

NOTICE OF HEARING

Petition for Special Hearing

Case No. 88-227-SPH

10th Election District; 3rd Conclimatic District

LOCATION: 3M/3 Sheppard Road, 480' NW c/l of J.M. Pearce Road

DATE AND TIME: Tuesday, December 8, 1987 at 2:00 PM

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing to approve the reconfiguration of lot lines on two contiguous parcels zoned RCR, and to create two building lots and a farm tract with the density capability of former subdivision.

Being the property of John H. Enzor, et al, as shown on plat filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 41436

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RECEIVED FROM: *Chesapeake Trust Company*

FOR: *Funds for the Green House, Inc.*

DATE: *12/15/87*
AMOUNT: *\$ 25.00*
BALANCE: *41436*

CERTIFICATE OF ACKNOWLEDGMENT (Made By Officer with Rank of Second Lieutenant, Ensign or higher)

I HEREBY CERTIFY, that on this 30th day of April, 1988, before me, J. Robert Haines, Zoning Commissioner of Baltimore County, personally appeared James B. Enzor (Serial No. 2724), known to me (or satisfactorily proven) to be serving in or with the armed forces of the United States and to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. And the undersigned does further certify that he is at the date of this certificate a commissioned officer of the rank stated below and is in the active service of the armed forces of the United States.

Signature
Rank
Serial Number
Command to Which Attached

CONTRACT

SUITE 1408

FIRELY BUILDING

810 N. CHARLES STREET

BALTIMORE, MARYLAND 21204-4004

301-767-1122

JOHN H. WEISHEIT, JR.
JAMES B. LAUREN

June 17, 1988

J. Robert Haines, Zoning Commissioner
of Baltimore County
111 W. Chesapeake Avenue
Room 113
Towson, Maryland 21204

Re: Case No. 88-227-SPH
John H. Enzor, et al, Petitioners

Dear Mr. Haines:

In accordance with the Findings of Facts and Conclusions of Law filed in this matter, I am enclosing a copy of the Confirmatory Deed referred to in the Findings which has been submitted to the Circuit Court for recording.

I believe that this should complete all conditions contained in the Order which was included in the Findings. Please be kind enough to notify myself or Mr. John H. Enzor or Mr. Thomas C. Beach, III, Esquire, if that is not the case.

Sincerely,

Signature
Bowen P. Weisheit, Jr.

BPW:Jriejs

Enclosure

cc: Mr. John H. Enzor
Thomas C. Beach, III, Esquire

RECEIVED
JUN 20 1988
ZONING OFFICE

EXHIBIT A 7865-103

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HIGHT VALLEY, MARYLAND 21088

Telephone: (301) 252-9020

March 15, 1988

DESCRIPTION OF TRACT 'A'
IMMEDIATE PROPERTY
AND JOHN ENZOR PROPERTY
TENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the second or North 66° 11' 17" West 575.09 foot line of a deed dated December 18, 1984, and recorded among the land records of Baltimore County in Liber 6838, folio 191, said point being 200.00 feet from the beginning of said line, said point also being the northerly most corner of lot 2 as shown on plat of Imwald Property dated March 14, 1988, and recorded in the land records of Baltimore County in Liber S.M. 56, folio 56;

- thence leaving said second line and running with and binding on the northeasterly most lines of lots 1 and 2 as shown on the last mentioned plat the following two courses and distances, as now surveyed: South 49° 06' 47" West 1070.03 feet to a point;
- thence South 02° 48' 03" West 337.83 feet to a point intersecting the northeasterly side of a parcel of land as described in a deed dated October 24, 1966, and recorded among the land records of Baltimore County in Liber 4499, folio 249;
- thence running with and binding on the northeasterly side of the last mentioned parcel and the northeasterly side of a parcel of land described in a deed dated January 16, 1969, and recorded among the land records of Baltimore County in Liber 4861, folio 756, the following five courses and

7865-100

Phil B. Enzor
James B. Enzor
John H. Enzor
John H. Enzor

CONFIRMATORY DEED

THIS DEED, Made as of the 10th day of April, 1988, by and between JOHN H. ENZOR and JAMES B. ENZOR, parties of the first part, Grantors and JOHN H. ENZOR and JAMES B. ENZOR, parties of the second part, Grantees.

