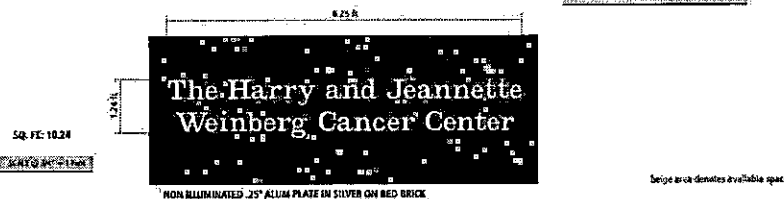
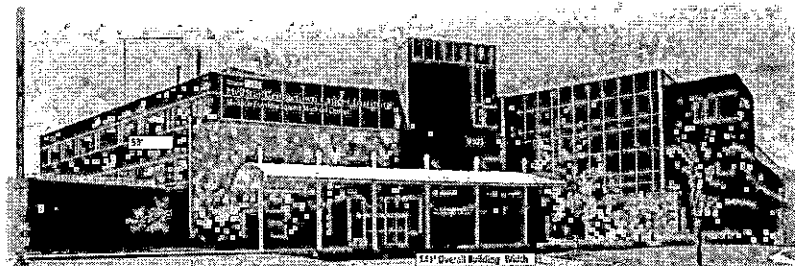
DRAWN BY: ZJR CHECKED BY: PCS
DATE: 06/10/2007 PROJECT #: 2007
SCALE: 1" = 40'
DRAWING NAME:
Plan to Accompany Sign Variance

DRAWING NO.



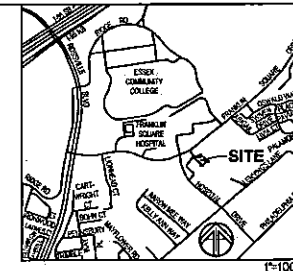
Cancer Center Entrance • White faced Ch. Ltrs

NO. 00000	DATE 000514	AppleSigns	10150 Appleton Rd., Pikesville, MD 21110 Phone: 410-221-7000 • Fax: 410-221-7000 Web: www.apple-signs.com	CUSTOMER: MFSMC Weinberg Cancer Center	ADDRESS: Georgetown MD 21202	APPROVAL SIGNATURE / DATE APPROVED: [Signature] / 05/15/07	NO. DATE REVIEWED: 05/15/07	NO. DATE REVIEWED: 05/15/07	PRICE: 2
-----------	-------------	------------	---	--	------------------------------	--	-----------------------------	-----------------------------	----------



Weinberg Cancer Center • FCO Copy

NO. 00000	DATE 000514	AppleSigns	10150 Appleton Rd., Pikesville, MD 21110 Phone: 410-221-7000 • Fax: 410-221-7000 Web: www.apple-signs.com	CUSTOMER: MFSMC Weinberg Cancer Center	ADDRESS: Georgetown MD 21202	APPROVAL SIGNATURE / DATE APPROVED: [Signature] / 05/15/07	NO. DATE REVIEWED: 05/15/07	NO. DATE REVIEWED: 05/15/07	PRICE: 3
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SITERESOURCES
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9105 FRANKLIN SQUARE DRIVE
ROSEDALE, MD 21237

REVISIONS		
#	DATE	DESCRIPTION

DRAWN BY: JAR CHECKED BY: PCS
DATE: 05/15/07 PROJECT #: 2007
SCALE: 1" = 40'
DRAWING NAME:
**Plan to Accompany
Sign Variance**

DRAWING NO.:

Peter C. Soprano, PE

Registration

- Professional Engineer, MD No. 42977
- Professional Engineer, DE No. 22215
- Professional Engineer, PA No. PE089024

Education

- B.S., Structural & Geotechnical Engineering, University of Maryland, 2012

Work History

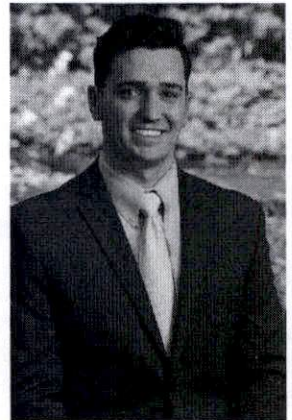
- Site Resources, Inc. – Phoenix, MD
Project Manager/Project Engineer 7/2015 - present
- Frederick Ward Associates, Inc. – Bel Air, MD
Engineering Designer 9/2013 – 7/2015
- STV Group, Inc. – Baltimore, MD
Structural Engineer in Training 2/2013 – 9/2013

Professional Organizations

- Urban Land Institute
- County Engineers Association of Maryland
- NAIOP Commercial Real Estate Development Association

Focal Projects

- MedStar Franklin Square Medical Center Surgical Pavilion, Baltimore, MD
- Green Spring Station Ambulatory Care Center, Johns Hopkins University/Johns Hopkins Medical Management, Lutherville, MD
- Forest Park High School Expansion, Baltimore, MD
- Victory Villa Elementary School Replacement, Baltimore County, MD
- Facilities Master Plan, Harford Community College, Bel Air, MD
- Towson University in Northeastern Maryland, Bel Air, MD
- Fallston Hall Renovation, Harford Community College, Bel Air, MD
- Academic Building & Auditorium, St. Mary's College of Maryland, St. Mary's City, MD
- Walbrook Mill Apartments, Baltimore, MD
- Flamingo Place Apartments, Baltimore, MD
- Govans Elementary School Replacement, Baltimore, MD
- Harford Heights-Sharp Leadenhall Elementary School Expansion, Baltimore, MD
- Stella Maris Transitional Care Center, Timonium, MD
- Pinecrest Local Park Renovation, Montgomery County, MD
- South Germantown Recreation Park Cricket Fields, Montgomery County, MD



PETITIONER'S

EXHIBIT NO. 2



**MFSMC
Medical Arts Building**

9101 Franklin Square Drive
Rosedale, MD 21237

REVISIONS	
#	DESCRIPTION

DRAWN BY: RSW CHECKED BY: PCS
DATE: 12/04/18 PROJECT #: 18103
SCALE: AS NOTED
DRAWING NAME:

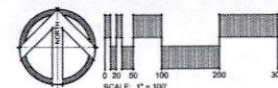
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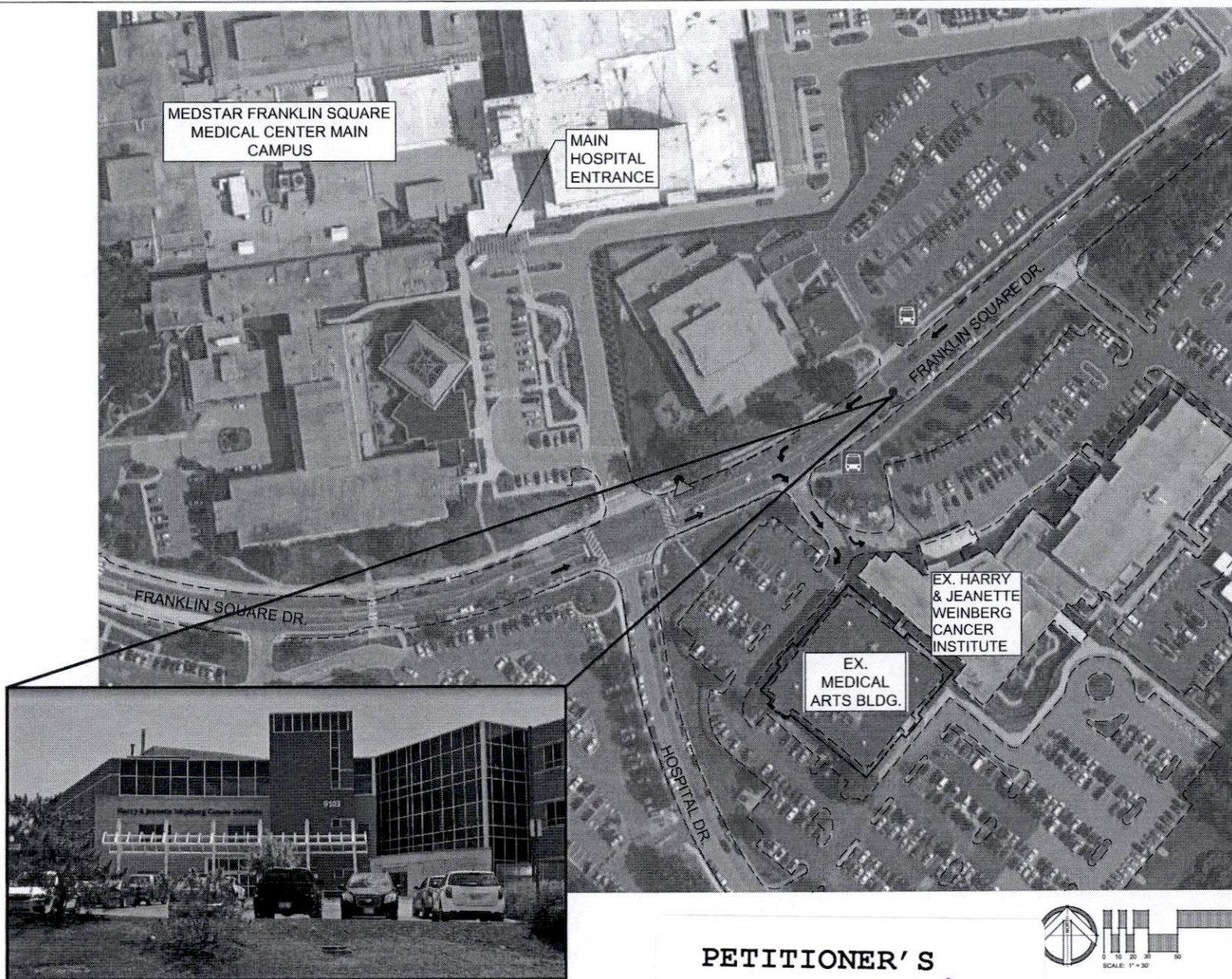
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PETITIONER'S

