RE:	PETITION FOR SPECIAL HEARING 2315 Stockton Road; Parcel 1-SW corner of Stockton Rd & Cooper Rd 10th Election & 3rd Counciimanic Districts Legal Owner(s): Louis F Ensor Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-513-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence and documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of May 2004, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E. Towsontown Blvd, St 100, Towson, MD 21286 and Benjamin Bronstein, 29 W Susquehanna Avenue, St 205, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
MAY 19 2004
Per.....

TO: PATUXENT PUBLISHING COMPANY
Tuesday July 6, 2004 Issue - Jeffersonian

Please forward billing to:

Louis F. Ensor
2315 Stockton Road
Phoenix, Maryland 21131

410-823-4470

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-513-SPH
2315 Stockton Road
Southwest corner of Stockton Road and Cooper Road.
10th Election District—3rd Councilmanic District
Legal Owners: Louis E. Ensor

Special Hearing: to permit the transfer of one Density Unit from Parcel 2 to Parcel 1 which said parcels makes up the overall track. The number of lots possible does not exceed the total number of lots (density units) permitted.

Hearing: Wednesday, July 21, 2004at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 13, 2004 Issue - Jeffersonian

Please forward billing to:
Louis F. Ensor
2315 Stockton Road
Phoenix, Maryland 21131

410-823-4470

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-513-SPH
2315 Stockton Road
Southwest corner of Stockton Road and Cooper Road.
10th Election District—3rd Councilmanic District
Legal Owners: Louis E. Ensor

Special Hearing to permit the transfer of one Density Unit from Parcel 2 to Parcel 1, which said parcels, makes up the overall track. The number of lots possible does not exceed the total number of lots (density units) permitted.

Hearing: Wednesday, July 28, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T Smith, Jr, County Executive
Timothy M Kotroco, Director

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-513-SPH
2315 Stockton Road
Southwest corner of Stockton Road and Cooper Road.
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Hearing: Wednesday, July 28, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: Benjamin Bronstein, 29 W. Susquehanna Ave., Ste. 205 , Towson 21204
Louis Ensor, 2315 Stockton Road, Phoenix 21131
Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 13, 2004.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed on Recycled Paper

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T. Smith, Jr, County Executive
Timothy M Kotroco, Director

May 18, 2004

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-513-SPH
2315 Stockton Road
Southwest corner of Stockton Road and Cooper Road.
10th Election District—3rd Councilmanic District
Legal Owners: Louis E. Ensor

Special Hearing: to permit the transfer of one Density Unit from Parcel 2 to Parcel 1 which said parcels makes up the overall track. The number of lots possible does not exceed the total number of lots (density units) permitted.

Hearing: Wednesday, July 21, 2004at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue

Timothy Kotroco

Timothy Kotroco
Director

TK: clb

C: :Louis Ensor 2315 Stockton Road Phoenix 21131
Benjamine Bronstein 29 W. Susquehanna Avenue, Ste. 203 Towson 21204
Bruce E. Doak Gerhold, Cross, & Etzel 320 E. Towsontown Blvd., Ste. 100 Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY.TUESDAY July 6, 2004.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Item Number or Case Number: 04-513-SPH

Petitioner: LOUIS F. ENSOR

Address or Location: 2315 STOCKTON ROAD PHOENIX MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: LOUIS F. ENSOR

Address: 2315 STOCKTON ROAD

PHOENIX MD 21131

Telephone Number: 410-823-4470

Revised 2/20/98 - SCJ

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #2315 Stockton Road
which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

FROM PARCEL 2 TO PARCEL 1,
The transfer of one Density Unit ~~between the two parcels~~ which SAID PARCELS makes up the overall tract. The number of lots possible does not exceed the number of lots (density units) permitted.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

BENJAMINE BRONSTEIN
Name - Type or Print

Signature

Company

29 W. SUSQUEHANNA AVE. SUITE 205
Address Telephone No.

Towson MD. 21204
City State Zip Code

Legal Owner(s):

Louis F. Enson
Name - Type or Print

Louis F. Enson
Signature

Name - Type or Print

Signature

#2315 Stockton Road 410-823-1470
Address Telephone No.