WHEREAS, in the case of IN DEL. PETITION FOR SPECIAL HEARING (John H. Enzor, et al, Petitioners), before the Zoning Commission of Baltimore County (Case No. 88-227-SPH) the Zoning Commissioner of Baltimore County ordered on the 2nd day of February, 1988, that the parcels of property identified as the John H. Enzor, et al 688/191 (11,579 A.C. +/-) and tract "A" Imwald Property S.M. 56/16 (24,039 A.C. +/-) on the plat attached hereto entitled, "Plat to Accompany Description of the Combination of Tract 'A' Imwald Property and Property of John H. Enzor, et al (37,698 Total A.C. +/-)", be combined into a single parcel; and

WHEREAS, the Grantors and Grantees have resolved to comply with the said order of the Zoning Commission and hereby state that the newly created combined parcel may only be subdivided once, resulting in no more than 1 lots.

NOW THEREFORE, WITNESSETH: That the actual consideration paid or to be paid, including the amount of any assumed mortgage is NO DOLLARS (\$0.00). In consideration of this sum and other good and valuable considerations, the receipt thereof is hereby acknowledged, the said Grantors do hereby grant, convey and assign unto the said Grantees, as tenants in common, their respective successors, personal representatives and assigns, in fee simple, all that property, situate and lying in Baltimore County, State of Maryland, and described and portrayed in Exhibit A attached hereto and made a part hereof containing 37,698 total acres more or less.

TOGETHER with the buildings and improvements thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described property and premises unto and to the use of the said Grantees, as tenants in common, their respective personal representatives, successors and assigns, in fee simple, as a single parcel.

AND THE SAID GRANTORS covenant to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

EXHIBIT A

10-10-1987-1022

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

RECEIVED FOR TRANSFER

State Department of

Assessments & Taxation

for Baltimore County

NOT APPLICABLE

10-10-1987-1022

Description of Tract A, Imwald Property and John Enzor Property
March 15, 1988
Page Two

- distances: North 42° 52' 13" West 90.00 feet to a point;
- thence North 11° 52' 13" West 198.00 feet to a point;
- thence North 48° 52' 13" West 127.00 feet to a point;
- thence North 39° 52' 13" West 127.00 feet to a point;
- thence North 66° 24' 43" West 385.67 feet to a point said point being a stone found at the end of the fourth or South 07° 15' East 386.1 foot line of a deed dated November 21, 1958, and recorded among the land records of Baltimore County in Liber 965, folio 437;
- thence running reversely with and binding on the last mentioned fourth line, North 21° 12' 33" West 454.55 feet to a point at the end of the second or South 83° 25' 40" West 1613.00 foot line of a deed dated June 30, 1972, and recorded among the land records of Baltimore County in Liber 5280, folio 528;
- thence running reversely with and binding on the last mentioned second line North 72° 16' 08" East 1612.95 feet to a point said point being an iron pipe found at the end of the fourth or North 44° 24' West 168 foot line of a deed dated February 5, 1982, and recorded among the land records of Baltimore County in Liber 6383, folio 647;
- thence running reversely with and binding on the last mentioned fourth line South 55° 45' 50" East 168.10 feet to a point said point being an iron pipe found at the end of the second or North 44° 11' 13" West 575.09 foot line of the above mentioned deed dated December 18, 1984, and recorded among the land records of Baltimore County in Liber 6838, folio 191.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seals of the said Grantors:

WITNESS:

Signature (SEAL)
JOHN H. ENZOR
Signature (SEAL)
JAMES B. ENZOR

STATE OF MARYLAND, BALTIMORE , TO WIT:

I HEREBY CERTIFY, that on this 11 day of April, 1988, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared John H. Enzor, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial seal.

Signature
Notary Public

My Commission Expires: July 1, 1990.

EXHIBIT A

10-10-1987-1022

- 2 -

7865-105

Description of Tract A Imwald Property and John Enzor Property
March 15, 1988
Page Three

- thence running with and binding on the third line of the last mentioned deed and also running reversely with and binding on the third of South 44° 15' West 179.21 foot line of a deed dated February 5, 1982, and recorded among the land records of Baltimore County in Liber 6383, folio 647; North 54° 56' 31" East 859.21 feet to a point in or near the road bed of Sheppard Road;
- thence running along Sheppard Road and also running with and binding on the fourth or South 45° 01' 09" East 865.60 foot line as described in the above mentioned deed dated December 18, 1984, South 43° 05' 21" East 591.26 feet to a point at the end of the second or North 43° 13' 30" East 897.37 foot line as described in a deed dated September 7, 1978, and recorded among the land records of Baltimore County in Liber 5536, folio 529;
- thence leaving said Sheppard Road and the last mentioned fourth line and running reversely with and binding on the last mentioned second line South 49° 06' 47" West 897.41 feet to a point being an iron pipe found, said point also being at the end of the first line of the above mentioned deed dated September 7, 1978, said point also intersecting the northeasterly most line or the North 44° 56' 21" West 321.17 foot line of lot 2 as shown on the above mentioned plat dated March 14, 1988;
- thence running with and binding on the northeasterly most lines of lot 2 the following two courses and distances: North 46° 56' 21" West 86.20 feet to a point being an iron pipe found;
- thence North 58° 15' 15" West 200.00 feet to the point of beginning. Containing 1,638,282 square feet or 37,698 acres of land more or less.

