IN RE: **PETITION FOR SPECIAL HEARING** W/S Cooper Road, 2466' S of Stockton Road **(2315 Stockton Road)** 10th Election District 3rd Council District Louis F. Ensor Petitioner	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY BALTIMORE COUNTY **Case No. 07-276-SPH**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Louis Ensor, through his attorney, Howard L. Alderman, Jr., Esquire. The Petitioner requests a special hearing to approve within Parcel 127 (existing 39.212 acres) the following: **[1]** Lot No. 1 of 4.157 acres; **[2]** Lot 2 of 4.078 acres; and **[3]** the creation of proposed, remainder of Parcel 2, comprised of 30.97 acres as a non-density area/parcel to be combined with adjoining Parcel 1 (136.20 acres), as shown on the Louis Ensor Farm Plat which denotes all the properties and received as Petitioner's Exhibit 6; and **[4]** to approve such other and further relief as the nature of this case may require, within the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and the reconfiguration of the parcel to allow for separate lots under the permitted density is more particularly shown on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Louis F. Ensor, property owner, Mitch Kellman, an expert in zoning matters with Daft, McCune and Walker, Inc., the engineering firm that prepared the site plan(s) for this property, and Howard L. Alderman, Jr.,

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Date 3-28-07
By DJ

Esquire, attorney for the Petitioner. Appearing as interested persons were James B. Hess, III, a nearby property owner, and George X. Price. It is to be noted that supporting letters were received from Jim Hays, a long-time neighbor and friend of Mr. Ensor's (Petitioner's Exhibit 4) and David A. Martin of the University of Maryland Cooperative Extension (Petitioner's Exhibit 5).

Testimony and evidence offered reveals that the Ensor Farm consists of two adjacent parcels located on the west side of Cooper Road, between Paper Mill and Stockton Roads, in the Phoenix area of the County. The two lots are known and recorded in the Land Records of Baltimore County as Parcel 1 and Parcel 2 of Tax Map Parcel 127. *See* Petitioner's Exhibit 2 – Deed, dated, October 20, 1989, recorded in Liber 8309, Page 337 et seq. Parcel 1 has direct frontage on Stockton Road and contains 141.5 acres of land, zoned R.C.2. That property is improved with Petitioner's single-family dwelling and related accessory farm buildings known as 2315 Stockton Road. Parcel 2 contains 39.2 acres, also zoned R.C.2, and borders along Cooper Road on its eastern boundary and abuts with the lower portion of Parcel 1. Parcel 2 is unimproved agricultural land. The Petitioner is desirous of subdividing this parcel (Parcel 2 of Tax Map Parcel 127) to create two separate lots. Specifically, Mr. Ensor describes that he proposes to divide off two 4-acre lots on the eastern end of this property closest to Cooper Road. The remaining property to the west of these proposed lots has been for many years in permanent pasture and this larger remaining acreage (30.976 acres) will be added to Parcel 1 consistent with the regulations and policies regarding agricultural land, protection and preservation. Moreover, it should be noted that Mr. Ensor has placed on the record before me that he has absolutely no intention of further subdividing Parcel 1 which after reconfiguration will contain 172.480 acres. As noted during the hearing, Parcel 1 would be capable of two density units or two lots, however, by Last Will and Testament, a portion of this lot (2.58 acres) referred to as the

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"notched lot" was deeded out to James B. and Elizabeth C. Geyer. *See* Petitioner's Exhibit 3. Thus, after the creation of the subject two lots on Parcel 2, the entire available combined density units available to the combined tract will have been consumed. The R.C.2 zoning classification is the most restrictive zoning class regulation in Baltimore County and fosters resource conservation and agricultural uses. Under the R.C.2 regulations, any property between two and 100 acres in area may be subdivided once, so as to yield two dwelling units. Moreover, the Baltimore County Council enacted the R.C.2 zoning classification in November, 1979 for the purpose of establishing density, all parcels created as of that date are considered for rights of subdivision, based on their acreage as of that date. As noted above, the Ensor deed, dated 1989, identifies two separate parcels. Each parcel is between two and 100 acres; thus, Parcel 1 having been subdivided once in April 28, 1989 (Petitioner's Exhibit 3) the remaining tract (Parcel 2) may be subdivided so as to yield two lots. The Petitioner requests approval to relocate the internal lot line that will divide the property into two parcels. In order to accomplish this objective, the bulk of the cultivatable land used in the farming operations will be relocated into Parcel 1 containing the Petitioner's residence. Both of the new building lots as shown as proposed Lots 1 and 2 would be located next to Cooper Road and have public access. While these lots are located on working farmland, their location near the road, small size and clustered design are the features which will best preserve agricultural uses on the remaining parcel.

Based upon the testimony and evidence presented, I am persuaded to grant the petition for special hearing to confirm that the density of Parcel 2 of Tax Map Parcel 127 would permit the proposed subdivision into two lots. Prior to the hearing, a Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Resource Management

ORDER RECEIVED FOR FILING
Date 3-28-07
By DEB

(DEPRM), which notes that the development of the property must comply with the regulations for the protection of water quality, streams, wetlands and floodplains, and also the forest conservation regulations. Obviously, all such development must comply with those environmental code requirements. I am persuaded that the proposed location of the two lots as shown on the plan is appropriate. It is clear that there will not be any increase in residential density, beyond that otherwise allowable by the B.C.Z.R., if the requested relief is granted; two (2) lots are allowed by the R.C.2 classification and two (2) are proposed. Further, Mr. Kellman testified that he was familiar with the subject property, the adjoining properties and the area of the County in which the property is located. Testimony indicated that the granting of the requested relief would not be detrimental to the health, safety, or general welfare of the community or tend to create congestion on the roads in this area as each of the configured parcels will have direct frontage on a public roadway and will not create any danger or overcrowd the land. Moreover, the existing density will not be affected. The non-density transfer of the 30.976 acres from existing Parcel 2 to be combined with the larger lot (Parcel 1) to the north of it will not confer any density rights as they are all used up.

Pursuant to the adverstisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 28th day of March, 2007, that the Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve within Parcel 127 (existing 39.212 acres, more or less) the following: **[1]** Lot No. 1 of 4.157 acres, more or less; **[2]** Lot 2 of 4.078 acres, more or less; and **[3]** the creation of proposed, remainder of Parcel 2, comprised of 30.97 acres, more or less, as a non-density area/parcel to be combined with adjoining Parcel 1 (136.20

ORDER RECEIVED FOR FILING
Date 3-28-07
By

acres, more or less), in accordance with Petitioner's Exhibit 1, be and is hereby granted subject to the following restrictions:

1. ADVISORY: This Order approves the creation of Proposed Lots 1 and 2 and the non-density transfer of the remainder of Parcel 2 to be combined with adjoining Parcel 1 but does not address the proposed subdivision. The Petitioner's subdivision proposal to create the proposed Lots 1 and 2 must be submitted to the Development Review Committee for consideration and processing.

2. Development and use of the property shall comply with all environmental regulations as set forth in the ZAC comment submitted by DEPRM, dated February 9, 2007, a copy of which is attached hereto and made a part hereof.

3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 3-28-07
By D.F.