EXHIBIT NO.

3





**MFSMC
Medical Arts Building**

9101 Franklin Square Drive
Rosedale, MD 21237

REVISIONS	
#	DATE DESCRIPTION

DRAWN BY: RSW CHECKED BY: PCS
DATE: 12/04/18 PROJECT #: 18103
SCALE: AS NOTED
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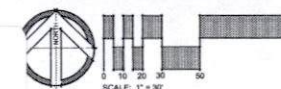
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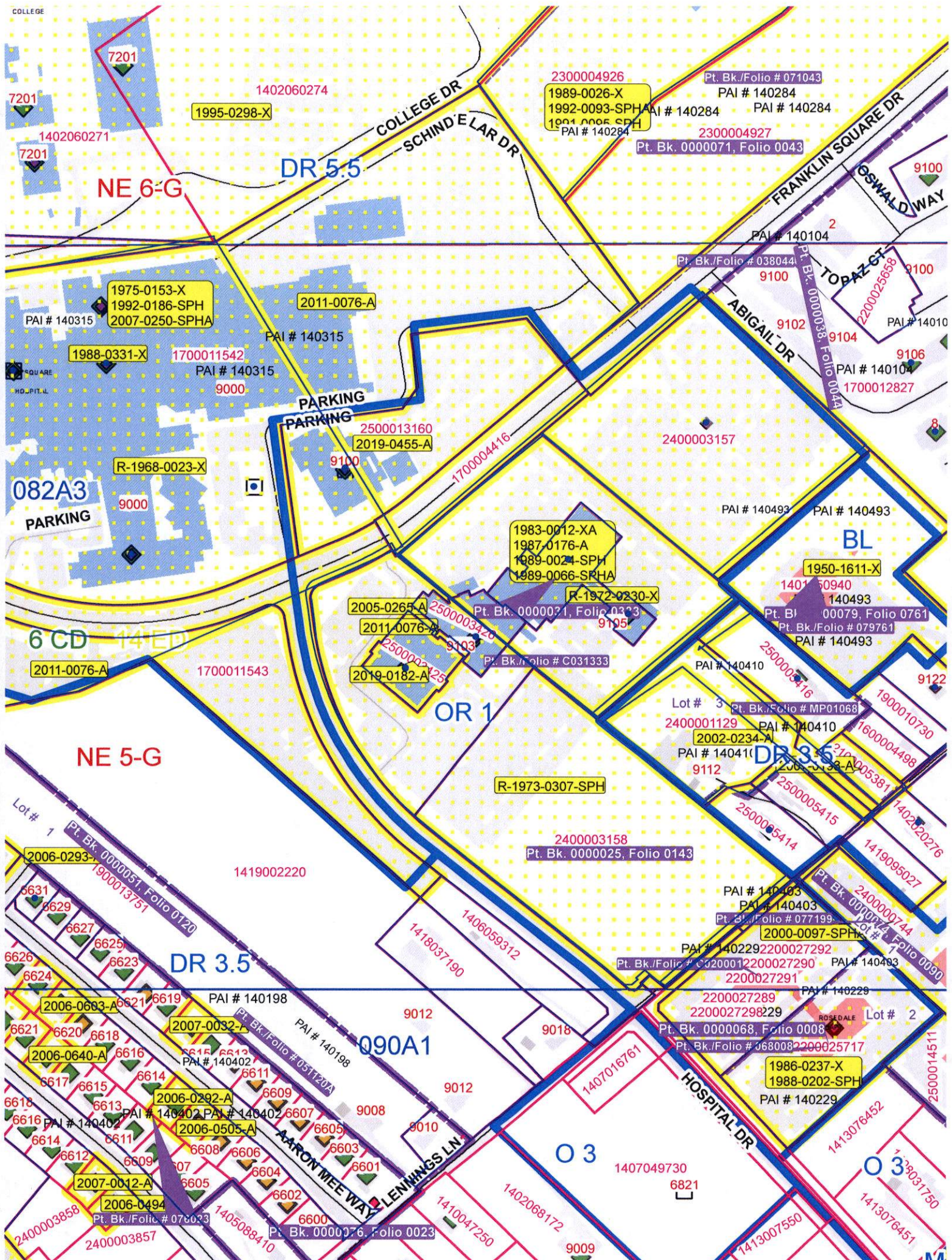
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PETITIONER'S

EXHIBIT NO.

4





CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

by _____

SIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: _____

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
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September 23, 2020

Via Hand Delivery

The Honorable Paul M. Mayhew
Administrative Law Judge
Baltimore County Office of Administrative Hearings
105 W. Chesapeake Avenue
Jefferson Building
Suite 103
Towson, Maryland 21204

Re: Case # 2020-0081-A
9103 Franklin Square Drive



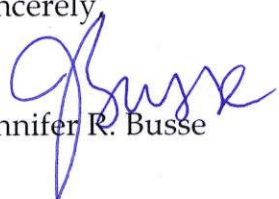
Dear Judge Mayhew:

Attached are paper copies of the exhibits previously submitted electronically in relation to the hearing in this matter set for tomorrow at 10:00 a.m. Specifically, attached are:

- 1) Plan to Accompany Petition for Variance (as filed);
- 2) Resume of Peter Soprano, P.E.;
- 3) Aerial of site; and
- 4) Zoomed in Aerial.

Thank you.

Sincerely,


Jennifer R. Busse

11526458

Peter C. Soprano, PE

Registration

- Professional Engineer, MD No. 42977
- Professional Engineer, DE No. 22215
- Professional Engineer, PA No. PE089024

Education

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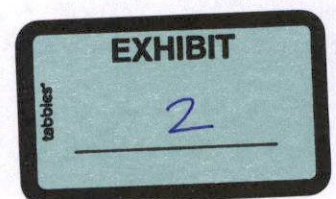
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- STV Group, Inc. – Baltimore, MD
Structural Engineer in Training 2/2013 – 9/2013

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Focal Projects

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- Green Spring Station Ambulatory Care Center, Johns Hopkins University/Johns Hopkins Medical Management, Lutherville, MD
- Forest Park High School Expansion, Baltimore, MD
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- Fallston Hall Renovation, Harford Community College, Bel Air, MD
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- Walbrook Mill Apartments, Baltimore, MD
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- Govans Elementary School Replacement, Baltimore, MD
- Harford Heights-Sharp Leadenhall Elementary School Expansion, Baltimore, MD
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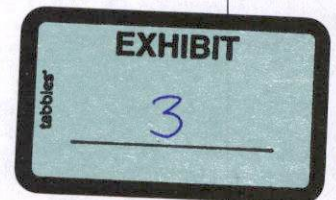
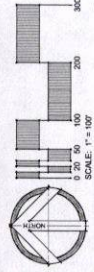