Phoenix, MD 21131
City State Zip Code

Representative to be Contacted:

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
Name

320 E. Towsontown Blvd Ste #100 (410)-823-1470
Address Telephone No.

Towson, MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 5/6/04

Case No. 04-513-SPH

RBU 9/15/98

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

April 22, 2004

Zoning Description
2315 Stockton Road
1st Parcel

Being all that first piece or parcel of land situate, lying and being in the Tenth Election District and the Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point at the intersection of Stockton Road and Cooper Road, and running thence binding on part of the sixth or North 77 degrees West 137-1/10 perches line of the first parcel of ground in a deed conveyed by H. Anthony Mueller to Louis F. Ensor Dated October 20, 1989 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 8309 Folio 337, (1) North 77 degrees West 7.29 feet, thence leaving said line and binding along the south side of Stockton Road (30 feet wide) the three following courses and distances, (2) South 73 degrees 53 minutes 30 seconds West 4.78 feet, (3) South 88 degrees 38 minutes 29 seconds West 36.82 feet, (4) North 77 degrees 06 minutes 31 seconds West 1691.43 feet to a point 14.66 feet from the beginning of the second line described as a saving and excepting in the aforesaid deed, thence binding along a part of said second line and the third line and a part of the fourth line, described as a saving and excepting in the aforesaid deed, (5) South 11 degrees 51 minutes 00 seconds West 396.88 feet, (6) North 77 degrees 12 minutes 30 seconds West 275.23 feet, (7) North 12 degrees 17 minutes 40 seconds East 397.32 feet to a point on the south side of said Stockton Road (30 feet wide), said point being 15.17 feet from the end of the aforesaid fourth line, thence running and binding along the aforesaid south side of Stockton Road (30 feet wide), (8) North 77 degrees 06 minutes 31 seconds West 219.78 feet, (9) North 50 degrees 51 minutes 31 seconds West 35.26 feet to a point on the seventh line of the aforementioned deed from Mueller to Ensor, six hundredths from the beginning thereof, thence binding along part of the seventh line and the eighth through the eleventh lines of said deed, (10) South 12 degrees West 956.94 feet, (11) South 83-1/4 degrees West 565.95 feet, (12) North 65-1/4 degrees West 825 feet, (13) South 20-1/2 degrees West 990 feet, (14) South 68-1/2 degrees East 1146.75 feet, thence binding along the first line through the fifth line of the aforesaid deed from Mueller to Ensor, (15) South 70 degrees East 2178 feet to a point in or near the

04-513-SPH

center of Cooper Road, thence running and binding in Cooper Road the four following courses and distances, (16) North 23 degrees East 660 feet, (17) North 22 degrees East 660 feet, (18) North 20-1/2 degrees East 514.8 feet, and (19) North 23-1/2 degrees East 627 feet to the point of beginning.

Containing 138.566 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

STATE OF MARYLAND
BRUCE EDWIN DOAK
No. 5
REGISTERED
PROPERTY LINE SURVEYOR

04-513-SPM

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

April 22, 2004

Zoning Description
2315 Stockton Road
2nd Parcel

Being all that second piece or parcel of land situate, lying and being in the Tenth Election District and the Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point in Cooper Road 2461.8 feet southwesterly from the intersection of Stockton Road and Cooper Road, and running thence binding on the first or North 66-1/2 degrees West 132 perches line of the second parcel of ground described in a deed conveyed by H. Anthony Mueller to Louis F. Ensor Dated October 20, 1989 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 8309 Folio 337, (1) North 66-1/2 degrees West 2178 feet, thence leaving said line and binding along the second, and third lines in said second described parcel of the aforesaid deed the two following courses and distances, (2) South 21-3/8 degrees West 800.25 feet, (3) South 66-1/8 degrees East 2091.38 feet, and thence binding along the east side of Cooper Road (4) North 27 degrees East 806.85 feet to the point of beginning.