BW
3/19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination DNL

DATE: February 9, 2007

SUBJECT: Zoning Item # 07-276-SPH
Address 2315 Stockton Road
(Ensor Property)

Zoning Advisory Committee Meeting of December 25, 2006

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

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

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_X_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
Support this request. The creation of small lota and putting the larger acreage together with the farm is consistent with the regulations and policies regarding agricultural land protection and preservation. – *W. Lippincott; Agricultural Preservation*

Reviewer: Paul A. Dennis Date: January 4, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-276-SPH.doc

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Date 3-28-07
By DAB

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 28, 2007

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
502 Washington Avenue, Suite 800
Towson, Maryland 21204

RE: **PETITION FOR SPECIAL HEARING**
W/S Cooper Road, 2466' S of Stockton Road
(2315 Stockton Road)
10th Election District - 3rd Council District
Louis F. Ensor - Petitioner
Case No. 07-276-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mr. Louis F. Ensor, 2315 Stockton Road, Phoenix, Md. 21131
Mr. Mitchell J. Kellman, Daft, McCune and Walker, Inc., 200 East Pennsylvania Avenue, Towson, Md. 21286
Mr. James B. Hess, III, 10 Misty Hollow Court, Phoenix, Md. 21131
Mr. George X. Price, 800 Southerly Road, #1506, Towson, Md. 21286
People's Counsel; DEPRM; Development Review Committee, DPDM; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2315 STOCKTON ROAD
which is presently zoned RC-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

SEE ATTACHED

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:

NONE
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

LOUIS ENSOR
Name - Type or Print

Louis Ensor
Signature

Name - Type or Print

Signature

2315 STOCKTON ROAD — (410) 771-4706
Address — Telephone No.

PHOENIX — MD — 21131
City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire
Name - Type or Print

Howard L. Alderman Jr.
Signature

Levin & Gann, PA
Company

502 Washington Avenue, Suite 800 — 410-321-0600
Address — Telephone No.

Towson — Maryland — 21204
City — State — Zip Code

Representative to be Contacted:

Mitchell J. Kellman — DMW
Name

200 East Pennsylvania Avenue — 410-296-3333
Address — Telephone No.

Towson — MD — 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-276-SPH

Reviewed By D.T. **Date** 12/15/06

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 3-28-07
By DTW

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: 07– –SPH

Address: w/s Cooper Road, South of Stockton Road

Legal Owners: Louis Ensor

Present Zoning: RC 2

REQUESTED RELIEF:

"*why the Zoning Commissioner should*" approve within Parcel No. 127 (existing 39.212 +/- acres) the following: **[1]** Lot No. 1 of 4.157 +/- acres; **[2]** Lot No. 2 of 4.078 +/- acres; and **[3]** creation of proposed, remainder Parcel 2, comprised of 30.977+/- acres as a Non-Density Area/Parcel to be combined with adjoining Parcel 1 (136.20 +/- acres), as shown on the Plat to Accompany this Petition; and **[4]** approve such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

07-276-SPH

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: #07-276-SPH
2315 Stockton Road
West side of Cooper Road, 2,466 feet south of Stockton Road
10th Election District - 3rd Councilmanic District
Legal Owner(s): Louis Ensor

Special Hearing: to permit within Parcel No. 127 (existing 39.212 +/- acres) the following: [1] Lot No. 1 of 4.157 +/- acres; [2] Lot No. 2 of 4.078 +/- acres and [3] creation of proposed, remainder Parcel 2 comprised of 30.977 +/- acres as a Non-Density Area/Parcel to be combined with adjoining Parcel 1 (136.20 +/- acres), as shown on the Plat to Accompany this Petition.

Hearing: Monday, March 19, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for *special accommodations Please Contact the Zoning Commissioner's Office at* (410) 887-3868.
(2) *For Information concerning the File and/or Hearing,* Contact the Zoning Review Office at (410) 887-3391.

3/014 Mar. 1 126600

CERTIFICATE OF PUBLICATION

3/1, 2007

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 3/1, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

DMW

Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

Description

To Accompany Petition For A Special Hearing

Cooper Road

Tenth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances measured from the point formed by the intersection of the centerline of Cooper Road with the centerline of Stockton Road, (1) Southwesterly along the centerline of Stockton Road 2,466 feet, more or less, thence leaving said centerline and running easterly 12 feet, more or less, to the east side of Cooper Road to the point of beginning, thence binding on said east side of Cooper Road, referring all courses of this description to the Maryland Coordinate System, (1) South 21 degrees 12 minutes 35 seconds West 735.74 feet, thence (2) South 21 degrees 18 minutes 30 seconds West 71.11 feet, thence (3) North 71 degrees 42 minutes 07 seconds West 2091.26 feet, thence (4) North 15 degrees 58 minutes 56 seconds East 800.22 feet, and thence (5) South 71 degrees 52 minutes 01 second East 2164.71 feet to the point of beginning; containing 39.213 acres of land, more or less, as now described by Daft-McCune-Walker, Inc., in October 2006.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

November 21, 2006

Project No. 04095.S1 (L04095.S1-1)

STATE OF MARYLAND
MICHAEL DAVID MARTIN
NO. 21234
PROFESSIONAL LAND SURVEYOR

11/21/06

07-276-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23054

DATE 12/15/06 ACCOUNT 001001616150

AMOUNT $ 195.00

RECEIVED FROM: DMW

FOR: ITEM #276 07-276-SPH

2315 STOCKTON RD D THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
12/18/2006	12/15/2006	10:49:03	2

REG MSCE MAIL SELF SEE
>>RECEIPT # 490490 12/15/2006 DELH
Dept. 35 FOR ZONING VERIFICATION
CR NO. 023054
Recpt Tot. $195.00
$195.00 CR $0.00 CO
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-276-A

Petitioner/Developer: LOUIS ENSOR

Date of Hearing/Closing: 3-19-07

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

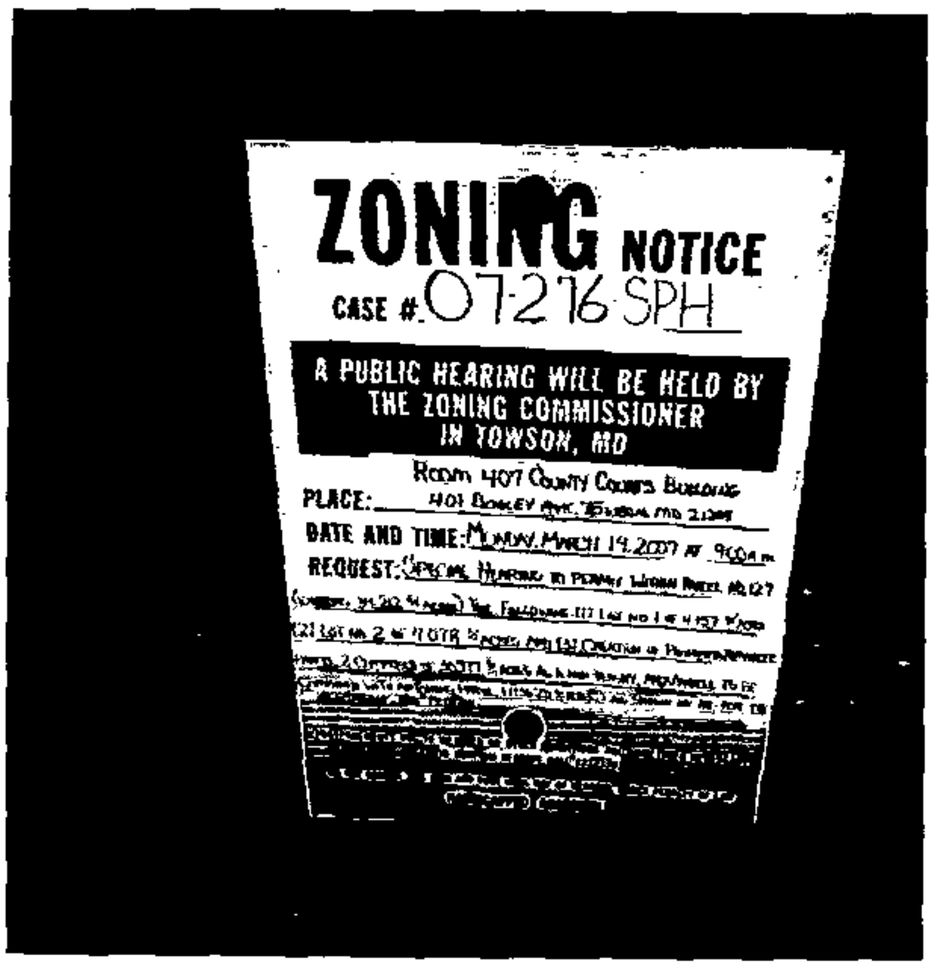
ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 2315 STOCKTON RD

