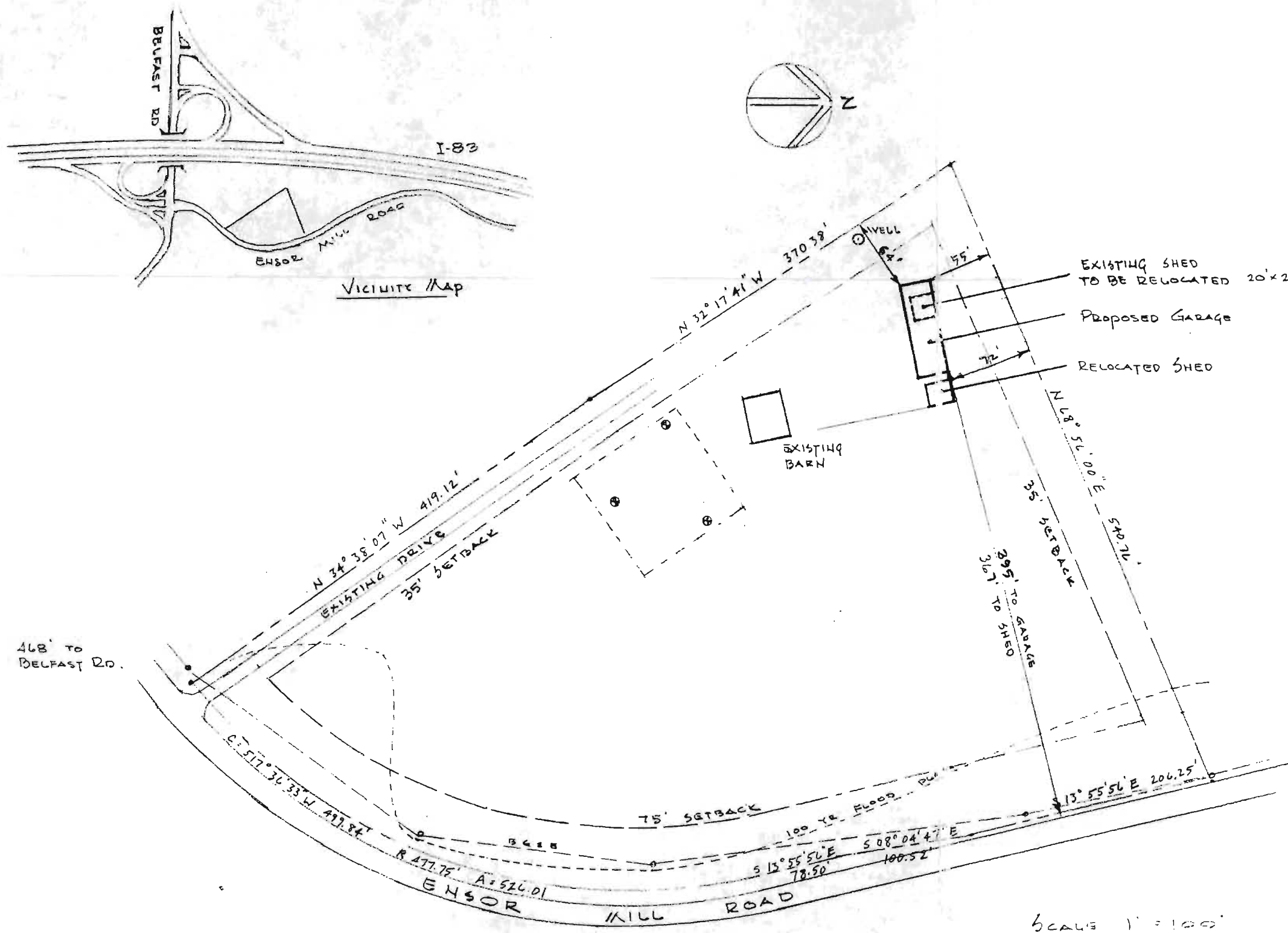




LOCATION: 15516 ENSOR MILL ROAD
 SPARKS, MARYLAND 21152

 OWNERS: MR & MRS DONALD K TAYLOR
 18425 FORESTON RD
 PARKTON, MARYLAND 21120

 ZONING: RC-2

 DEED REF: LIBER 7159 FOLIO 0380

 DISTRICTS: 8th ELECTION DISTRICT
 3rd COUNTY COUNCIL DISTRICT

 AREA: 6.525 ACRES

 TAX ACCT. NO: 08-05-063540

8/1/96
 OK as within
 the spirit & intent
 of my order in case No.
 94-357XA
 [Signature]
 B278123

APPLICATION No.