Containing 39.331 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

STATE OF MARYLAND
BRUCE EDWIN DOWNS
No. 531
REGISTERED
PROPERTY LINE SURVEYOR

04-513-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 34531

DATE 5/6/04 ACCOUNT R 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Gerhold, Cross & Etzel, LTD

FOR: Special Hearing - 2315 Stockton Road
(04-573-SPH)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/06/2004	5/06/2004	09:41:59	1

REG WS01 WALKIN JRIC JHR
>>RECEIPT # 105888 5/06/2004 OPLH
Dept 5 528 ZONING VERIFICATION
CR NO. 034531
Rcpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #04-513-SPH
2315 Stockton Road
Southwest corner of Stockton Road and Cooper Road
10th Election District — 3rd Councilmanic District
Legal Owner(s): Louis E. Ensor

Special Hearing: to permit the transfer of one Density Unit from Parcel 2 to 1 which said parcels makes up the overall track. The number of lots possible does not exceed the total number of lots (density units) permitted.

Hearing: Wednesday, July 21, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

JT 7/607 July 6 11745

CERTIFICATE OF PUBLICATION

7/8/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/6/, 2004.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel. 410-887-4500

Baltimore County

James T Smith, Jr, County Executive
John J Hohman, Chief

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

May 18, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 18, 2004

Item No.: 495, 502-511, 513-515, 517

Dear Ms. Hart:

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.

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

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 2, 2004

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 24, 2004
Item Nos. 502, 503, 507, 508, 509,
512, 513, 514, 515, and 517

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

RWB:CEN:jrb

cc: File

ZAC-05-24-2004-NO COMMENT ITEMS-495 AND 502-517-06022004

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: May 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 17, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-495
04-502
04-503
04-506
04-507
04-508
04-509
04-512
04-513
04-514
04-517

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 18, 2004

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

RECEIVED

MAY 2 5 2004

ZONING COMMISSIONER

SUBJECT: 2315 Stockton Road

INFORMATION:

Item Number: 4-513

Petitioner: Louis Ensor

Zoning: RC 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and is of the opinion that it is not within the spirit and intent of Zoning policy: 1AO1.3.B.1 which states the following:

- When legally existing parcels or deeds qualify to be subdivided or re-subdivided, each separate parcel must be subdivided individually.
- If the intent is to reconfigure the existing lots, the main purpose must be for protection and preservation of farmland and not to create "more uniform" lots for homesites.

Nonetheless, this office will defer to the Department of Environmental Protection and Resource Management concerning this issue.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3776.

Prepared by: Marta A Cummings

Division Chief: Lynn Lanham

AFK/LL:MAC:

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.17.04

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

RE: Baltimore County
Item No. 513 JNT

Dear. Ms.Matthews:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

Department of Permits and Development Management

Director's Office
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

May 28, 2004

Benjamin Bronstein
29 W. Susquehanna Avenue, Ste. 205
Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 04-513-SPH, 2315 Stockton Road

The above matter, previously scheduled for July 21, 2004, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Louis Ensor, 2315 Stockton Road, Phoenix 21131
Bruce Doak, 320 E. Towsontown Blvd., 21286

Printed on Recycled Paper

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@aol.com

OK to postpone. TMK

May 24, 2004

Timothy Kotroco, Director
Dept. of Permits & Development Mgt.
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: 04-513-SPH
2315 Stockton Road
Southwest corner of Stockton Road and Cooper Road
10th Election District - 3rd Councilmanic District
Legal Owners: Louis E. Ensor

Dear Mr. Kotroco:

The above-entitled case is scheduled for hearing on July 21, 2004 at 9:00 a.m. Unfortunately, I have a previously scheduled vacation for that week.