*NOTES WITHIN THE LIMITS OF WETLANDS AND/OR STREAM BUFFER THERE SHALL BE NO CLEARING OR GRADING EXCEPT AS ALLOWED BY THE "WATER QUALITY MANAGEMENT POLICY".

DENSITY NOTES

- | | |
|------------------------------------|----------------|
| 1. EXISTING ZONING | EC-2 |
| 2. GROSS AREA OF PARCEL | 40.66 AC |
| 3. NO. OF LOTS ALLOWED | 2 |
| 4. NO. OF LOTS PROPOSED | 2 LOTS 1 TRACT |
| 5. H.W.A. SHEPPARD ROAD | 10.56 AC |
| 6. NET AREA OF PARCEL | 41.60 AC |
| 7. H.W.A. OPENING ROAD | 0.0729 AC |
| 8. PARKING SPACES REQUIRED (2/LOT) | 4 |
| 9. PARKING SPACES PROVIDED (2/LOT) | 4 |

GENERAL NOTES

- THE RECORDS OF THIS PLAT DOES NOT QUANTIFY OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET OR HIGHWAY WHICH OR OTHER PUBLIC WORKS ON THIS PLAT.
- THIS PLAT MAY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20-60 B & C.
- THE RECORDS OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING OF THE DEPARTMENT OF PUBLIC WORKS.
- HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTIL THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND AGENTS SHALL CONVEY SAID ASSESS BY DEED TO BALTIMORE COUNTY, MD. AT NO COST.
- TRACT 'A' IS ALLOWED AS PER BALTIMORE COUNTY ZONING BOARD CASE NO. 20-227-SM.



VICINITY MAP

SCALE: 1" = 200'

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
31	5013.15	229	1047.31	5004.03	
32	4970.70	2955.94	110	4945.23	5034.10
33	5130.05	4778.90	111	4721.41	5040.04
34	5035.40	4204.30	112	4608.00	5029.28
35	5044.70	4104.75	113	5000.04	5103.01
36	5123.66	500.73	114	5011.04	5171.01
37	5145.56	1046.67	115	5010.10	5172.57
38	5100.40	1051.11	116	5013.14	5015.30
39	4904.73	3980.21	120	5171.91	5004.45
40	4895.74	1121.29	121	5171.92	5005.55
41	4978.12	5782.45			

* NOTE: 100 YEAR FLOOD PLAIN ELEVATIONS SHOWN HEREON INCLUDE A VERTICAL FREEBOARD OF FIVE (5) FEET.