A PETITION FOR SPECIAL EXCEPTION TO PERMIT A LANDSCAPE SERVICE
 OPERATION ON RC-2 ZONED PROPERTY AND A PETITION FOR VARIANCE
 FROM SECTION 404.1 A OF THE BCZR TO PERMIT AN INTERNAL ROAD-
 WAY SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 25 FEET WERE
 APPROVED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY IN
 CASE No. 94-357XA, MAY 4, 1994.

PLOT PLAN TO ACCOMPANY
 APPLICATION FOR BUILDING PERMIT
 FOR GARAGE & SHED RELOCATION
 15516 ENSOR MILL ROAD

ORDER RECEIVED FOR FILING
Date 3/4/94
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15516 Ennor Hill Road

which is presently zoned RC-2

This Petition shall be read with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition the Zoning Commissioner to grant a variance to the property located at 15516 Ennor Hill Road, Baltimore County, Maryland, for the purpose of varying the minimum lot area from 10,000 to 15,000 square feet.

404.1A of the ZONING REGULATIONS to permit a 10' setback for internal roadway in lieu of required 25'.

If the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hearing or practical difficulty)

See attached.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Legal Owner(s):
Donald K. Taylor
Evelyn W. Taylor
18425 Foreston Road, #10-219-8992
Parkton, Maryland 21120
T. Rogers Harrison
105 W. Chesapeake Avenue
300 Jefferson Bldg. (828-1335)
Towson, Maryland 21204

Drop-Off No Review
3-9-94
wcr

PETITION FOR VARIANCE 94-357-XA

Property Location: 15516 Ennor Hill Road
Sparks, Maryland 21122
Owners: Mr. and Mrs. Donald K. Taylor
18425 Foreston Road
Parkton, Maryland 21120

B.C.S.M. 404.1 A Internal roadways shall be located 25 feet from any property line other than a street right-of-way line.

Requested variance would allow internal driveway within 10 feet of property line adjoining State of Maryland Interstate I-83.

Justification - Undue hardship

- Enforcement of regulation 404.1 A would require the relocation of an existing 300 foot driveway just 15 feet from its current location, paralleling the joint property line with the State of Maryland I-83 lands. Relocation of the driveway would require removal of several large pines, extension of existing stone sewer, relocation of security gate, and removal of several thousand square feet of land from productive purposes. Relocation would also involve considerable cost and accomplish no purpose.
- Regulation 401.1 A was obviously written to prevent the effects of vehicular traffic from being detrimental to adjoining properties. In this particular case, the planned use of the adjoining property is as an interchange for Interstate 83. The regulation is as hardly appropriate.
- Subject driveway existed prior to Regulation 401.1 A. Its current location in no way affects the spirit or intent of the regulation nor does it have any effect on the general welfare of the public.

M. PALMISTO & ASSOCIATES, INC.
100 DUNDAS LANE
BALTIMORE, MARYLAND 21208
TELEPHONE (410) 453-9511

DESCRIPTION FOR ZONING
MR. & MRS. DONALD K. TAYLOR
15516 ENNOR HILL ROAD
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the west side of Ennor Hill Road as shown on State Road Commission of Maryland Plat No. 8846, said point of beginning being 140 feet measured northerly from north side of Belfast Road, thence leaving said Ennor Hill Road and running the three (3) following courses and distances:

- North 34° 38' 07" West 479.12 feet
- North 32° 17' 01" West 376.28 feet
- North 18° 56' 00" East 540.76 feet to intersect the west side of Ennor Hill Road, 30 feet wide, thence ending on said road
- South 13° 55' 56" East 206.25 feet to the beginning of the widened right of way line of Ennor Hill Road as shown on said Plat No. 8846, thence continuing to bind on Ennor Hill Road the three (3) following courses and distances:
- South 08° 04' 47" East 100.52 feet
- South 13° 55' 56" East 78.50 feet and
- By a curve to right with a radius of 477.75 feet, an arc length of 526.01 feet and a chord bearing and distance of South 17° 56' 33" West 499.68 feet to the place of beginning.