I would appreciate your rescheduling the hearing for any time beginning Wednesday, July 28.

Thank you for your kind consideration.

Very truly yours,

Benjamin Bronstein

BB/mlh

cc: Mr. Henry LeBrun
Mr. Bruce E. Doak, Gerhold, Cross & Etzel

RECEIVED
MAY 25 2004
04-1409
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@aol.com
Benbronstein@terralaw.net

To Kristen. Thx

June 7, 2004

Timothy Kotroco, Director
Dept. of Permits & Development Mgt.
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: 04-513-SPH
2315 Stockton Road
Southwest corner of Stockton Road and Cooper Road
10th Election District - 3rd Councilmanic District
Legal Owners: Louis E. Ensor

Dear Mr. Kotroco:

On behalf of the Petitioner, please withdraw the Petition for Special Hearing and terminate the above-entitled case.

Thank you for your kind cooperation.

Very truly yours,

Benjamin Bronstein

BB/mlh

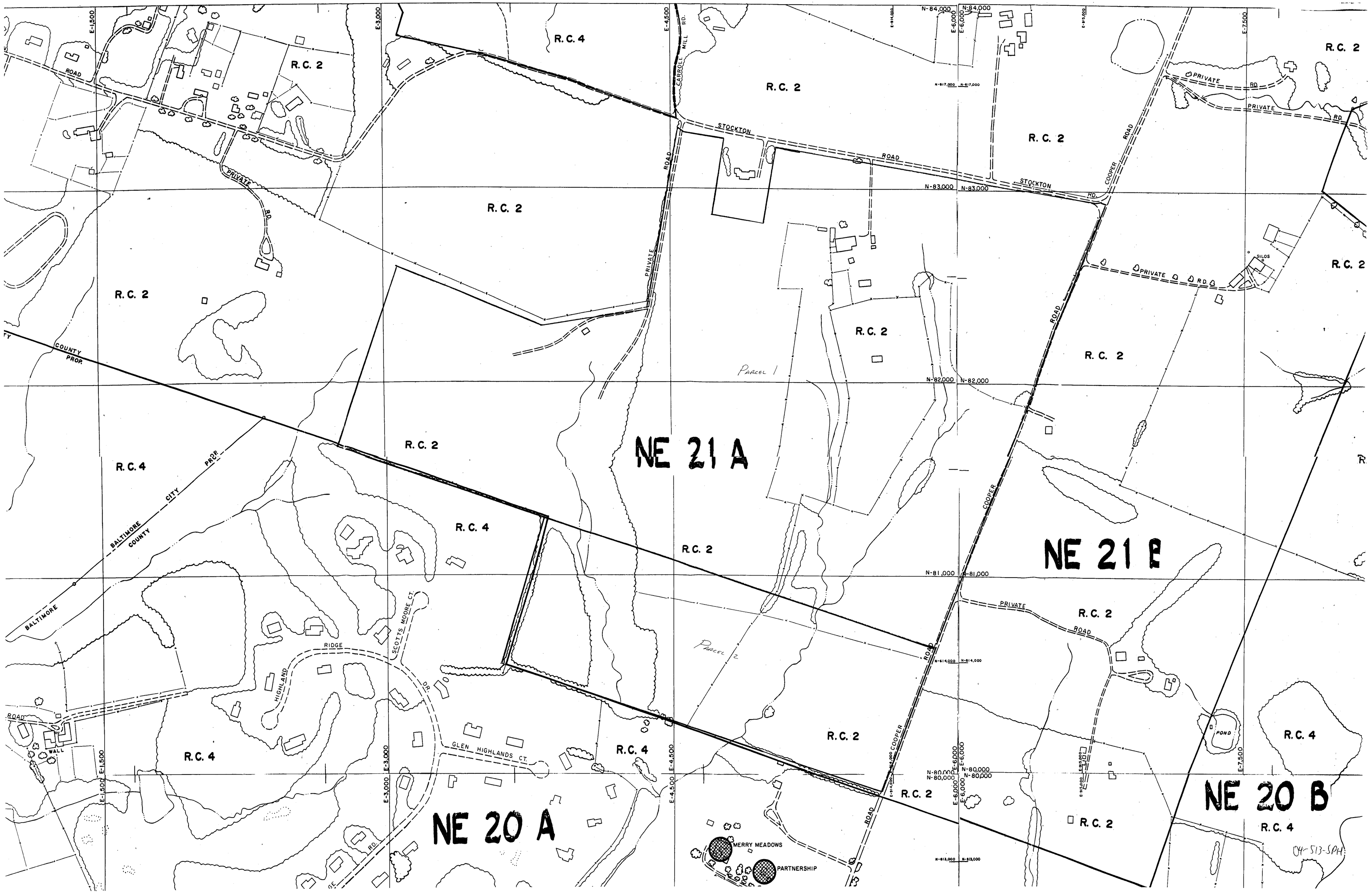
cc: Mr. Louis Ensor
Bruce E. Doak, P.E., Gerhold, Cross & Etzel
Mr. Henry LeBrun