FINAL SUBDIVISION PLAT OF IMWALD PROPERTY

10TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

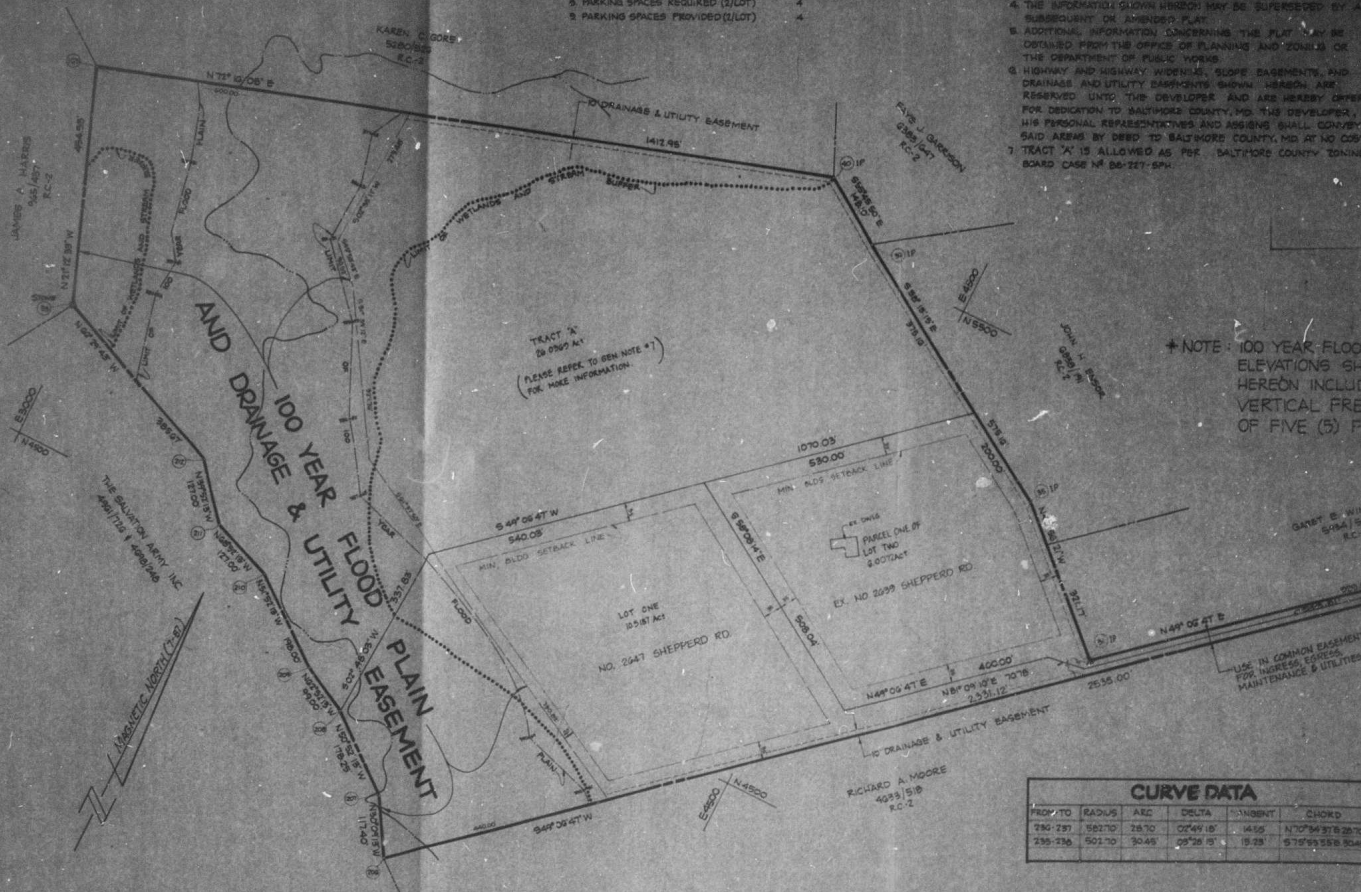
SCALE: 1" = 100'

DECEMBER 31, 1987

DEED REFERENCE: 2004/08
PROPERTY ACCOUNT NO. 1000000025

CURVE DATA

FROM TO	RADIUS	ARC	DELTA	CHORD	CHORD
280-297	502.70	78.70	0°44'18"	14.58	117°34'51"28.70
295-336	502.70	30.45	0°25'15"	15.33	57°55'55"8048



THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEED THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE TAKEN FROM ASSUMED DATUM.

ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY DATUM.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 5-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF PLAT AND MARKER SETTING.

JAMES W. MCKEE DATE

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 5-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF MARKERS.

OWNER DATE

OWNER

LOUIS E. IMWALD
2679 SHEPPARD ROAD
MONTKIN, MARYLAND 21111

APPROVED DIRECTOR OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE

APPROVED BALTO. COUNTY OFFICE OF PLANNING & ZONING

DATE

APPROVED DEPARTMENT OF PUBLIC WORKS

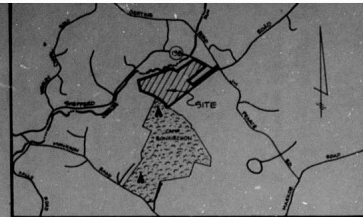
DATE

MCKEE & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5 SHAWAN ROAD - HUNT HALL, MARYLAND 21050
(301) 282-5650