REVISIONS	
NO.	DESCRIPTION

DRAWN BY: RSW CHECKED BY: PCS
DATE: 12/04/18 PROJECT #: 18103
SCALE: AS NOTED
DRAWING NAME:

HEARING EXHIBIT

C100



MD SON VARIANCE/DWG18103 - HEARING EXHIBIT DWG 2/27/2018 2:18 PM PJS



**MFSMC
Medical Arts Building**

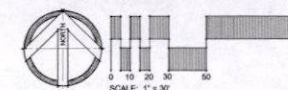
9101 Franklin Square Drive
Rosedale, MD 21237

REVISIONS	
#	DATE DESCRIPTION

DRAWN BY: RSW CHECKED BY: PCS
DATE: 12/04/18 PROJECT #: 18103
SCALE: AS NOTED
DRAWING NAME:

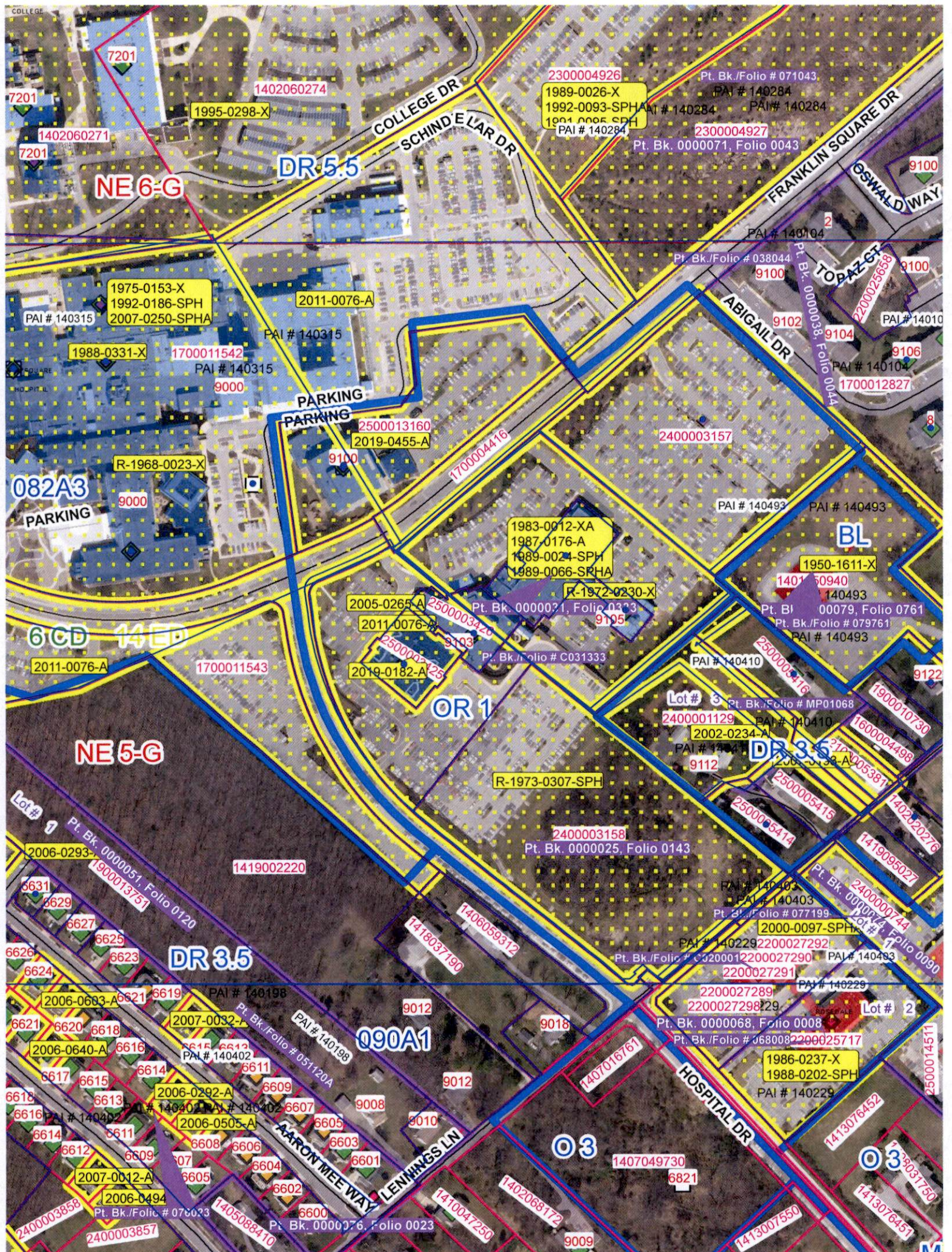
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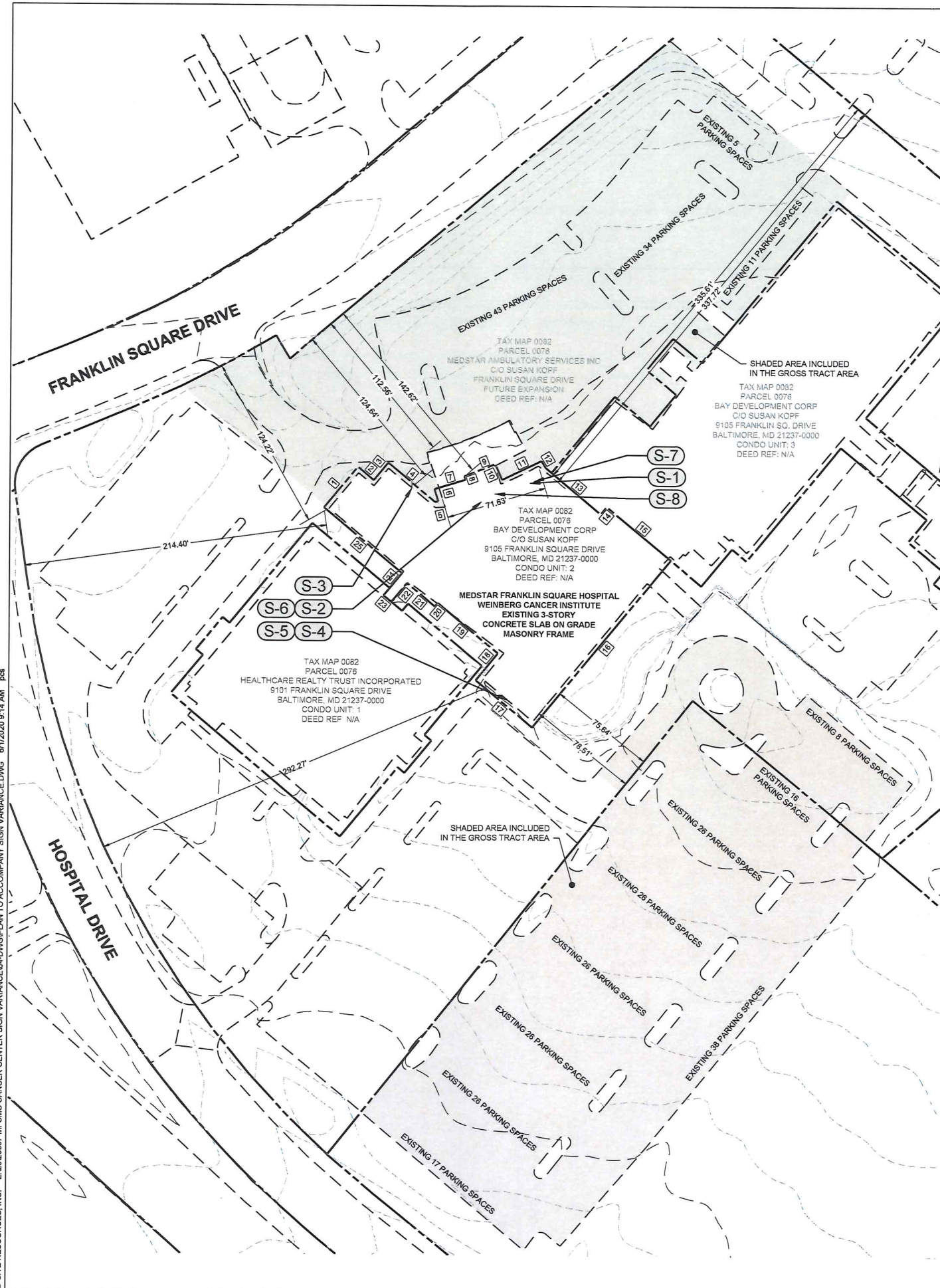
C100



tabbies

EXHIBIT





GENERAL NOTES

- OWNER: MEDSTAR AMBULATORY SERVICES INC
10980 GRANTCHESTER WAY
COLUMBIA, MD 21044
- SITE ADDRESS: 9103 FRANKLIN SQUARE DRIVE
BALTIMORE, MD 21237
14TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT
EXISTING ZONING: OR-1
- TAX MAP 0082, GRID 0020, PARCEL 0076
TAX ACCOUNT # 2500003426
PLAT: 0031 / 0333
TOTAL SITE AREA: 22,533 S.F. (0.52 AC.)
- EXISTING USE: MEDICAL OFFICE BUILDING
- WATER & SEWER: SITE IS SERVED BY PUBLIC WATER AND SEWER;
NO WELLS OR SEPTIC SYSTEMS ARE PRESENT.
- THE SITE DOES NOT LIE WITHIN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.