The sign(s) were posted on 3-3-07
(Month, Day, Year)

Sincerely,



Robert Black 3-6-07
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 9, 2007

NEW 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: 07-276-SPH
2315 Stockton Road
West side of Cooper Road, 2,466 feet south of Stockton Road
10th Election District – 3rd Councilmanic District
Legal Owner: Louis Ensor

Special Hearing to permit within Parcel No. 127 (existing 39.212 +/- acres) the following: [1] Lot No. 1 of 4.157 +/- acres; [2] Lot No. 2 of 4.078 +/- acres and [3] creation of proposed, remainder Parcel 2 comprised of 30.977 +/- acres as a Non-Density Area/Parcel to be combined with adjoining Parcel 1 (136.20 +/- acres), as shown on the Plat to Accompany this Petition.

Hearing: Monday, March 19, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., 502 Washington Avenue, Ste. 800, Towson 21204
Louis Ensor, 2315 Stockton Road, Phoenix 21131
Mitchell Kellman, 200 East Pennsylvania Avenue, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, 3, 2007.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 1, 2007 Issue - Jeffersonian

Please forward billing to:
Louis Ensor
2315 Stockton Road
Phoenix, MD 21131

410-771-4706

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: 07-276-SPH
2315 Stockton Road
West side of Cooper Road, 2,466 feet south of Stockton Road
10th Election District – 3rd Councilmanic District
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Hearing: Monday, March 19, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

January 9, 2007

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Timothy M. Kotroco, Director	410-887-5708
Mr. Mitchell Kellman	410-296-4705
Ms. Kristen Matthews	410-887-5708

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 3

CLIENT/MATTER: *Request to Reschedule* - Case No. 07-276-SPH

COMMENTS: **A request to reschedule the hearing in the above-referenced case follows.**

[ ] ORIGINAL WILL BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service We will reimburse you for expenses Thank You.

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

January 9, 2007

Kristen: OK to postpone TMK

VIA TELEFAX & REGULAR MAIL
Timothy M. Kotroco, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 111
Towson, Maryland 21204

RE: 2315 Stockton Road
Louis Ensor, Owner
Case No. 07-276-SPH
Request for Rescheduling

Dear Mr. Kotroco:

I have received in today's mail a copy of the Notice of Zoning Hearing in the above-referenced matter. The hearing on this case is scheduled for Thursday, February 13, 2007 at10:00 in the morning. I have a conflict with that date and time. I am required to appear on behalf of another client for Day No. 2 of a hearing before the County Board of Appeals for Baltimore County that is scheduled for the same date and time.

Therefore, I would request that this matter be rescheduled. If Kristen will call me, I will coordinate a date and time that works for me, my client, witnesses and your office. Should you need any additional information from me in support of this request, please do not hesitate to contact me.

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk

c: Mr. Louis Ensor
Mr. Mitchell Kellman [telefax only]
Ms. Kristen Matthews [telefax only]

1/12/07

Left message for
Howard Alderman regarding
postponement &
rescheduling.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 5, 2007

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:

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2315 Stockton Road
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Hearing: Tuesday, February 13, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., 502 Washington Avenue, Ste. 800, Towson 21204
Louis Ensor, 2315 Stockton Road, Phoenix 21131
Mitchell Kellman, 200 East Pennsylvania Avenue, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 29, 2007.**
(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.

RE: PETITION FOR SPECIAL HEARING 2315 Stockton Road; W/S Cooper Road, 2466' S of Stockton Road 10th Election & 3rd Councilmanic Districts Legal Owner(s): Louis Ensor Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-276-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 sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, Mitch Kellman, DMW, 200 East Pennsylvania Avenue, Towson, MD 21286 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JAN 04 2007
Per.....

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 5, 2007

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: 07-276-SPH
2315 Stockton Road
West side of Cooper Road, 2,466 feet south of Stockton Road
10th Election District – 3rd Councilmanic District
Legal Owner: Louis Ensor

Special Hearing to permit within Parcel No. 127 (existing 39.212 +/- acres) the following: [1] Lot No. 1 of 4.157 +/- acres; [2] Lot No. 2 of 4.078 +/- acres and [3] creation of proposed, remainder Parcel 2 comprised of 30.977 +/- acres as a Non-Density Area/Parcel to be combined with adjoining Parcel 1 (136.20 +/- acres), as shown on the Plat to Accompany this Petition.

Hearing: Tuesday, February 13, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., 502 Washington Avenue, Ste. 800, Towson 21204
Louis Ensor, 2315 Stockton Road, Phoenix 21131
Mitchell Kellman, 200 East Pennsylvania Avenue, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 29, 2007.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 30, 2007 Issue - Jeffersonian

Please forward billing to:
Louis Ensor
2315 Stockton Road
Phoenix, MD 21131

410-771-4706

NOTICE OF ZONING HEARING

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2315 Stockton Road
West side of Cooper Road, 2,466 feet south of Stockton Road
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Hearing: Tuesday, February 13, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

W/drew request
via Joanne @
Patuxent 3:15 pm
1/11/07

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: 07-276-SPH

Petitioner: ENSOR

Address or Location: 2315 STOCKTON RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: LOUIS ENSOR

Address: 2315 STOCKTON RD.
PHOENIX, MD 21131

Telephone Number: 410-771-4706

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 14, 2007

Howard L. Alderman, Esquire
Levin & Gann, PA
502 Washington Avenue, Suite 800
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 07-276-SPH, 2315 Stockton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 15, 2006.

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:amf

Enclosures

c: People's Counsel
Louis Ensor 2315 Stockton Road Phoenix 21131
Mitchel J. Kellman DMW 200 East Pennsylvania Avenue Towson 21286

BW
3/19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination DNL

DATE: February 9, 2007

SUBJECT: Zoning Item # 07-276-SPH
Address 2315 Stockton Road
(Ensor Property)

Zoning Advisory Committee Meeting of December 25, 2006

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

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

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_X_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
Support this request. The creation of small lota and putting the larger acreage together with the farm is consistent with the regulations and policies regarding agricultural land protection and preservation. – *W. Lippincott; Agricultural Preservation*

Reviewer: Paul A. Dennis Date: January 4, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-276-SPH.doc

BW 3/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 26, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-276- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lynn Lanham

CM/LL

W:\DEVREV\ZAC\7-276.doc

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-2-2007

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

RE: Baltimore County
Item No. 7-276-SPH
2315 STOCKTON ROAD
ENSOR PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-276-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

December 21,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 25, 2006

Item Number(s): 267 trough 269 and 271 through 280
276

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 2, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 1, 2006
Item No. 07-276

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

We have no objection to granting the requested permission; however the proposed subdivision shall also comply with all development regulations.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-276-01022007.doc

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

January 9, 2007

VIA TELEFAX & REGULAR MAIL
Timothy M. Kotroco, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 111
Towson, Maryland 21204

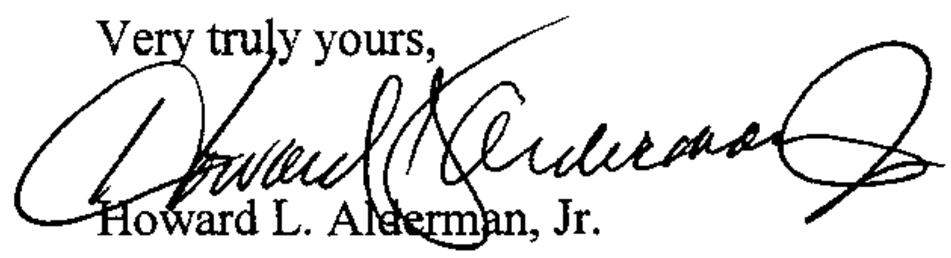
RE: 2315 Stockton Road
Louis Ensor, Owner
Case No. 07-276-SPH
Request for Rescheduling

Dear Mr. Kotroco:

I have received in today's mail a copy of the Notice of Zoning Hearing in the above-referenced matter. The hearing on this case is scheduled for Thursday, February 13, 2007 at10:00 in the morning. I have a conflict with that date and time. I am required to appear on behalf of another client for Day No. 2 of a hearing before the County Board of Appeals for Baltimore County that is scheduled for the same date and time.