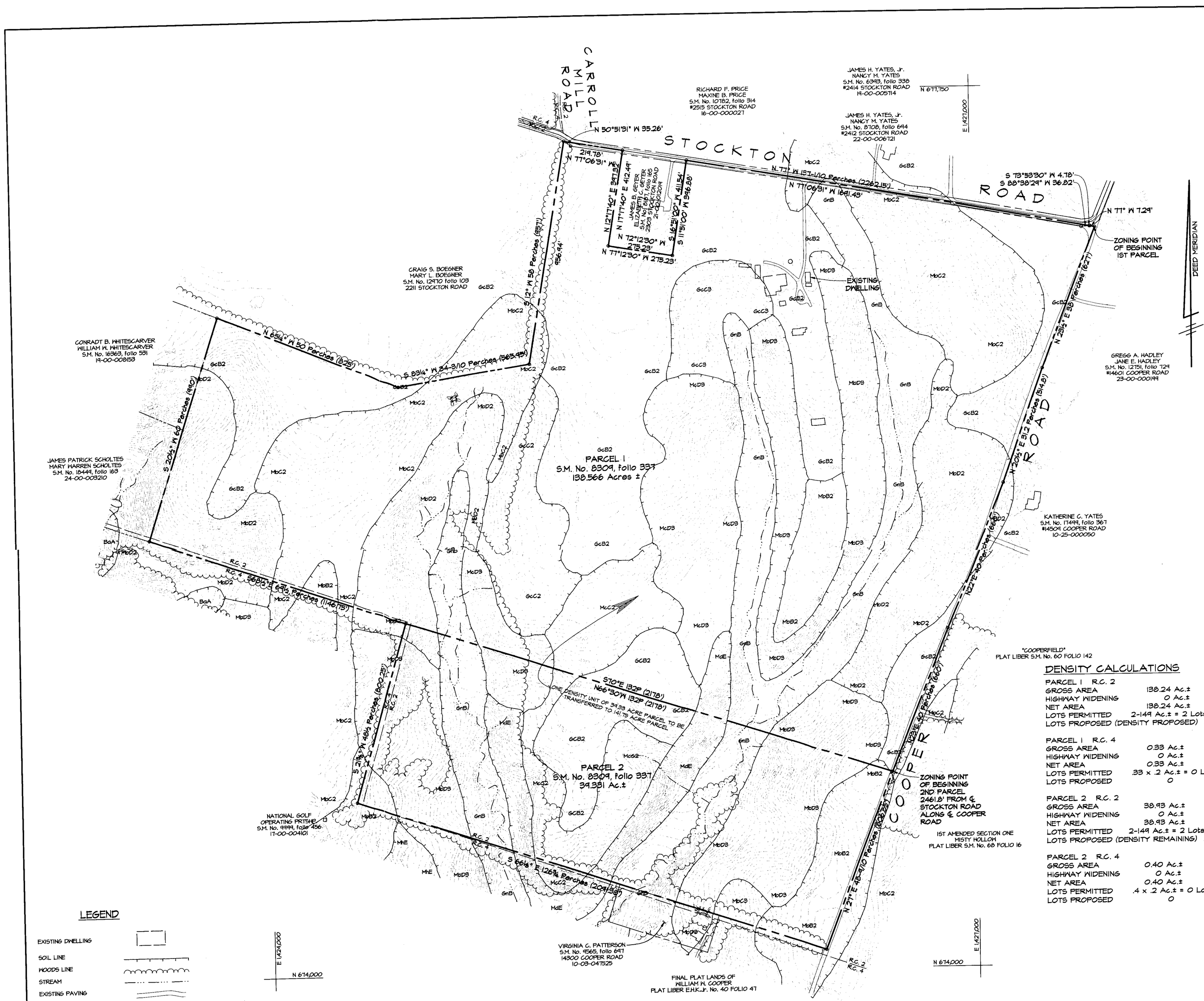
RECEIVED
JUN -8 2004
04-1549
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