EXISTING ZONING HISTORY: OR-1

- CASE NUMBER 2011-0076-A - 9000 FRANKLIN SQUARE DRIVE
PETITION FOR VARIANCE - ORDER ON MOTION FOR RECONSIDERATION
• TO REQUEST THREE SUPPLEMENTAL DIRECTIONAL SIGNAGE BE INCLUDED IN A PREVIOUSLY GRANTED CASE.
GRANTED 12/27/2010
- CASE NUMBER 2005-0265-A - 9105 FRANKLIN SQUARE DRIVE
VARIANCE RELIEF FROM SIGN REGULATIONS
• TO REQUEST A VARIANCE TO PERMIT MORE THAN ONE WALL MOUNTED SIGN PER BUILDING.
GRANTED 01/20/2005
- CASE 1989-0096-SPHA - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE
• TO PERMIT TWO SIGNS TOTALING 46 SQUARE FEET IN-LIEU OF THE PERMITTED ONE 8 SQ. FT SIGN ATTACHED TO THE BUILDING.
GRANTED 07/18/1989
- CASE 1989-0024-SPH - 9000 FRANKLIN SQUARE DRIVE
PETITION FOR SPECIAL HEARING
• TO REQUEST A SPECIAL HEARING TO PERMIT AN AMENDMENT TO SPECIAL EXCEPTION TO PERMIT AN ADDITION TO THE MEDICAL OFFICE BUILDING PERMITTED BY SPECIAL EXCEPTION IN AN R ZONE.
GRANTED 08/10/1988
- CASE 1987-0176-A - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE
• TO PERMIT A FREE-STANDING ILLUMINATED SIGN IN-LIEU OF THE PERMITTED SIGN ATTACHED TO THE BUILDING.
GRANTED 11/17/1986
- CASE 1983-0012-XA - 9000 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE / PETITION FOR SPECIAL EXCEPTION
• TO PETITION FOR A SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING
• TO ALLOW AMENITY OPEN SPACE WITHIN THEIR ZONED LAND TO BE A TOTAL OF 0.8 ACRES INSTEAD OF THE REQUIRE 1.10 ACRES
GRANTED 07/24/1973
- CASE NUMBER R-1973-0307-SPH - 9000 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING RECLASSIFICATION AND/OR RECLASSIFICATION
• TO REQUEST APPROVAL OF ELEVATOR OFFICE BUILDINGS IN THE D.R. 16 ZONE.
GRANTED 07/24/1973
- CASE 1972-0230-X - LENNING LANE, NE OF LENNING AVENUE
PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION
• TO RE-CLASSIFY THE PROPERTY FROM AN DR 5.5 TO AN DR 16.
GRANTED 12/01/1972

SETBACK REQUIREMENTS

SUBJECT PROPERTY IS ZONED OR-1

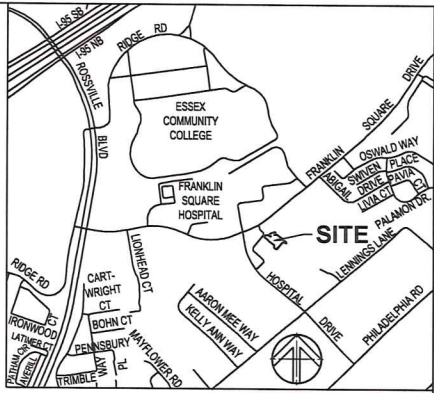
REQ.	PROVIDED
FRONT - 40'	MIN. 113'+/-
SIDE (INT) - 20'	MIN. 358'+/-
SIDE (ST) - 35'	MIN. 214'+/-
REAR - 30'	MIN. 76'+/-

GROSS FLOOR AREA

EXISTING BUILDING AREA:	21,140 +/- S.F.
GROSS SITE AREA:	91,274 +/- S.F.
FLOOR AREA RATIO:	0.23

PARKING REQUIREMENTS

MEDICAL OFFICE BUILDING:	4.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA
GROSS FLOOR AREA:	61,109 S.F.
PARKING REQUIRED:	274 SPACES
PARKING PROVIDED:	302 SPACES

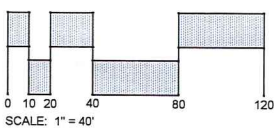


EXISTING SIGNAGE INFORMATION

EXISTING SIGN #1: "Harry & Jeanette Weinberg Cancer Institute" - BUILDING MOUNTED - TO BE REMOVED	
HEIGHT	2.5'
SQUARE FOOTAGE	65 S.F.
ILLUMINATION	YES
SETBACK FROM EXISTING RIGHT-OF-WAY	160.9' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE
EXISTING SIGN #2: "9103" - BUILDING MOUNTED - TO REMAIN	
HEIGHT	1.5'
SQUARE FOOTAGE	6 S.F.
ILLUMINATION	NO
SETBACK FROM EXISTING RIGHT-OF-WAY	155.7' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE
EXISTING SIGN #3: "ANGELOS CENTER FOR LUNG DISEASE" - BUILDING MOUNTED - TO REMAIN	
HEIGHT	1.5'
SQUARE FOOTAGE	36 S.F.
ILLUMINATION	NO
SETBACK FROM EXISTING RIGHT-OF-WAY	124.6' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE
EXISTING SIGN #4: "Harry & Jeanette Weinberg Cancer Institute" - BUILDING MOUNTED - TO REMAIN	
HEIGHT	4.6'
SQUARE FOOTAGE	74 S.F.
ILLUMINATION	YES
SETBACK FROM EXISTING RIGHT-OF-WAY	292.3' +/- FROM HOSPITAL DRIVE
SINGLE OR DOUBLE FACED	SINGLE
EXISTING SIGN #5: "9103" - BUILDING MOUNTED - TO REMAIN	
HEIGHT	1.5'
SQUARE FOOTAGE	6 S.F.
ILLUMINATION	NO
SETBACK FROM EXISTING RIGHT-OF-WAY	292.3' +/- FROM HOSPITAL DRIVE
SINGLE OR DOUBLE FACED	SINGLE
EXISTING SIGN #6: "Medstar Franklin Square Medical Center; The Harry and Jeanette Weinberg Cancer Institute" - FREE STANDING - TO REMAIN	
HEIGHT	4'
SQUARE FOOTAGE	8 S.F.
ILLUMINATION	NO
SETBACK FROM EXISTING RIGHT-OF-WAY	155.7' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE

PROPOSED SIGNAGE INFORMATION

PROPOSED SIGN #1: "Medstar Georgetown Cancer Institute; Medstar Franklin Square Medical Center" - BUILDING MOUNTED	
HEIGHT	4.70'
SQUARE FOOTAGE	116.80 S.F.
ILLUMINATION	YES
SETBACK FROM EXISTING RIGHT-OF-WAY	160.9' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE
PROPOSED SIGN #2: "The Harry and Jeanette Weinberg Cancer Center" - BUILDING MOUNTED	
HEIGHT	1.24'
SQUARE FOOTAGE	10.24 S.F.
ILLUMINATION	YES
SETBACK FROM EXISTING RIGHT-OF-WAY	155.7' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	DOUBLE



MFSCM WEINBERG
CANCER INSTITUTE

9105 FRANKLIN SQUARE DRIVE
ROSEDALE, MD 21237

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND, LICENSE NO. 42977.
EXPIRATION DATE: 06/01/2021.