Therefore, I would request that this matter be rescheduled. If Kristen will call me, I will coordinate a date and time that works for me, my client, witnesses and your office. Should you need any additional information from me in support of this request, please do not hesitate to contact me.

Very truly yours,



Howard L. Alderman, Jr.

HLA/gk

c: Mr. Louis Ensor
Mr. Mitchell Kellman [telefax only]
Ms. Kristen Matthews [telefax only]

PLEASE PRINT CLEARLY

CASE NAME 2315 Stockton Rd
CASE NUMBER 07-276-SPH
DATE March 19, 2007

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Louis F Ensor	2315 Stockton Rd.	Phoenix - Md - 21131	
James B. Hess III	10 Misty Hollow Ct	Phoenix MD 21131	JamesBHess III@comcast.net
Mitch Kellman	200 East Pennsylvania Ave	Towson MD 21286	mkellman@DMW.com
Howard L Alderman Jr	502 Washington Suite 680	Towson MD 21204	
George A. Price	800 Southerly Rd # 14 06	Towson Md 21286	

Case No.: 07-276 SPH 2315 Stockton RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	DEED 10/20/89	
No. 3	4/28/89 DEED 2.588 Acre Parcel - from Large Lot	
No. 4	JIM HAYS - letter of Support	
No. 5	DAVID MARTIN - Letter of Support	
No. 6	Site PLAN - DENOTES ALL OF THE PROPERTIES	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

LIBER 8187 PAGE 165

This Deed, MADE THIS 28th day of April

in the year one thousand nine hundred and Eighty-Nine by and between

H. ANTHONY MUELLER, Personal Representative of the Estate of JOHN M. FOX, Deceased, Party

of the first part, and

JAMES B. GEYER and ELIZABETH C. GEYER, his wife, Parties

of the second part.

WITNESSETH, That in consideration of the sum of TWO HUNDRED SEVENTY-FIVE THOUSAND and 00/100ths DOLLARS ($275,000.00), the receipt whereof is hereby acknowledged,

the said Party of the First Part

do es grant and convey to the said Parties of the Second Part, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs,

personal representatives and assigns, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same lot of ground which by Deed dated December 22, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2056, folio 348 was granted and conveyed by M. WOODROW HUDSON and MILDRED A. HUDSON, his wife unto JOHN M. FOX and FAITH R. FOX, his wife. The said FAITH R. FOX departed this life on or about the 20th day of April, 1970 thereby vesting absolute fee simple interest in JOHN M. FOX. The said JOHN M. FOX departed this life on or about the 7th day of December, 1988 and by Last Will and Testament, Estate Docket 66, folio 99 appoint H. ANTHONY MUELLER, Personal Representative of his Estate.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
By 5/26/89 Date

AGRICULTURAL TRANSFER TAX
AMOUNT $ 1904.75
SIGNATURE DATE 5-26-89
CODED

D RC/F 20.00
D T TX 1250.00
D DOCS 1375.00
DEED 0 W
SM CLERK 2645.00
#15322 C002 R02 T08:48
05/31/89

006****4300L0:8 6056A

1375
1250
20

PETITIONER'S EXHIBIT 3

ALL-STATE LEGAL®

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-8042) Book SM 8187, p. 0165. Printed 03/09/2005.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Parties of the Second Part, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs,

personal representatives

and assigns , in fee simple.

[illegible]

WITNESS the hand and seal of said grantor

Test:

H. Anthony Mueller (SEAL)
H. ANTHONY MUELLER, Personal Representative
of the Estate of JOHN M. FOX, Deceased

Michael E. Pasour

(SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY , to wit:

I HEREBY CERTIFY, That on this 28 day of April in the year one thousand nine hundred and Eighty-Nine , before me, the subscriber, a Notary Public of the State aforesaid, personally appeared H. ANTHONY MUELLER, Personal Representative of the Estate of JOHN M. FOX, Deceased, known to me (or satisfactorily proven) to be the person whose name is/~~are~~ subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michael E. Pasour
Notary Public

My Commission expires:

July 1, 1990

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8042] Book SM 8187, p. 0166. Printed 03/07/2007. Online 03/09/2005.

LEGAL DESCRIPTION

BEGINNING for the same at a point in the center of Stockton Road and in the sixth or North 77 degrees West 137.1 perches line of a parcel of land firstly described in a Deed dated December 22, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2056 folio 348, which was conveyed by Woodrow Hudson and wife to John M. Fox and wife, said point of beginning being distant South 72 degrees 99 minutes East 251.25 feet measured reversely along said sixth line from a stone heretofore set at the end thereof and running thence and binding in the center of Stockton Road and binding reversely on a part of said sixth line, as the courses are referred to the magnetic meridian of 1952, South 72 degrees 00 minutes East 272.05 feet, and thence leaving said Road and outline and running for lines of division, the three following courses and distances, viz: South 16 degrees 51 minutes 99 seconds West 411.54 feet, North 72 degrees 12 minutes 30 second West 275.23 feet and North 17 degrees 17 minutes 40 seconds East 412.49 feet to the place of beginning. Containing 2.588 acres of land mor or less.

SUBJECT to that portion of the herein described parcel of land which lies within Stockton Road, 30 feet wide, as setforth and conveyed by James M. Anderson, et al to the County Commissioners of Baltimore County, Maryland by a Deed dated August 15, 1899 and recorded among the Land Records of Baltimore County in Liber N.B.M. No. 241, folio 54.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-6042) Book SM 8187, p. 0167. Printed 03/07/2007. Online 03/09/2005

LIBER 8187 PAGE 168

I/We hereby certify under penalty of perjury that the residentially improved property which is located at:

2303 Stockton Road, Phoenix, Maryland 21131

is the owner-occupied residence of the undersigned.

JAMES B. GEYER

ELIZABETH C. GEYER

STATE OF Maryland , County OF Baltimore , to wit:
I HEREBY CERTIFY, That on this 27th day of April ,
in the year one thousand nine hundred and eighty-nine , before me
the subscriber, a Notary Public of the State aforesaid, personally appeared
JAMES B. GEYER and ELIZABETH C. GEYER, his wife
known to me (or satisfactorily proven) to be the persons whose names is/are
subscribed to the within instrument, and acknowledged that they executed the same
for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

CAROL R. FOSTER NOTARY PUBLIC BALTIMORE COUNTY

Notary Public

My Commission expires:

MAIL TO:

FOUNTAINHEAD TITLE GROUP
1526 YORK ROAD
LUTHERVILLE, MD 21093

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8042] Book SM 8187, p. 0168. Printed 03/07/2005. Online 03/09/2005.

LIBER 8309 PAGE 337

THIS DEED, Made this 20th day of October, 1989, by and between H. ANTHONY MUELLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN M. FOX, deceased, of the first part, Grantor, and LOUIS F. ENSOR, of Baltimore County, State of Maryland, of the second part, Grantee.