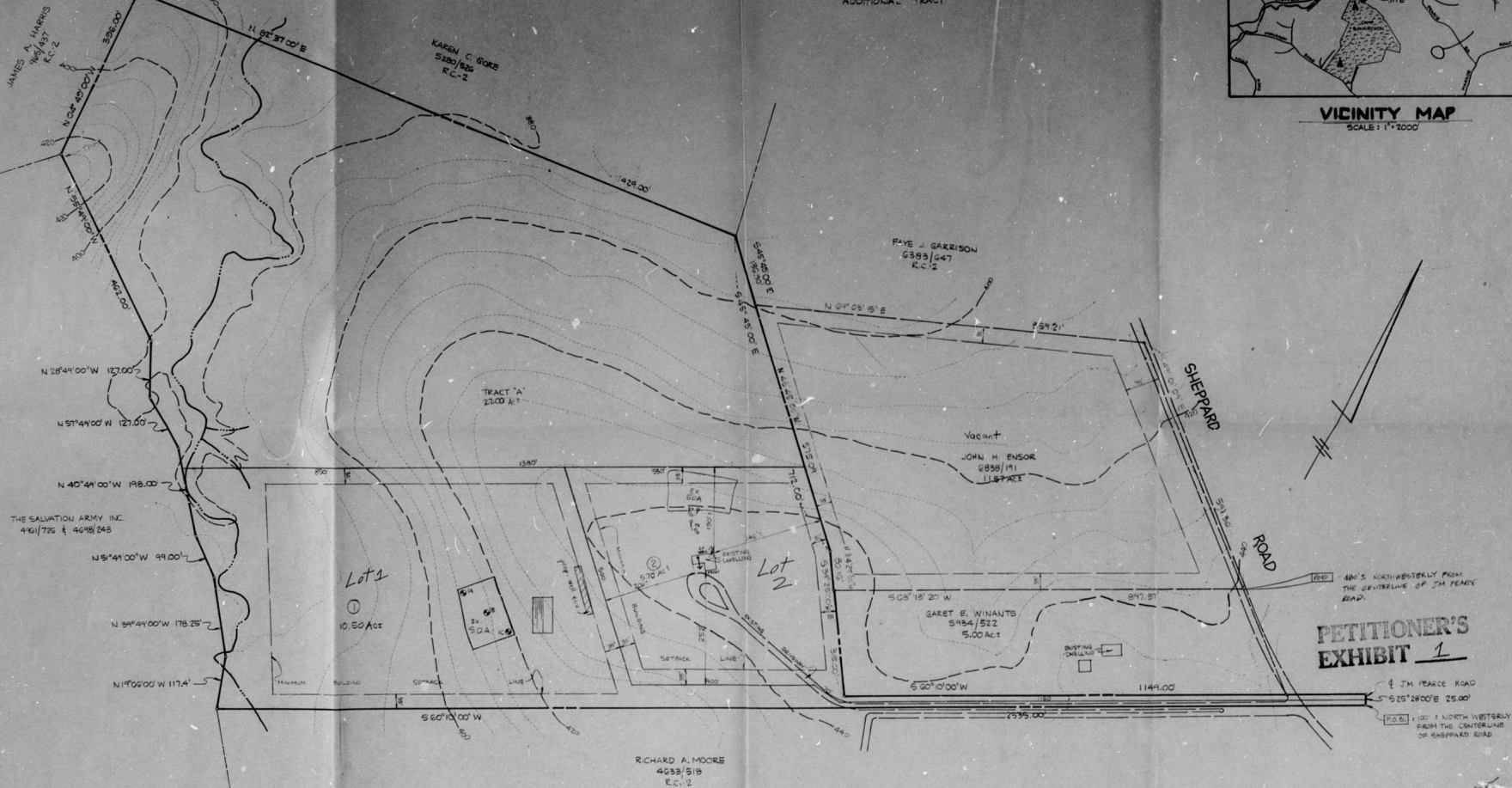
PLAT COMPLETED BY: JWB
PLANNING BY: JWB
ENGINEERING BY: JWB
HOUSE NUMBERS: 5-47-12

COMPUTED BY: JWB
DRAWN BY: JWB
CHECKED BY: JWB
JOB NUMBER: 87-12

REQUESTING A SPECIAL HEARING TO ALLOW FOR THE SUBDIVISION OF 43.2 ACRES ±, ZONED RC-2 INTO 2 BUILDING LOTS AND AN ADDITIONAL TRACT



VICINITY MAP
SCALE: 1"=2000'



CIVIL ENGINEERS & LAND SURVEYORS
TAWAN ROAD - HUNT VALLEY, MARYLAND 21030
(301) 252-5020



COMPUTED BY _____
DRAWN BY: S.D.M. _____
CHECKED BY J.D.G. _____
JOB NUMBER 87-62 _____

DENSITY NOTES:
EXISTING ZONING = RC-2
NO. OF LOTS ALLOWED = 2
GROSS AREA OF TRACT = 43.2 AC
NO. OF LOTS PROPOSED = 2 (INCL. 1 TRACT)
PARKING REQ'D = 2 PER LOT = 4 spaces
PARKING PRDP. = 4 spaces

LOUIS S. (ERNA V IMWALD
2639 SHEPPARD RD.
MONKTON MD. 21111

DEED REFERENCE: 2064/018
ACCOUNT NO: 1009030025

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING

FOR THE

IMWALD PROPERTY

10TH ELECTION DISTRICT BALTO. CO., MARYLAND
SCALE: 1" = 100' AUGUST 4, 1987

AUGUST 4, 1987