REVISIONS

#	DATE	DESCRIPTION

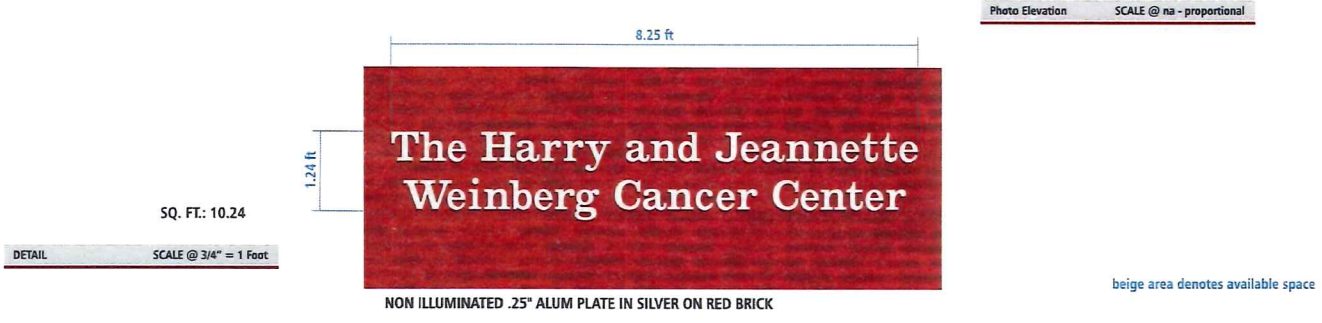
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SCALE: 1" = 40'
DRAWING NAME:
**Plan to Accompany
Sign Variance**

DRAWING NO.:



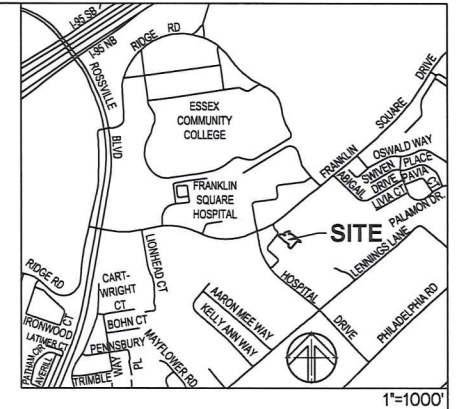
Cancer Center Entrance • White Faced Ch. Ltrs

W.O.#	QUOTE ID #	AppleSigns	404 Serendipity Dr. • Millersville, Md. 21108 Phone: 410.587.2446 • Fax 410.587.1550 Visit us at: www.apple-signs.com	CLIENT: MedStar Health CONTACT: - PHONE: -	ADDRESS: Georgetown @ FPMC	APPROVAL SIGNATURE / DATE APPROVED	REV. DATE BY/RS	R2 05/21/19 M.S.	R6 11/04/19 DC/0.5	PAGE
00000	000514					SALES / PM	R1 05/29/19 M.S.	R3 05/21/19 M.S.	R9 04/29/20 JA/0.5	2
							R4 06/07/19 M.S.	R8 06/07/19 M.S.	R13 09/29/20 JA/0.25	



Weinberg Cancer Center • FCO Copy

W.O.#	QUOTE ID #	AppleSigns	404 Serendipity Dr. • Millersville, Md. 21108 Phone: 410.587.2446 • Fax 410.587.1550 Visit us at: www.apple-signs.com	CLIENT: MedStar Health CONTACT: - PHONE: -	ADDRESS: Georgetown @ FPMC	APPROVAL SIGNATURE / DATE APPROVED	REV. DATE BY/RS	R2 05/21/19 M.S.	R6 11/04/19 DC/0.5	PAGE
00000	000514					SALES / PM	R1 05/29/19 M.S.	R3 05/21/19 M.S.	R9 04/29/20 JA/0.5	3
							R4 06/07/19 M.S.	R8 06/07/19 M.S.	R13 09/29/20 JA/0.25	



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CANCER INSTITUTE**

**9105 FRANKLIN SQUARE DRIVE
ROSEDALE, MD 21237**

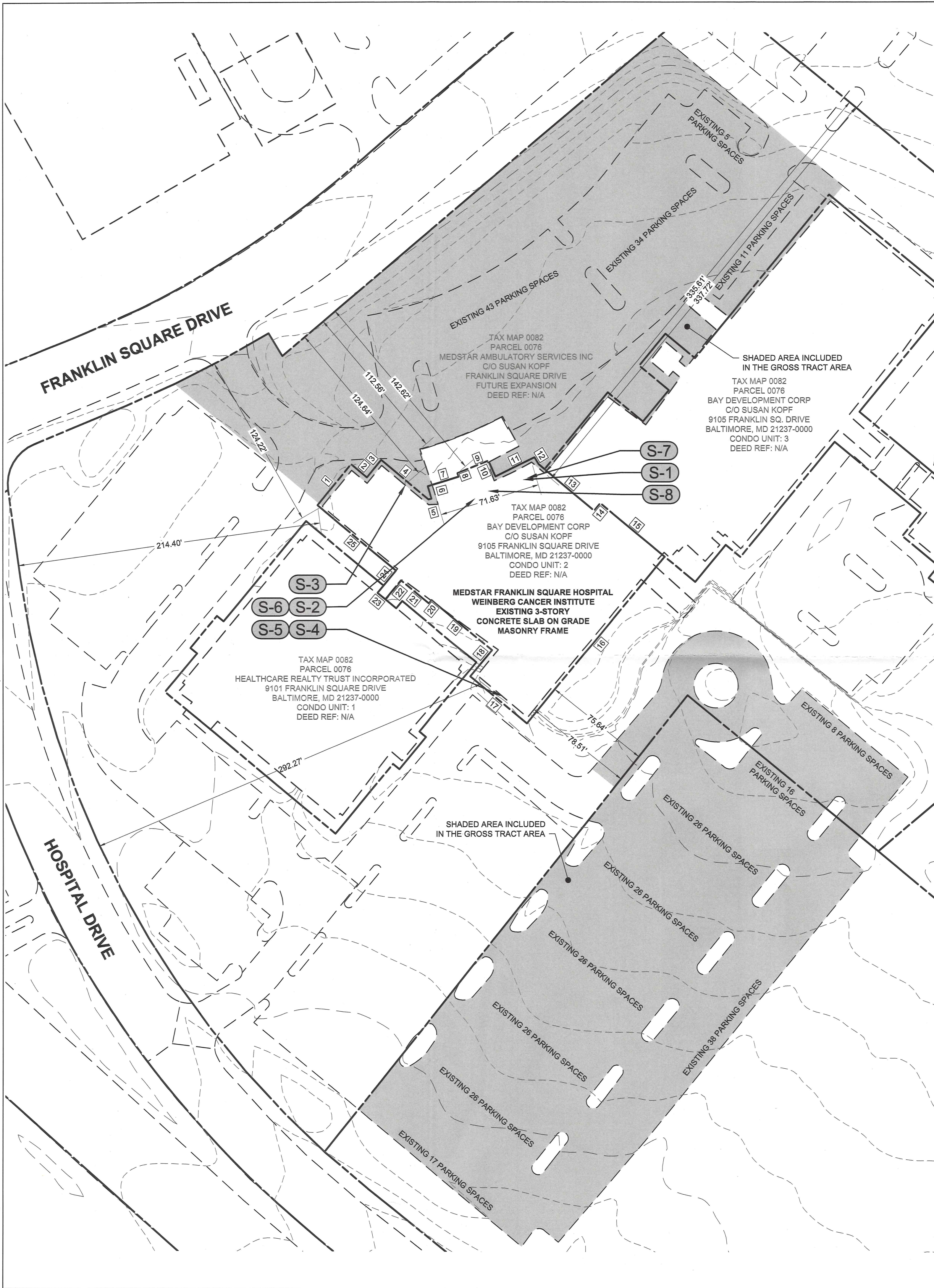
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND, LICENSE NO. 42877.
EXPIRATION DATE: 06/07/2021.