WHEREAS, the said John M. Fox, late of Baltimore County, Maryland, deceased, departed this life on December 7, 1988, leaving a Last Will and Testament dated November 7, 1986, which said Will was duly admitted to probate in the Orphans Court for Baltimore County on December 8, 1988, and is now of record in the Office of the Register of Wills of said County, (Estate No. 65672), and wherein the said H. Anthony Mueller was granted Letters as the Personal Representative of the decedent's estate; and

WHEREAS, proper notice of said appointment and proper notice to creditors was given by publication in The Jeffersonian, a weekly newspaper printed and published in Baltimore County, Maryland, which said notice expired on June 8, 1989; and

WHEREAS, the First Administration Account in the Estate of John M. Fox, deceased, has been filed in the Orphans Court for Baltimore County and duly approved by said Court, wherein the property hereinafter described was distributed to the said Louis F. Ensors, in accordance with the provisions of Item Four of said Will; and

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per Joy Quarles
Date 10-27-89 Sec. 11-85 H

ROYSTON, MUELLER, McLEAN & REID
SUITE 600
102 W. PENN. AVE.
TOWSON, MARYLAND
21204-4575
828-1000

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 10-27-89

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
10-27-89

B RC F 24.00
DEED
SM CLERK 24.00
447303 C004 ROL 123:0
10/27/8

PETITIONER'S EXHIBIT 2
ALL-STATE LEGAL®

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8164] Book SM 8309, p. 0337. Printed 03/07/2007. Online 03/09/2005.

WHEREAS, these presents are executed in accordance with the provisions of the Estates and Trusts Article of the Annotated Code of Maryland.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of the premises and the payment of all taxes due under said First Administration Account, the said H. ANTHONY MUELLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN M. FOX, deceased, by virtue and in pursuance of the Estates and Trusts Article of the Annotated Code of Maryland, does hereby grant, convey and assign unto the said LOUIS P. ENSOR, his personal representatives and assigns, in fee simple, all that property hereinafter described, situate and lying in the Tenth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the first thereof at a stone set up in the ground it being the beginning of the land called "Benjamin's Lot," and running thence South 70 degrees East 132 perches until it intersects the 220 perches line of a parcel of land heretofore conveyed by one Caleb D. Goodwin and others to Larkin E. Smith, as run with thirty minutes allowance for return variation; thence running with and binding on the said line with the same allowance North 23 degrees East 40 perches to the end of the said line; still running with and bounding on the land so conveyed to the said Smith with the same allowance for return variation the three following courses, to wit: North 22 degrees East 40 perches, North 20-1/2 degrees East 31-2/10 perches, North 23-1/2 degrees East 38 perches; then North 77 degrees West 137-1/10 perches, South 12 degrees West 58 perches, South 83-1/4 degrees West 34-3/10 perches, North 65-1/4 degrees West 50 perches to the end of the 27 perches line of the aforesaid land conveyed by Caleb Goodwin and others to Larkin H. Smith; thence running with and bounding on that land with the aforesaid allowance for variations South 20-1/2 degrees West 60 perches passing directly by a blazed hickory 10 links; and thence South 68-1/2 degrees East 69-1/2 perches to the place of beginning.

1st Parcel

Large Parcel

ROYSTON, MUELLER, McLEAN & REID
SUITE 500
103 W. PENN. AVE.
TOWSON, MARYLAND
21204-4975
823-1800

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8164] Book SM 8309, p. 0338. Printed 03/07/2007. Online 03/09/2005.

Containing 141 acres and 3 roods of land, more or less.

BEGINNING for the second thereof on the east side of a private road at the end of the North 23 degrees East 180 perch line of the land which by Deed dated on or about February 11th, A.D. 1836, and recorded among the Land Records of said County in Liber T.K. No. 257 folio 53, etc., was conveyed by Delia Moore and others to Caleb Royston and Wesley Royston; and running on the given line of said Deed and on the outline of said Griffith's land North 66-1/2 degrees West 132 perches to a planted stone marked "5;" thence binding on the land of the late William Barrett and by a line long since agreed upon by the owners of the land upon each side thereof South 21-3/8 degrees West 48-1/2 perches to a planted stone; thence by a line of division South 66-1/8 degrees East 125-3/4 perches to a point on the east side of said private road 1-22/100 perches from a planted stone standing on said line; and thence binding on a part of the first outline mentioned herein and running on the east side of said Road, North 27 degrees East 48-9/10 perches to the first place of beginning.

— 2nd Pond - subject pond

Containing 39 acres and 53 square perches of land, more or less.

SAVING and EXCEPTING therefrom a strip of land which by Deed dated August 15th, 1899, and recorded among the Land Records of Baltimore County in Liber N.B.M. No. 241 folio 54, was conveyed by Thomas T. Griffith, Jr. and wife to the Commissioners of Baltimore County for road purposes.

BEING the same land which by Deed dated December 11, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2056 folio 348, was granted and conveyed by M. Woodrow Hudson and Mildred A. Hudson, his wife, to John M. Fox and Faith R. Fox, his wife, as tenants by the entireties. The said Faith R. Fox departed this life on or about April 20, 1970.

SAVING and EXCEPTING thereout all that lot of ground set forth in Item Two of the Last Will and Testament of John M. Fox, deceased, and described as follows:

BEGINNING for the same at a point in the center of Stockton Road and in the sixth or North 77 degrees West 137.1 perches line of a parcel of land firstly described in a Deed dated December 22, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2056 folio 348, which was conveyed by Woodrow Hudson and wife to John

— Notch Parcel at North end of Property

ROYSTON, MUELLER, McLEAN & REID
SUITE 600
102 W. PENN. AVE.
TOWSON, MARYLAND
21204-4575
823-1800

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8164] Book SM 8309, p. 0339. Printed 03/07/2007. Online 03/07/2005.

M. Fox and wife, said point of beginning being distant South 72 degrees 00 minutes East 251.25 feet measured reversely along said sixth line from a store heretofore set at the end thereof and running thence and binding in the center of Stockton Road and binding reversely on a part of said sixth line, as the courses are referred to the magnetic meridian of 1952, South 72 degrees 00 minutes EAst 272.05 feet, and thence leaving said Road and outline and running for lines of division, the three following courses and distances, viz: South 16 degrees 51 minutes 00 seconds West 411.54 feet, North 72 degrees 12 minutes 30 seconds West 275.23 feet and North 17 degrees 17 minutes 40 seconds East 412.49 feet to the place of beginning.

Containing 2.588 acres of land, more or less.

subject to that portion of the herein described parcel of land which lies within Stockton Road, 30 feet wide, as set forth and conveyed by James M. Anderson, et al. to the County Commissioners of Baltimore County, by a Deed dated August 15, 1899, and recorded among the Land Records of Baltimore County in Liber N.B.M. No. 241 folio 54.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the property above described, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said LOUIS F. ENSOR, his personal representatives and assigns, in fee simple.

AND the Grantor covenants to execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor.

ROYSTON, MUELLER, MCLEAN & REID
SUITE 654
102 W. PENN. AVE.
TOWSON, MARYLAND
21204-4975
823-1000

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8164] Book SM 8309, p. 0340. Printed 03/07/2007. Online 03/09/2005.

WITNESS:

Mildred E. Pearce

H. Anthony Mueller (SEAL)
H. Anthony Mueller
Personal Representative of
Estate of John M. Fox,
deceased

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 20th day of October, 1989, before me, a Notary Public of said State, personally appeared H. ANTHONY MUELLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN M. FOX, deceased, 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.