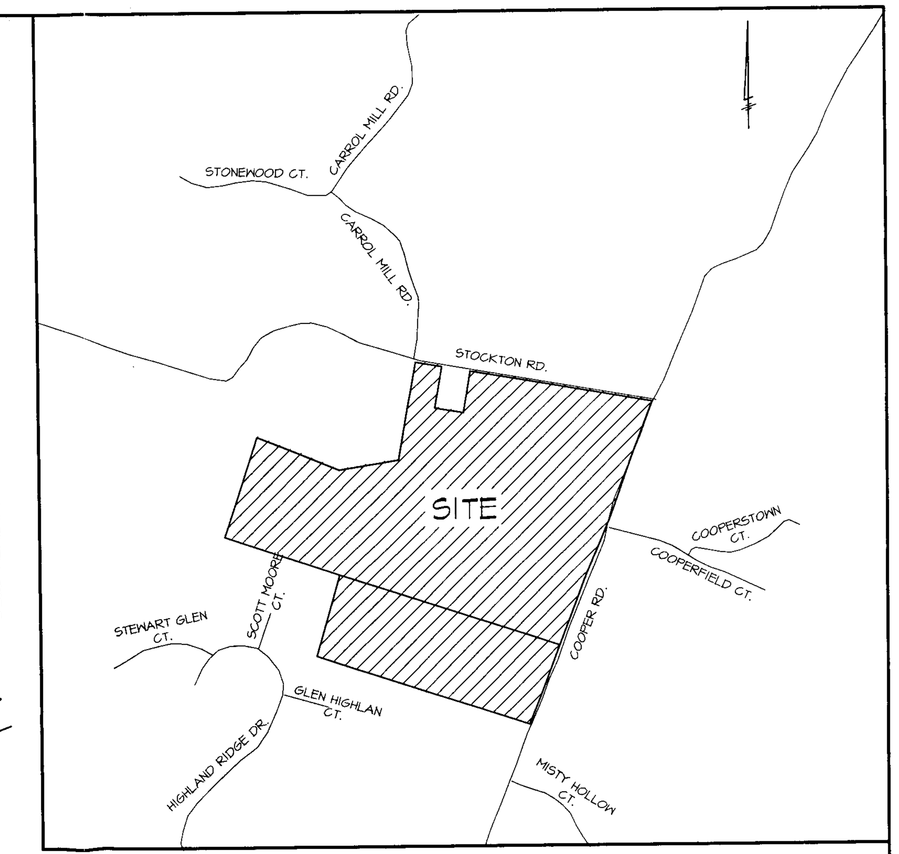
ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-513-SPH

Date Completed/Initials	
5/18/04	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
6/27/04	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
5/28/04	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)