REVISIONS		
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DRAWN BY: ZJR CHECKED BY: PCS
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SCALE: 1" = 40'
DRAWING NAME:
**Plan to Accompany
Sign Variance**

DRAWING NO.:
2 OF 2

© SITE RESOURCES, INC. Z:\202007-MFSMC CANCER CENTER SIGN VARIANCE\DWG\PLAN TO ACCOMPANY SIGN VARIANCE.DWG 6/1/2020 9:14 AM .pss



GENERAL NOTES

- OWNER: MEDSTAR AMBULATORY SERVICES INC
10980 GRANTCHESTER WAY
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- SITE ADDRESS: 9103 FRANKLIN SQUARE DRIVE
BALTIMORE, MD 21237
14TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT
EXISTING ZONING: OR-1
- TAX MAP 0082, GRID 0020, PARCEL 0076
TAX ACCOUNT # 2500003426
PLAT: 0031 / 0333
TOTAL SITE AREA: 22,533 S.F. (0.52 AC.)
- EXISTING USE: MEDICAL OFFICE BUILDING
- WATER & SEWER: SITE IS SERVED BY PUBLIC WATER AND SEWER;
NO WELLS OR SEPTIC SYSTEMS ARE PRESENT.
- THE SITE DOES NOT LIE WITHIN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.

EXISTING ZONING HISTORY: OR-1

CASE NUMBER 2011-0076-A - 9000 FRANKLIN SQUARE DRIVE
PETITION FOR VARIANCE - ORDER ON MOTION FOR RECONSIDERATION

- TO REQUEST THREE SUPPLEMENTAL DIRECTIONAL SIGNAGE BE INCLUDED IN A PREVIOUSLY GRANTED CASE.

GRANTED 12/27/2010

CASE NUMBER 2005-0265-A - 9105 FRANKLIN SQUARE DRIVE
VARIANCE RELIEF FROM SIGN REGULATIONS:

- TO REQUEST A VARIANCE TO PERMIT MORE THAN ONE WALL MOUNTED SIGN PER BUILDING.

GRANTED 01/20/2005

CASE 1989-0066-SPHA - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE

- TO PERMIT TWO SIGNS TOTALING 46 SQUARE FEET IN-LIEU OF THE PERMITTED ONE 8 SQ. FT SIGN ATTACHED TO THE BUILDING.

GRANTED 07/18/1989

CASE 1989-0024-SPH - 9000 FRANKLIN SQUARE DRIVE
PETITION FOR SPECIAL HEARING

- TO REQUEST A SPECIAL HEARING TO PERMIT AN AMENDMENT TO SPECIAL EXCEPTION TO PERMIT AN ADDITION TO THE MEDICAL OFFICE BUILDING PERMITTED BY SPECIAL EXCEPTION IN AN RO ZONE.

GRANTED 08/10/1988

CASE 1987-0176-A - 9105 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE

- TO PERMIT A FREE-STANDING ILLUMINATED SIGN IN-LIEU OF THE PERMITTED SIGN ATTACHED TO THE BUILDING.

GRANTED 11/17/1986

CASE 1983-0012-XA - 9000 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING VARIANCE / PETITION FOR SPECIAL EXCEPTION

- TO PETITION FOR A SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING
- TO ALLOW AMENITY OPEN SPACE WITHIN THER-O ZONED LAND TO BE A TOTAL OF 0.8 ACRES INSTEAD OF THE REQUIRE 1.10 ACRES

CASE NUMBER R-1973-0307-SPH - 9000 FRANKLIN SQUARE DRIVE
PETITION FOR ZONING RECLASSIFICATION AND/OR RECLASSIFICATION

- TO REQUEST APPROVAL OF ELEVATOR OFFICE BUILDINGS IN THE D.R. 16 ZONE.

GRANTED 07/24/1973

CASE 1972-0230-X - LENNING LANE, NE OF LENNING AVENUE
PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

- TO RE-CLASSIFY THE PROPERTY FROM AN DR 5.5 TO AN DR 16.

GRANTED 12/01/1972

SETBACK REQUIREMENTS

SUBJECT PROPERTY IS ZONED OR-1

	REQ.	PROVIDED
FRONT -	40'	MIN. 113'+/-
SIDE (INT) -	20'	MIN. 338'+/-
SIDE (ST) -	35'	MIN. 214'+/-
REAR -	30'	MIN. 76'+/-

GROSS FLOOR AREA

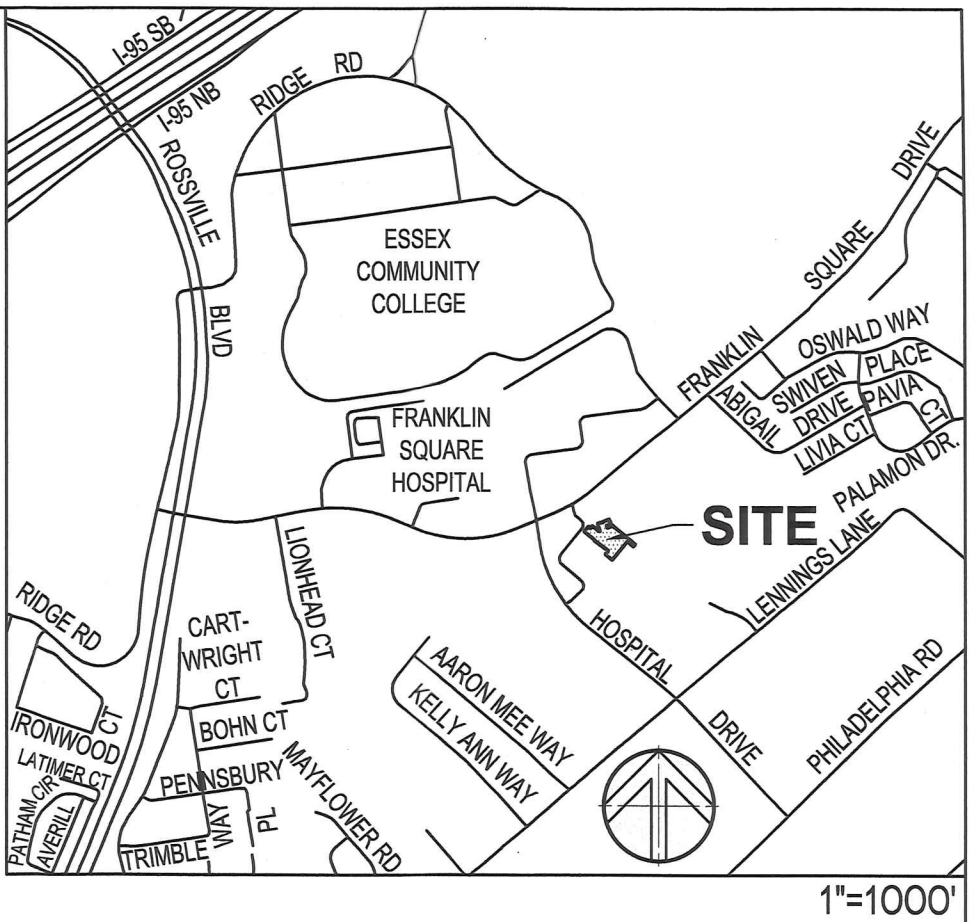
EXISTING BUILDING AREA: 21,140 +/- S.F.

GROSS SITE AREA: 91,274 +/- S.F.