Mildred E. Pearce, Notary Public
My commission expires 7-1-1990

$0360M

ROYSTON, MUELLER,
McLEAN & REID
SUITE 606
102 W. PENN. AVE.
TOWSON, MARYLAND
21204-4575
823-1666

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8164] Book SM 8309, p. 0341. Printed 03/07/2007. Online 03/09/2005.

3-18-07

PETITIONER'S EXHIBIT 4

To whom it may concern

I am a neighbor of Louie Ensor's and I have no objection what so ever to his plans to sell two lots off his farm.

Louie has spent his whole life working hard on that property. He raised a family there and he taught not only his own kids how to work hard and be responsible, but also quite a few of his neighbor's kids as well. He always took care of his ground and his animals. He has been a wonderful friend & neighbor and if anyone around here needed help with something we all knew we could count on Louie.

Two more houses in this area will not adversely affect anything. Now I think Louie deserves and should be entitled to have the opportunity to sell a couple of lots and retire. He's earned it!

Sincerely, Jim Hays

MARYLAND COOPERATIVE EXTENSION
UNIVERSITY OF MARYLAND
COLLEGE PARK • EASTERN SHORE

Baltimore County Office

1840 YORK ROAD, SUITE J
TIMONIUM, MD 21093
(410) 666-1022
FAX: (410) 667-6219

Agriculture
(410) 666-1022

Family & Consumer Sciences
(410) 666-0445

Natural Resources
(410) 666-1024

Nutrient Management
(410) 666-1022

Nutrition & Food Safety
(410) 666-0445

4-H Youth Development
(410) 666-1025

Home & Garden Information Center
1-800-342-2507

LOCAL GOVERNMENTS
U.S. DEPARTMENT
OF AGRICULTURE COOPERATING
EQUAL OPPORTUNITY PROGRAMS

March 16, 2007

Dear Mr. Alderman:

Over the years, I have worked with Mr. Lou Ensor on several agricultural projects and programs and I was glad that he contacted me concerning his present plans. Specifically, Lou described that he proposes to divide off two 4-acre (size is approximate) lots on the southern end of his property along Cooper Road. The present use of these parcels is presently, and has been for many years, in permanent pasture.

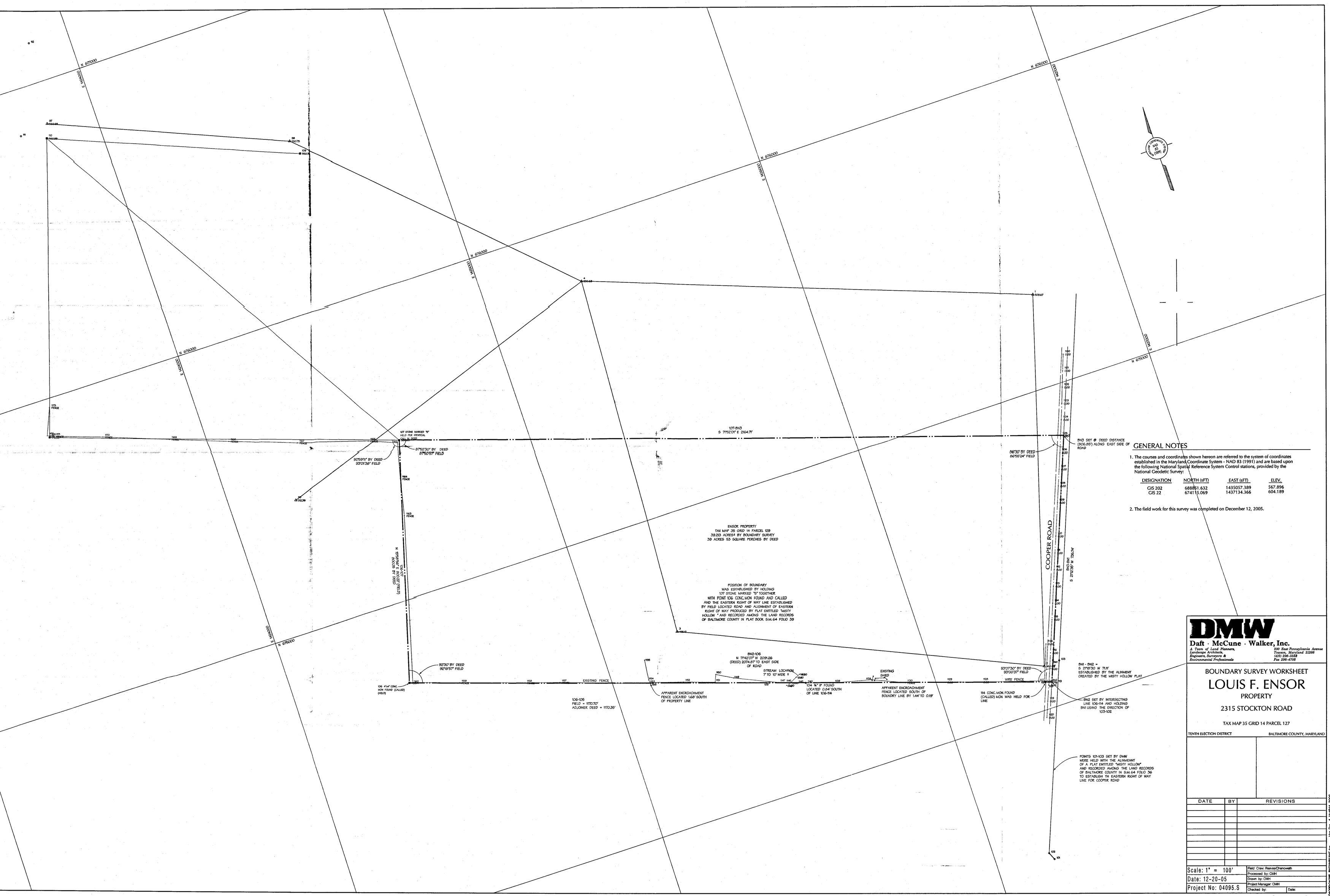
For the past 13 years I have reviewed many situations similar to his, where the land owner proposes to locate building lots or housing locations that have the least impact on the farm operation. In such cases, it is first highly desirable to minimize disruption of cultivated fields and, secondly, position the changes so there is minimal impact on the remaining farm operation. In my opinion, Mr. Ensor's proposal meets these criteria by not disturbing any cultivated land and involves land that is further from the main farmstead and therefore has minimal impact on the present farming operation.

Please let me know if you need additional information.

Sincerely,

David A. Martin
Senior Extension Agent – Commercial Agriculture
and County Extension Director

ALL-STATE LEGAL®
PETITIONER'S EXHIBIT
5



GENERAL NOTES

1. The courses and coordinates shown hereon are referred to the system of coordinates established in the Maryland Coordinate System - NAD 83 (1991) and are based upon the following National Spatial Reference System Control stations, provided by the National Geodetic Survey:

DESIGNATION	NORTH (sFT)	EAST (sFT)	ELEV.
GIS 202	688851.632	1435057.389	567.896
GIS 22	674115.069	1437134.366	604.189

2. The field work for this survey was completed on December 12, 2005.

DMW

Daft · McCune · Walker, Inc.