Containing 4.5 acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE AND WAS COMPILED FROM PLATS AND DEEDS AND NOT FROM A FIELD SURVEY.

Herbert Haines
Registered Land Surveyor
Maryland No. 7258
March 22, 1994

FILE: Taylor Zon 069C 22



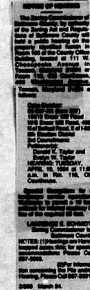
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 22
Date of Posting: 4/2/94
Posted by: Paul E. Harrison
Petitioner: Donald K. Taylor
Location of property: 15516 Ennor Hill Road
Location of Sign: Along road on property line
Number of Signs: 2
Date of return: 4/1/94

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 1994
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 24, 1994.

THE JEFFERSONIAN,
A. Harrison
LEGAL AD. TOWSON



Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Amount: \$67.4150
Number: 337 (WCR)
DROP-OFF -- NO REVIEW

Legal Owners: Donald K. Taylor & Evelyn W. Taylor
Address: 15516 Ennor Hill Road
Acreage: 6.54/- acres
District: 863
Attorney: T. Rogers Harrison

82460827141058C \$385.00
86 03071248002-09-74
Please Make Checks Payable To: Baltimore County

Center Validation

111 West Chesapeake Avenue
Towson, MD 21204

(410) 867-3353

DATE TYPE: CLOSING DATE OF HEARING DATE

INVOICE

Donald and Evelyn Taylor
18425 Foreston Road
Parkton, Maryland 21120

CASE NUMBER/PROJECT NAME: 94-357-XA
(2) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$120.00 Due*

THIS IS A PENALTY CHARGE. IN LIEU OF PAYMENT, WE WOULD PREFER THAT YOU RETURN THE SIGN/POST SET(S) AND USE OF THE INVOICE WAIVER BELOW.

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-357-XA
Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for ZACH

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

Printed with Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

(410) 867-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 116, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 on the following:

CASE NUMBER: 94-357-XA (Item 337)
15516 Ennor Hill Road
679 Ennor Hill Road, 600' x 4' of Belfast Road, E of I-83
8th Election District - 1st Councilman's
Petitioner(s): Donald K. Taylor and Evelyn W. Taylor
HEARING: FRIDAY, APRIL 15, 1994 at 11:00 a.m. in Rm. 116, Old Courthouse.

Special exception for a landscape service operation.
Variance to permit a 10 foot setback for internal roadway in lieu of the required 25 feet.

Arnold Johnson
Director

cc: Donald and Evelyn Taylor
T. Rogers Harrison

NOTE: (1) RETURN SIGN & POST SETS TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE BUSINESS DAY.
(2) RETURNING AND ACCEPTED BY AUTHORIZED PERSON. DISCOUNTED PLATES ONLY \$67.4150.
(3) FOR INFORMATION CONCERNING THE FILE NUMBER, NUMBER, CONTACT THE OFFICE AT 867-3353.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 867-3353

April 8, 1994

T. Rogers Harrison
300 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 94-357-XA, Item No. 337
Petitioner: Donald K. Taylor, et al.
Petition for Special Exception and Variance

Dear Mr. Harrison:

The Zoning Planning Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 9, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Printed with Recycled Paper



Maryland Department of Transportation
State Highway Administration

O James Lighnizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 337-94 (1000)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Conesabile

John Conesabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Blindline Toll Free
Mailing Address: P.O. Box 717, Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: March 22, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

94-357-XA

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 327, 334, 337, 339, 340, 343 and 346.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Daryl L. Kenna*

PK/JLW

ZAC.327/PZ006/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

March 25, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, DEPDM
Development Coordinator, DEPDM

SUBJECT: Zoning Item #337 - Taylor Property
15516 Enzor Hill Road
Zoning Advisory Committee Meeting of March 21, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Prior to development approval, soil percolation tests must be conducted.

JLP:TE:sp

TAYLOR/DEPM/TXTSBP

Baltimore County Government

Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 03/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 337 AND 346.