FLOOR AREA RATIO: 0.23

PARKING REQUIREMENTS

MEDICAL OFFICE BUILDING: 4.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA
GROSS FLOOR AREA: 61,109 S.F.
PARKING REQUIRED: 274 SPACES
PARKING PROVIDED: 302 SPACES



EXISTING SIGNAGE INFORMATION

EXISTING SIGN #1: "Harry & Jeanette Weinberg Cancer Institute" - BUILDING MOUNTED - TO BE REMOVED

HEIGHT	2.5'
SQUARE FOOTAGE	65 S.F.
ILLUMINATION	YES
SETBACK FROM EXISTING RIGHT-OF-WAY	160.9' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE

EXISTING SIGN #2: "9103" - BUILDING MOUNTED - TO REMAIN

HEIGHT	1.5'
SQUARE FOOTAGE	6 S.F.
ILLUMINATION	NO
SETBACK FROM EXISTING RIGHT-OF-WAY	155.7' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE

EXISTING SIGN #3: "ANGELOS CENTER FOR LUNG DISEASE" - BUILDING MOUNTED - TO REMAIN

HEIGHT	1.5'
SQUARE FOOTAGE	36 S.F.
ILLUMINATION	NO
SETBACK FROM EXISTING RIGHT-OF-WAY	124.6' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE

EXISTING SIGN #4: "Harry & Jeanette Weinberg Cancer Institute" - BUILDING MOUNTED - TO REMAIN

HEIGHT	4.6'
SQUARE FOOTAGE	74 S.F.
ILLUMINATION	YES
SETBACK FROM EXISTING RIGHT-OF-WAY	292.3' +/- FROM HOSPITAL DRIVE
SINGLE OR DOUBLE FACED	SINGLE

EXISTING SIGN #5: "9103" - BUILDING MOUNTED - TO REMAIN

HEIGHT	1.5'
SQUARE FOOTAGE	6 S.F.
ILLUMINATION	NO
SETBACK FROM EXISTING RIGHT-OF-WAY	292.3' +/- FROM HOSPITAL DRIVE
SINGLE OR DOUBLE FACED	SINGLE

EXISTING SIGN #6: "Medstar Franklin Square Medical Center; The Harry and Jeanette Weinberg Cancer Institute" - FREE STANDING - TO REMAIN

HEIGHT	4'
SQUARE FOOTAGE	8 S.F.
ILLUMINATION	NO
SETBACK FROM EXISTING RIGHT-OF-WAY	155.7' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE

PROPOSED SIGNAGE INFORMATION

PROPOSED SIGN #1: "Medstar Georgetown Cancer Institute ; Medstar Franklin Square Medical Center" - BUILDING MOUNTED

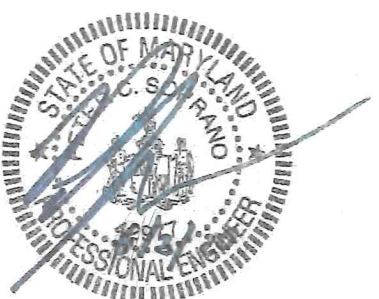
HEIGHT	4.70'
SQUARE FOOTAGE	116.80 S.F.
ILLUMINATION	YES
SETBACK FROM EXISTING RIGHT-OF-WAY	160.9' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	SINGLE

PROPOSED SIGN #2: "The Harry and Jeannette Weinberg Cancer Center" - BUILDING MOUNTED

HEIGHT	1.24'
SQUARE FOOTAGE	10.24 S.F.
ILLUMINATION	YES
SETBACK FROM EXISTING RIGHT-OF-WAY	155.7' +/- FROM FRANKLIN SQUARE DRIVE
SINGLE OR DOUBLE FACED	DOUBLE

**MFSMC WEINBERG
CANCER INSTITUTE**

**9105 FRANKLIN SQUARE DRIVE
ROSEDALE, MD 21237**



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND, LICENSE NO. 42977.
EXPIRATION DATE: 06/01/2021.

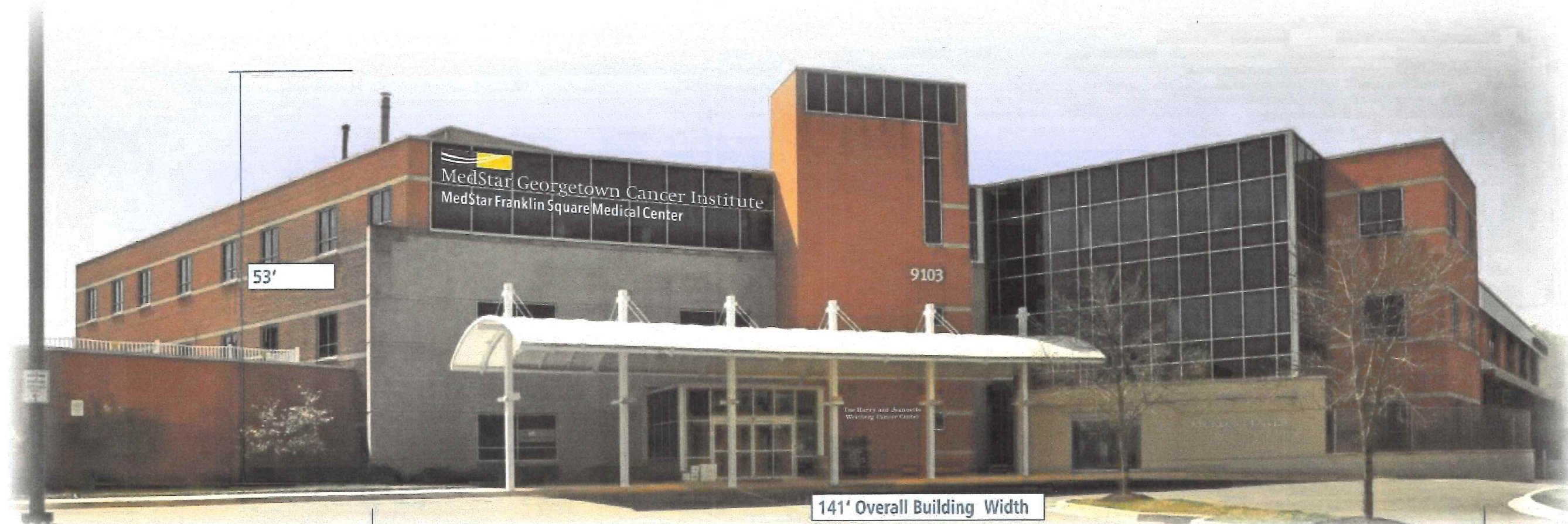
REVISIONS

#	DATE	DESCRIPTION

DRAWN BY: ZJR CHECKED BY: PCS
DATE: 06/01/2020 PROJECT #: 20007
SCALE: 1" = 40'
DRAWING NAME:
**Plan to Accompany
Sign Variance**

DRAWING NO.:

© SITE RESOURCES, INC. 2:20/2007-MFPMC CANCER CENTER SIGN VARIANCE 04-DWG/PLAN TO ACCOMPANY SIGN VARIANCE DWG 6/1/2020 9:14 AM pcs



DETAIL SCALE @ 1/4" = 1 Foot

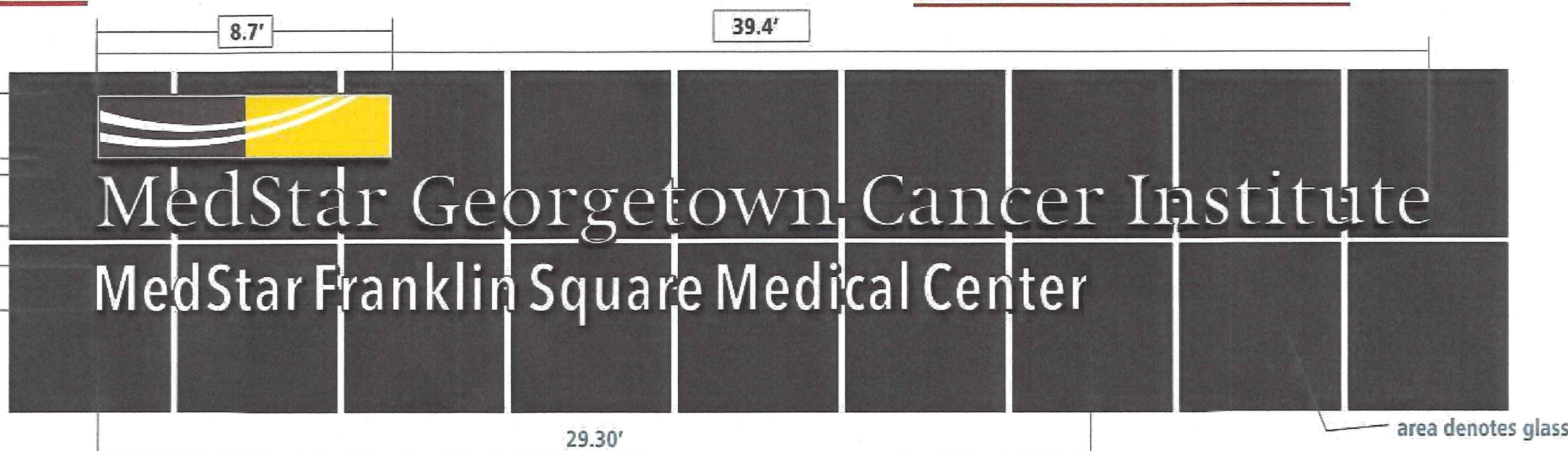
Photo Elevation SCALE @ na - proportional