NE 21 A
NE 21 B
NE 20 A
NE 20 B
R. C. 2
R. C. 4
STOCKTON ROAD
COOPER ROAD
CARROLL MILL RD.
PRIVATE RD.
BALTIMORE COUNTY PROP.
BALTIMORE CITY PROP.
RIDGE ROAD
HIGHLAND
SCOTTS MOORE CT.
GLEN HIGHLANDS CT.
MERRY MEADOWS
PARTNERSHIP
POND
SILOS
WELL
Parcel 1
Parcel 2
N-84,000
N-83,000
N-82,000
N-81,000
N-80,000
E-1,500
E-3,000
E-4,500
E-6,000
E-7,500
04-513-SPH





VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 35A2, 35A3, 35B2, & 35B3.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 18.
4. CENSUS TRACT 4101.00 REGIONAL PLANNING DISTRICT 305 JACKSONVILLE
   WATERSHED LOCH RAVEN SUBGENERSHED NONE
   A.D.C. MAP & GRID 13 E-10
   SCHOOL DISTRICT ELEMENTARY - JACKSONVILLE ES ; MIDDLE - HEREFORD MS ; HIGH - HEREFORD HS
5. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
7. THIS PROPERTY IS SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
8. THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.
9. THE CONCERNED PROPERTY IS NOT A HISTORIC PROPERTY AND THERE ARE NO HISTORIC BUILDINGS ON THE PROPERTY.
10. THERE ARE NO PRIOR ZONING CASES ON THE PROPERTY.
11. ALL BUILDINGS SHOWN WITHIN THE SUBJECT PROPERTY ARE FOR AGRICULTURAL USE UNLESS OTHERWISE INDICATED.

DENSITY CALCULATIONS

PARCEL 1 R.C. 2	
GROSS AREA	138.24 Ac.±
HIGHWAY WIDENING	0 Ac.±
NET AREA	138.24 Ac.±
LOTS PERMITTED	2-149 Ac.± = 2 Lots
LOTS PROPOSED (DENSITY PROPOSED)	3
PARCEL 1 R.C. 4	
GROSS AREA	0.33 Ac.±
HIGHWAY WIDENING	0 Ac.±
NET AREA	0.33 Ac.±
LOTS PERMITTED	.33 x .2 Ac.± = 0 Lots
LOTS PROPOSED	0
PARCEL 2 R.C. 2	
GROSS AREA	38.93 Ac.±
HIGHWAY WIDENING	0 Ac.±
NET AREA	38.93 Ac.±
LOTS PERMITTED	2-149 Ac.± = 2 Lots
LOTS PROPOSED (DENSITY REMAINING)	2
PARCEL 2 R.C. 4	
GROSS AREA	0.40 Ac.±
HIGHWAY WIDENING	0 Ac.±
NET AREA	0.40 Ac.±
LOTS PERMITTED	.4 x .2 Ac.± = 0 Lots
LOTS PROPOSED	0

LEGEND

EXISTING DWELLING
SOIL LINE
WOODS LINE
STREAM
EXISTING PAVING
ZONING LINE
PROPERTY LINE
CONTOURS

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
ENSOR PROPERTY

2315 STOCKTON ROAD
Deed Ref: S.M. No. 8309, folio 337
Tax Account No.: 10-06-045175
Zoned: R.C. 2 & R.C. 4; Map: NE 20A, NE 21A NE 20B, & NE 21B
Tax Map 35; Grid 14; Parcel 127
10th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — BRUCE EDWIN ZONG — No. 501 — REGISTERED PROPERTY LINE SURVEYOR — 5/6/04

Scale: 1"=200' Date: APRIL 26, 2004

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

OWNER\DEVELOPER
LOUIS F. ENSOR
2315 STOCKTON ROAD
PHOENIX, MARYLAND 21131

REVISION	DATE

COMPUTED: S.A.L.	DRAWN: M.A.	CHECKED: B.E.D.	FILE:X:\ensor\zoning.pro

May 6, 2004