RECEIVED
MAR 23 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4881, RS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: March 28, 1994

SUBJECT: 5516 Enzor Hill Road

INFORMATION:

Item Number: 337

Petitioner: Donald K. Taylor

Property Size: _____

Zoning: B.C. 2

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided, staff offers the following comments:

This property was raised as an issue during the 1992 Comprehensive Zoning Map Process in order to rezone the site to provide for the requested landscape service operation (see Issue No. 3-111). Staff met with Mr. Taylor and was supportive of the zoning change because the site is suitable for the intended use. Ultimately, the Planning Board recommended B.C. 2 and the County Council approved the zoning on October 15, 1992.

As previously stated, the property is well suited for a landscape service operation, and the site has excellent vehicular access to Belfast Road and I-83. Therefore, staff recommends the applicant's request be granted, subject to the following condition:

ZAC.337/PZ006/ZAC1

Pg. 2

- Prior to the issuance of permits, the applicant should meet with the Office of Planning and Zoning for approval of any sign to ensure the rural character of the area will be reflected in the design of any such sign.

Prepared by: *Jeffrey M. Long*

Division Chief: *Daryl L. Kenna*

PK/JLW

ZAC.337/PZ006/ZAC1

Pg. 2

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

March 21, 1994

(410) 887-3333

T. Rogers Harrison, Esquire
105 West Chesapeake Avenue
300 Jefferson Building
Towson, MD 21204

RE: Preliminary Petition Review (Item #337)
Legal Owner: Donald & Evelyn Taylor
15516 Enzor Hill Road
8th Election District

Dear Mr. Harrison:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has no revealed unaddressed zoning issues and/or incomplete information.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Joseph C. Harvey
Director

JCH:ecj

Enclosure (receipt)

cc: Zoning Commissioner

Agricultural Declaration of Intent

337

94-357-XA

Tax Account #02-08-034001 District 9, Map 28, Grid 20, Parcel 175

Name(s) Mr. & Mrs. Donald K. Taylor

Location 15516 Enzor Hill Road

Parcel No. 21120

I (we), Donald K. Taylor & Evelyn W. Taylor, the Owner(s) of the

real property located at 15516 Enzor Hill Road

Segment MARKING 21152

as described as Lot 1152, Folio 0380

herby declare my (our) intention to continue and/or place into agricultural use the above property, in accordance with the provisions of the Baltimore County Forest Conservation Program Section 14-602(b)(4) and COMAR 08.19.01.04, for a period of at least five (5) consecutive full taxable years following this date.

This declaration grants an exemption for agricultural activities under the Baltimore County Forest Conservation Program. If the land does not remain in agricultural use, the Owner must notify the Baltimore County Department of Environmental Protection and Resource Management. If the Owner makes application for an activity regulated under the Forest Conservation Program, on all or part of the parcel within the five (5) year period, Baltimore County may require the Owner to meet the forest conservation threshold established in the Forest Conservation Program and COMAR 08.19.03, and may also assess a noncompliance fee for forested areas cut in violation of the agricultural exemption.

I (we) declare, under the penalties of law, that this declaration, including any accompanying forms and statements, has been examined by me (us) and the information contained herein, to the best of my (our) knowledge, information, and belief, is true, correct and complete.

Signature(s) Donald K. Taylor Date 4/26/94

Evelyn W. Taylor Date 4/26/94

Notary Robert E. Harvey Date 4/26/94

My commission expires

Notary Public

MD/EA/rev. 3-17-93

With reference to the application by Mr. and Mrs. Donald E. Taylor requesting a special exception to the Baltimore County Zoning Regulations, in order to allow a landscape service operation in an RC-2 zone at 15516 Essex Mill Road, please be advised:

That I have reviewed, with the petitioner, the plat indicating proposed development and uses for the property under consideration and fully understand its content and

That I support the requested Special Exception for a Landscape Service Operation, as presented.

Respectfully,

Feb 2003

address _____

address

PETITIONER'S
 EXHIBIT

To Whom It May Concern,

With reference to the application by Mr. and Mrs. Donald E. Taylor requesting a special exception to the Baltimore County Zoning Regulations, in order to allow a landscape service operation in an RC-2 zone at 15516 Ensor Mill Road, please be advised:

That I have reviewed, with the petitioner, the plat indicating proposed development and uses for the property under consideration and fully understand its content and

That I support the requested Special Exception for a Landscape Service Operation, as presented.