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

BOUNDARY SURVEY WORKSHEET

LOUIS F. ENSOR

PROPERTY

2315 STOCKTON ROAD

TAX MAP 35 GRID 14 PARCEL 127

TENTH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

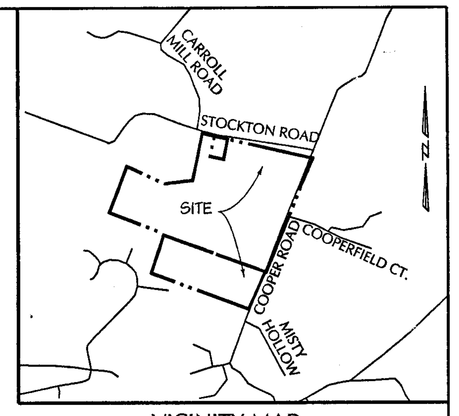
DATE	BY	REVISIONS

Scale: 1" = 100'
Date: 12-20-05
Project No: 04095.S

Field Crew: Reeves/Chenoweth
Processed by: CMH
Drawn by: CMH
Project Manager: CMH
Checked by: Date:

09-276-SPH

S:\04095\04095 BW\11105\SUR.dgn Mon Dec 4 14:05:54 2006



VICINITY MAP
SCALE: 1" = 2000'

NORTH BASED ON GIS TOPO

GENERAL NOTES

1. THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEED INFORMATION ACQUIRED THROUGH AVAILABLE TAX RECORDS. THESE LINES DO NOT REPRESENT THE RESULT OF A FIELD RUN BOUNDARY SURVEY AND WERE COMPILED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE CONTOURS AND EXISTING TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON BALTIMORE COUNTY GIS INFORMATION SHEETS
3. ZONING CLASSIFICATION: RC2

NOTE: THE PETITIONER IS REQUESTING A SPECIAL HEARING TO PERMIT A NONDENSITY RETAINAGE PARCEL (39.174 ACRES)

OWNER

OWNER/APPLICANT: LOUIS ENSOR
2315 STOCKTON ROAD
PHOENIX, MD 21131
SITE ADDRESS: 2315 STOCKTON ROAD
EXISTING ACREAGE: 183.266 AC.
PROPOSED LOT (SUBJECT OF HEARING): 1 AC.
UTILITIES: PRIVATE (WELL AND SEPTIC)

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax 296-4705

A PLAN TO ACCOMPANY A ZONING PETITION FOR A SPECIAL HEARING

LOUIS ENSOR FARM

2315 STOCKTON ROAD
TAX MAP 35 GRID 14 PARCEL 127

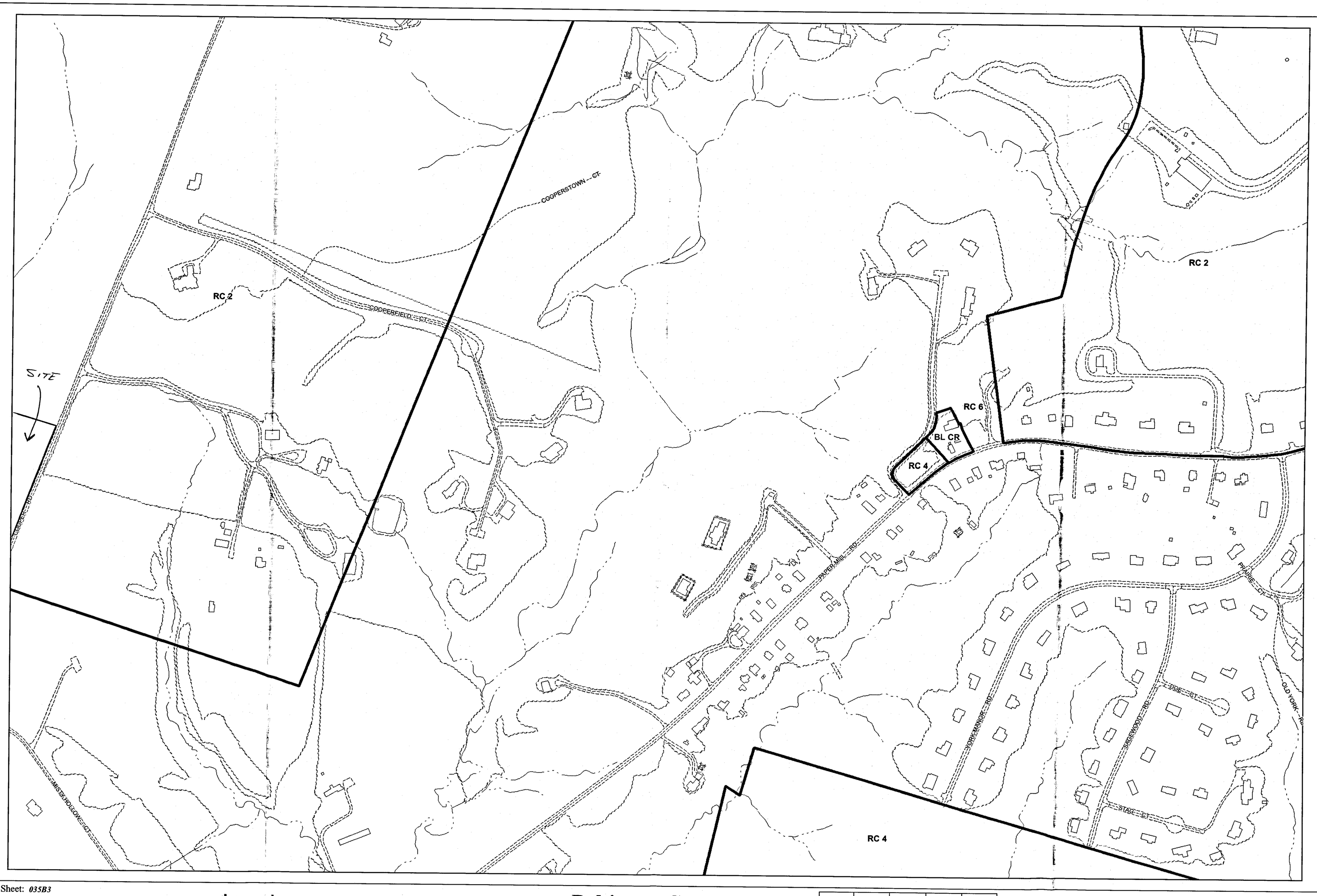
3RD COUNCILMANIC DISTRICT
10 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PETITIONER'S EXHIBIT 6

DATE	BY	REVISIONS

Scale: 1" = 200'	Field Crew:
	Processed by: CAS
Date: 11-23-05	Drawn by: CAS
	Project Manager: TV
Project No: 04095	Checked by: Date:

1772806 9/26/22 AM cislemma c:\hpm\special hearing\hpm s\184915\special hearing.dgn special hearing.dgn
PHILAD 07 DWG\dwg\special hearing.dwg