SQ. FT.: 16.7

SQ. FT.: 59.1

SQ. FT.: 41.0

Face-lit Channel Letters
with White Faces.
Blue Trim-cap and Returns.
Silver Returns & Trim-cap on BarMark.
Letters illuminate White at Dusk.
Sign mounted on 3x5 extruded raceway attached to mullion over glass



Cancer Center Entrance • White Faced Ch. Ltrs

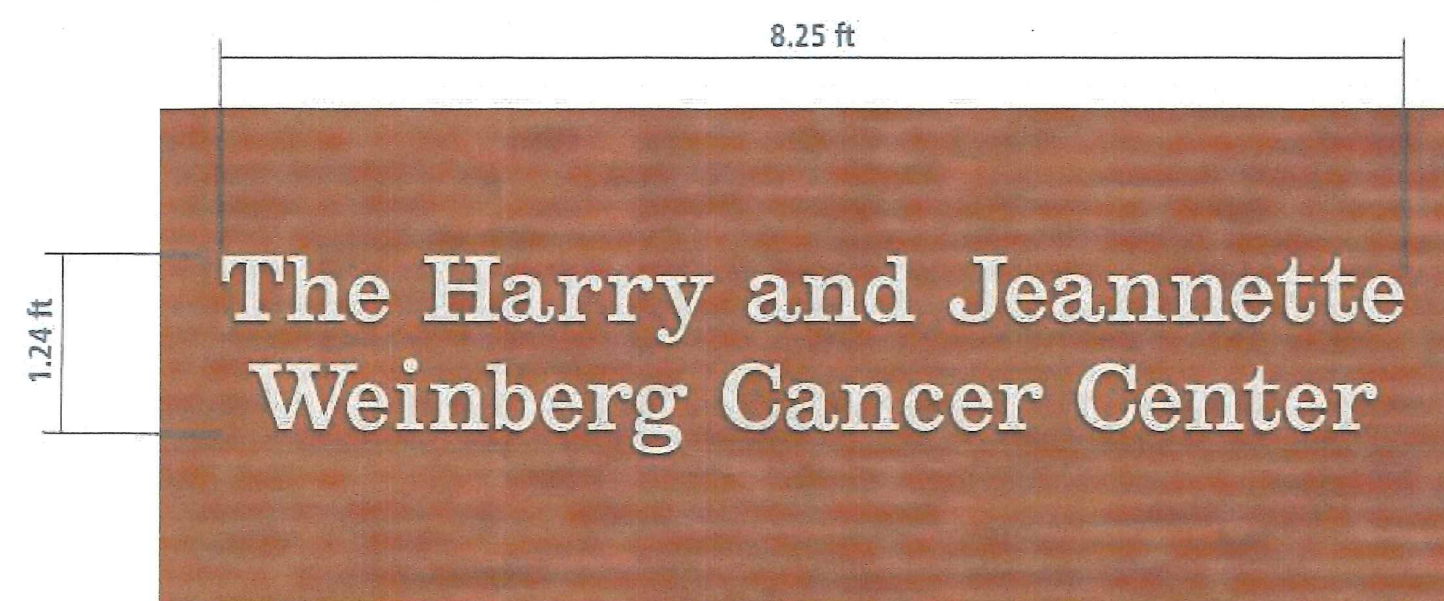
W.O.# 00000	QUOTE ID # 000514	AppleSigns VISION • DESIGN • IMPACT	404 Serendipity Dr. • Millersville, Md. 21108 Phone 410.987.7446 • Fax 410.987.1580 Visit us at www.applesigns.com	CLIENT: MedStar Health CONTACT: - PHONE: -	ADDRESS: Georgetown @ FSMC	APPROVAL SIGNATURE / DATE APPROVED SALES / PM	REV. DATE BY/HRS R1 05/20/19 M.S. R2 05/21/19 M.S. R3 05/21/19 M.S. R4 06/07/19 M.S. R5 05/29/20 JA 0.35	R6 11/04/19 DC 0.5 R7 04/29/20 JA 0.5 R8 05/29/20 JA 0.35	PAGE 2
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Photo Elevation SCALE @ na - proportional

SQ. FT.: 10.24

DETAIL SCALE @ 3/4" = 1 Foot

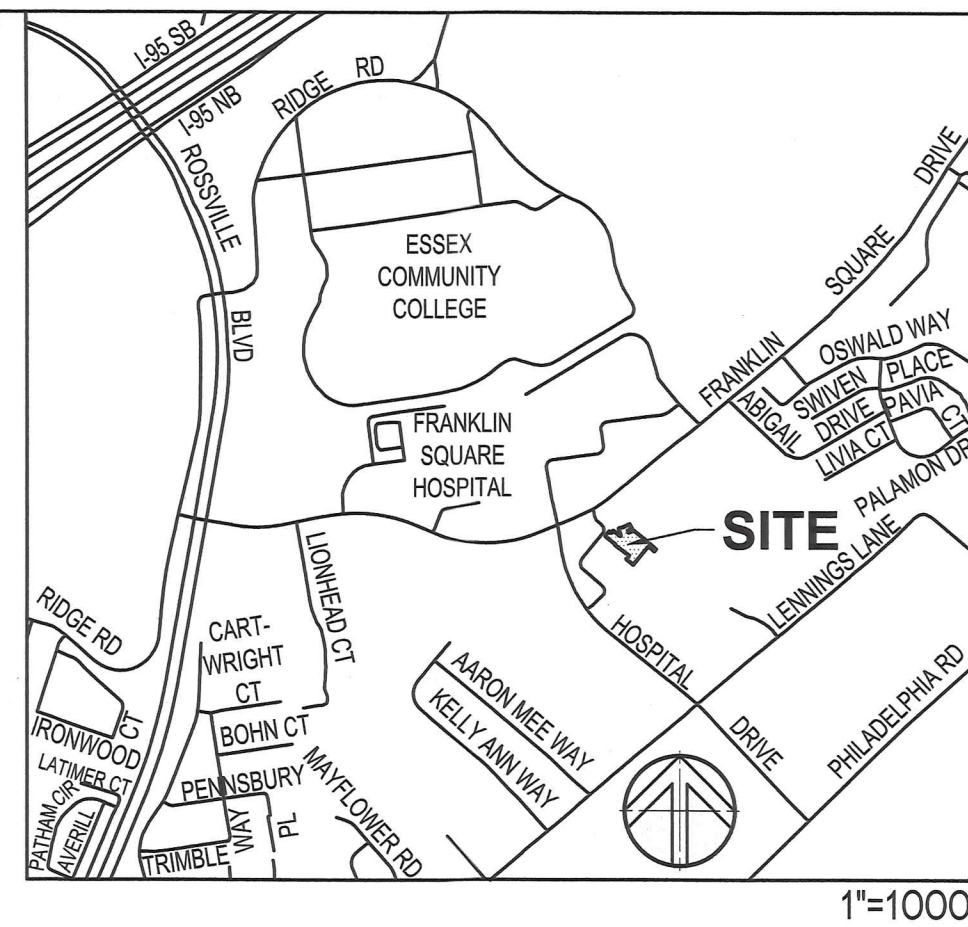


beige area denotes available space

NON ILLUMINATED .25" ALUM PLATE IN SILVER ON RED BRICK

Weinberg Cancer Center • FCO Copy

W.O.# 00000	QUOTE ID # 000514	AppleSigns VISION • DESIGN • IMPACT	404 Serendipity Dr. • Millersville, Md. 21108 Phone 410.987.7446 • Fax 410.987.1580 Visit us at www.applesigns.com	CLIENT: MedStar Health CONTACT: - PHONE: -	ADDRESS: Georgetown @ FSMC	APPROVAL SIGNATURE / DATE APPROVED SALES / PM	REV. DATE BY/HRS R1 05/20/19 M.S. R2 05/21/19 M.S. R3 05/21/19 M.S. R4 06/07/19 M.S. R5 05/29/20 JA 0.35	R6 11/04/19 DC 0.5 R7 04/29/20 JA 0.5 R8 05/29/20 JA 0.35	PAGE 3
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MFPMC WEINBERG CANCER INSTITUTE

9105 FRANKLIN SQUARE DRIVE
ROSEDALE, MD 21237



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