Respectfully,

name 15529 FA S. K. M. H.
address 21152
address 7.23 77
date

To Whom It May Concern,

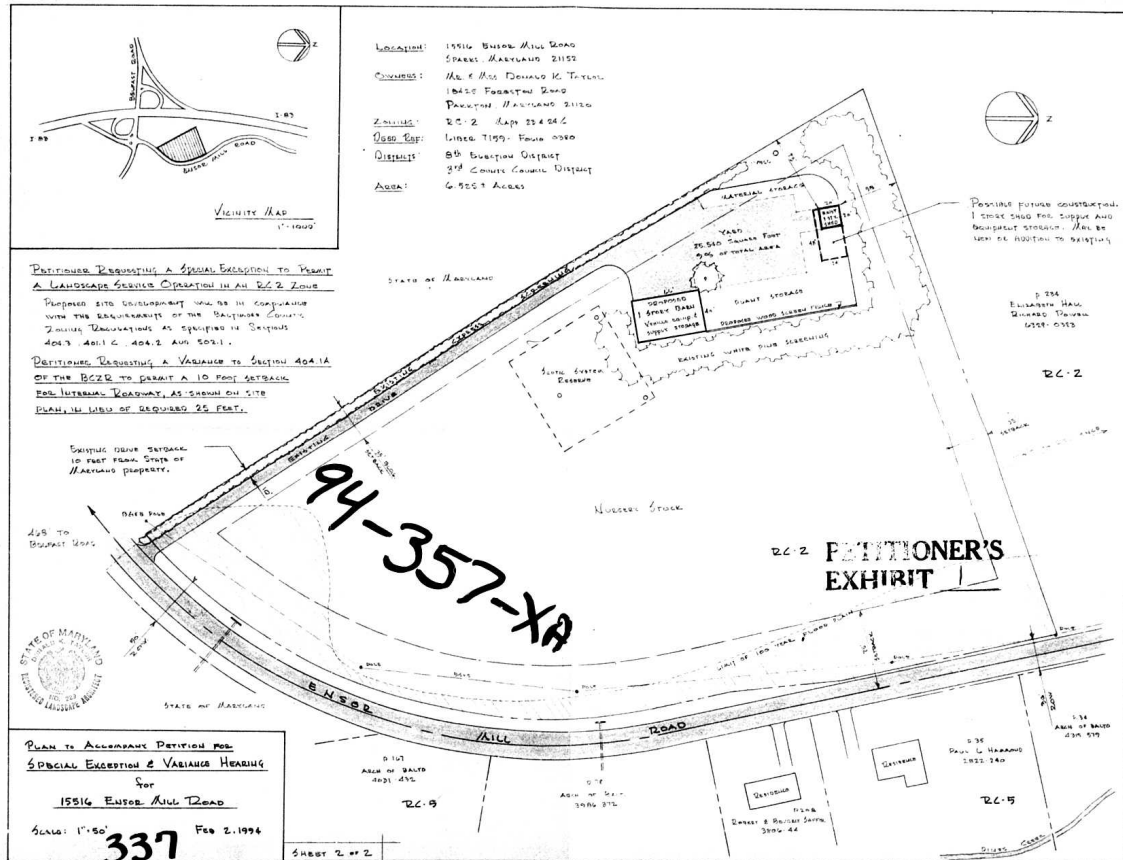
With reference to the application by Mr. and Mrs. Donald K. Taylor requesting a special exception to the Baltimore County Zoning Regulations, in order to allow a landscape service operation in an RC-2 zone at 15516 Ensor Mill Road, please be advised:

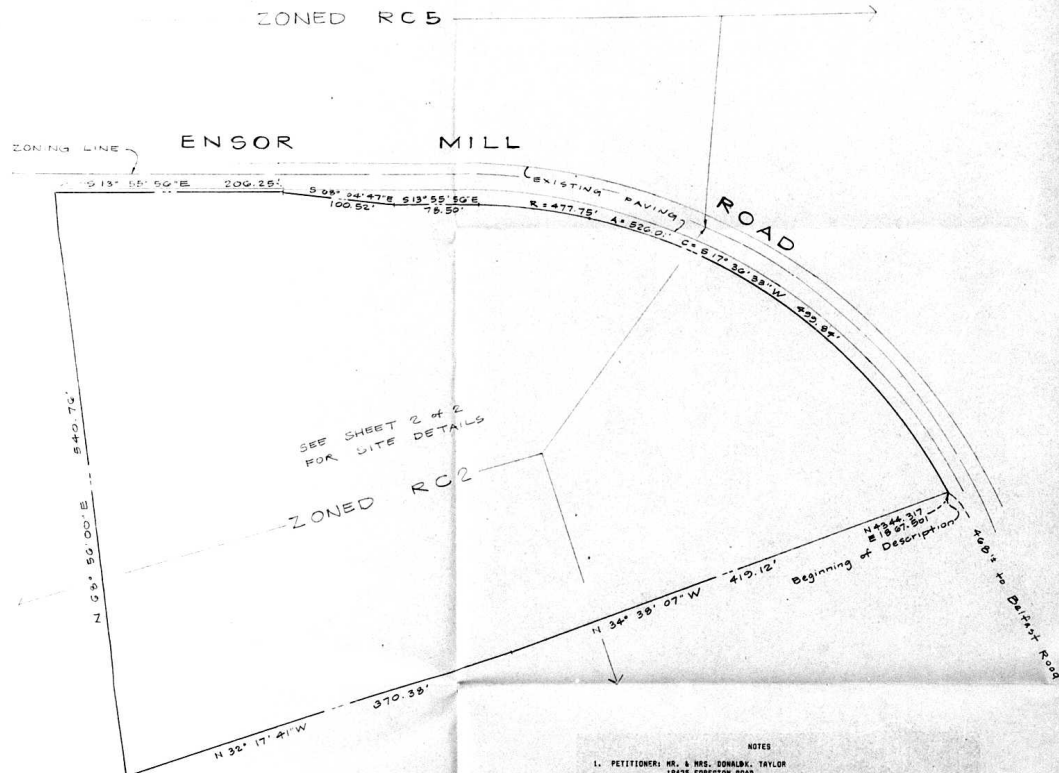
That I have reviewed, with the petitioner, the plat indicating proposed development and uses for the property under consideration and fully understand its content and

That I support the requested Special Exception for a Landscape Service Operation, as presented.

Respectfully,

Mrs. Jean M. Hammond
 name
 14531 Ensign Mill Rd.
 address
 Sparks, Md. 21152
 address
 3-30-99
 date



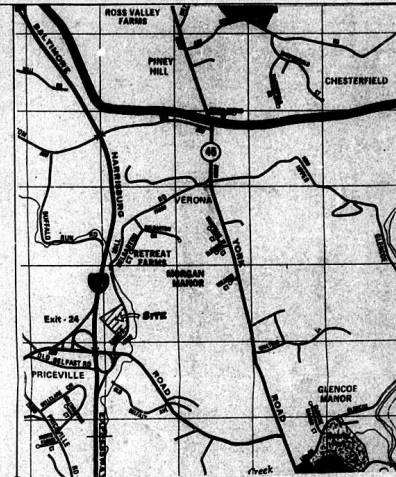


- NOTES
1. PETITIONER: MR. & MRS. DONALD K. TAYLOR
18423 FOREST ROAD
PARKTON, MD. 21201
 - DEED REFERENCE: LIBERTY, FOLIO 580
TAX ACCT. # 05-0605063540
 2. EXISTING ZONING: RC 2
 3. EXISTING USE: SEE SHEET 2
 4. PROPOSED USE: SEE SHEET 2
 5. TOTAL AREA OF PROPERTY: 284,217 SQ. FT., 6.52 ACRES +/-

PROPERTY OUTLINE SHOWN HEREON IS COMPILED FROM AVAILABLE DATA AND NOT FROM A PROPERTY LINE SURVEY AND IS INTENDED FOR USE IN ZONING MATTERS ONLY.

A BOUNDARY SURVEY IS REQUIRED TO VERIFY PROPERTY OUTLINE.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.



VICINITY MAP
NOT TO SCALE

94-357-XA

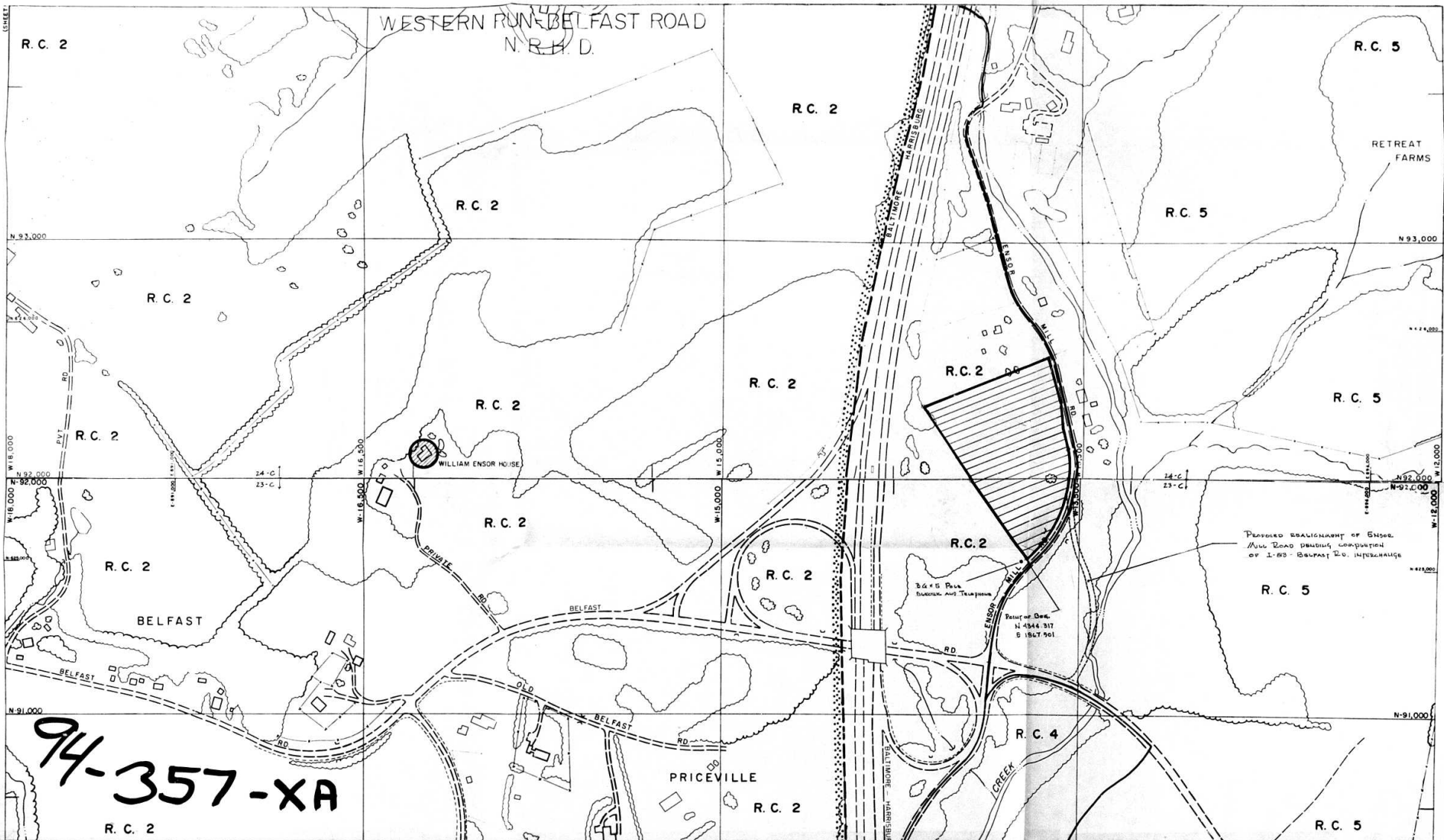
PLAT TO ACCOMPANY SPECIAL
EXCEPTION & VARIANCE
HEARING for PROPERTY of
MR & MRS. DONALD K. TAYLOR
1551G ENSOR MILL RD.
ELECTION DISTRICT No 8
COUNCILMANIC DISTRICT No 3
BALTIMORE COUNTY, MD.
Scale: 1" = 30'

Jan. 30, 1994

Prepared by: SHEET 1 of 2

337

H. MALMUD & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 683-9511



DD-SW DD-SE
DD-NW DD-NE

337

Zoning Map to
Accompany Special Exception and
Variance Hearing
for
Mr. & Mrs. DONALD E. TAYLOR

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
SHEET Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William Howard IV
Chairman, County Council

SCALE
1" = 200' ±
DATE OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BELFAST
PRICEVILLE
AREA

SHEET
N.W.
23-C
24-C

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210