Plan Sheet: *035B3*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

034C2	035A2	035B2	035C2	036A2
034C3	035A3	035B3	035C3	036A3
042C1	043A1	043B1	043C1	044A1

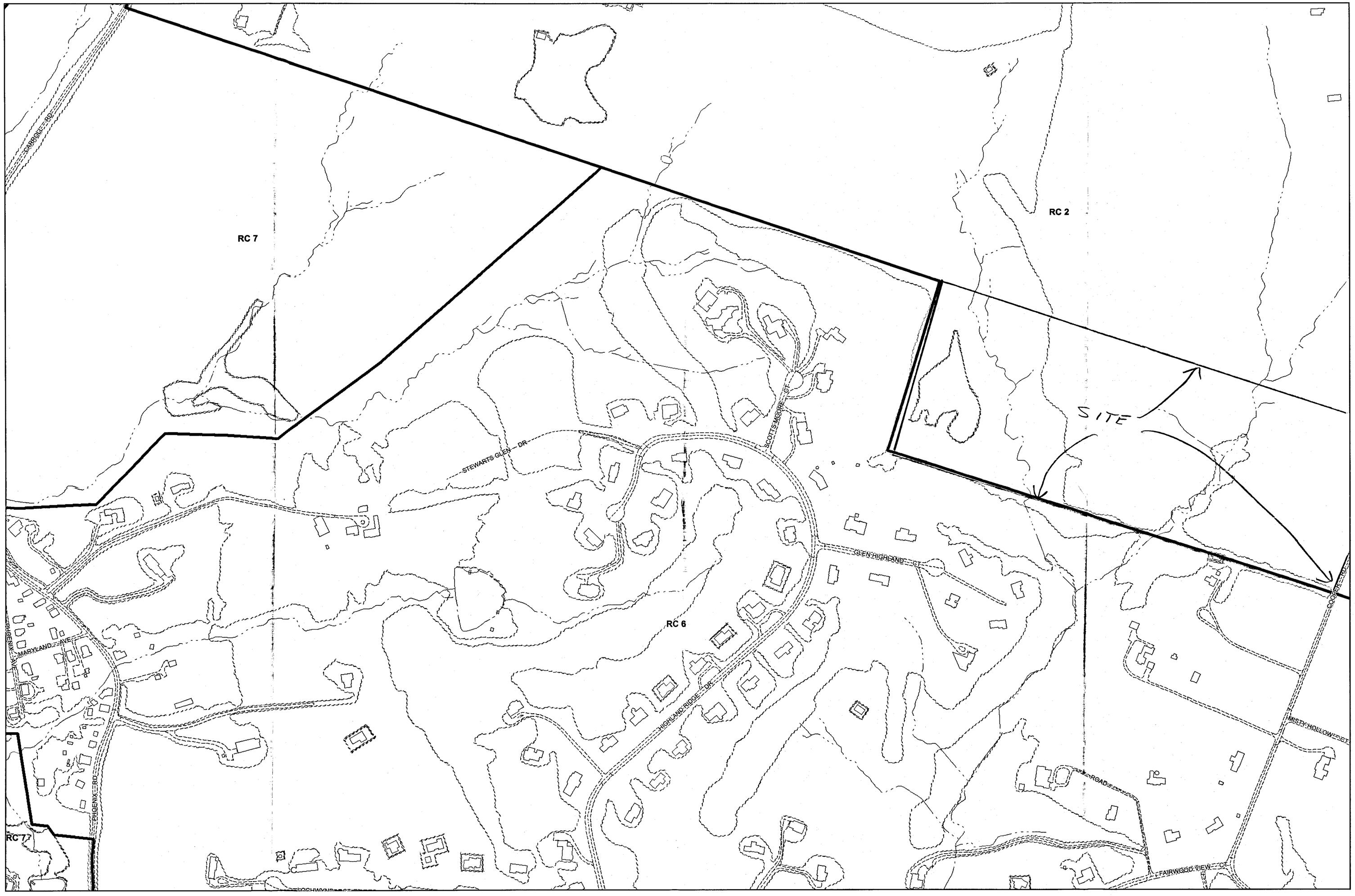
Scale

1" = 200'

0 100 200 400 Feet

N

Data Sources:
Planametric Data - Baltimore County OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004



Plan Sheet: *035A3*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

034B2	034C2	035A2	035B2	035C2
034B3	034C3	035A3	035B3	035C3
042B1	042C1	043A1	043B1	043C1

Scale

1" = 200'

0 100 200 400 Feet

N

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

07-276-SPH

GENERAL NOTES:

1. OWNER/APPLICANT: MR. LOUIS ENSOR
   2315 STOCKTON ROAD
   PHOENIX, MD 21131
2. SITE: 2315 STOCKTON ROAD
   SW COR COOPER ROAD
   PHOENIX, MD 21131
3. SITE AREA: 39.212 ACRES ± (GROSS/NET)
4. SITE DATA: TAX MAP 36, GRID 14, PARCEL 127
   DEED 8309/337
   PLAT S.M. 64 FOLIO 39
   TAX ACCOUNT #: 1003045175
   ELECTION DISTRICT: 10TH
   CENSUS TRACT: 240095410100
   COUNCILMANIC DISTRICT: 3
   REGIONAL PLANNING DISTRICT: 305
   SCHOOL DISTRICT: ELEMENTARY: JACKSONVILLE
   MIDDLE: HEREFORD
   HIGH: HEREFORD
   WATERSHED: GUNPOWDER RIVER AREA (02-13-08)
   SUB-SENERSHED: (21)
   ZONE: PROPERTY IS ZONED RC-2
   USE: VACANT
   PROPOSED = TWO SINGLE FAMILY DWELLINGS &
   A REMAINDER PARCEL TO BE RETAINED BY
   LOUIS ENSOR FOR AGRICULTURAL USE ONLY
5. DENSITY CALCULATIONS:
   R.C. 2 = 39.3 ACRES
   DENSITY ALLOWED = 2 UNITS
   DENSITY PROPOSED = 2 UNITS + NON DENSITY PARCEL
6. PARKING:
   REQUIRED: 2 SPACES PER DWELLING UNIT X 2 UNITS = 4 SPACES
   PROPOSED: 4 SPACES
7. THIS PROPERTY, AS SHOWN ON THE PLAN, HAS BEEN HELD INTACT PRIOR TO NOV. 25, 1979 THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
8. TO THE BEST OF THE APPLICANT'S KNOWLEDGE, THERE IS NO ZONING CASE HISTORY FOR THIS PROPERTY.
9. THERE ARE NO KNOWN SIGNIFICANT GEOLOGICAL FORMATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
10. SOILS DESCRIPTION/CONDITION

GnB	GLENELG LOAM
MbB2	MANOR LOAM
MbC2	MANOR LOAM
MdC2	MANOR CHANNERY LOAM
MdE	MANOR SOILS

11. ALL SITE RUNOFF WILL BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
12. HOUSE DOWN SPOUTS WILL BE DISCHARGED ONTO PERVIOUS AREAS.
13. TOTAL SITE IMPERVIOUS COVERAGE FOR LOTS 1 AND 2 IS TO BE MAINTAINED AT LESS THAN 15%. ALL IMPERVIOUS AREAS WILL BE CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING FLOW OR CAUSING EROSION.
14. LIMIT OF DISTURBANCE = 8 ACRES ±.
15. GRADING FOR EACH INDIVIDUAL HOUSE WILL BE DONE ON AN INDIVIDUAL SITE PLAN BASIS AT THE TIME OF BUILDING PERMIT.
16. NO GRADING, FILLING, CUTTING, OR VEHICULAR TRAFFIC WILL BE PERMITTED IN THE 10,000 S.F. SEPTIC RESERVE AREA. ANY VIOLATIONS OF THIS OR INCURSIONS INTO THE DESIGNATED 10,000 S.F. SRA MAY CAUSE REVOCATION OF THE SOIL PERCOLATION TESTS APPROVAL AND DENIAL OF ANY BUILDING PERMITS ON THE SUBJECT PROPERTY.
17. MAXIMUM BUILDING HEIGHT FOR PRINCIPAL STRUCTURES IS 35'.
18. STORMWATER MANAGEMENT HAS BEEN PROVIDED BY ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT.
19. THERE ARE NO HISTORIC STRUCTURES ON SITE AND THE PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
20. THE SITE IS NOT SUBJECT TO ANY BASIC SERVICES MORATORIUMS.

GENERAL NOTES

No grading, excavation, utility placement and erosion control activities, or vehicular traffic will occur within the forest retention areas.

Forest Buffer / Forest Conservation Easement areas will be delineated with blaze orange fencing prior to the beginning of any sediment and erosion control construction activity. Permanent forest protection signage will be installed along the entire easement area as indicated on the plan. Attachment of signs to trees is prohibited.

POST CONSTRUCTION MANAGEMENT

All dead trees or tree limbs which pose an immediate safety hazard will be felled. Trees dropped within the Forest Buffer / Forest Conservation Easements will not be removed.
All temporary forest protection measures will be removed after construction and permanent signage will remain where indicated on the plan. There will be no open burning within 100 feet of woodlands.

FOREST BUFFER / FOREST CONSERVATION EASEMENT NOTES

Standard Nondisturbance Note

"There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer and Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

Protective Covenants Note

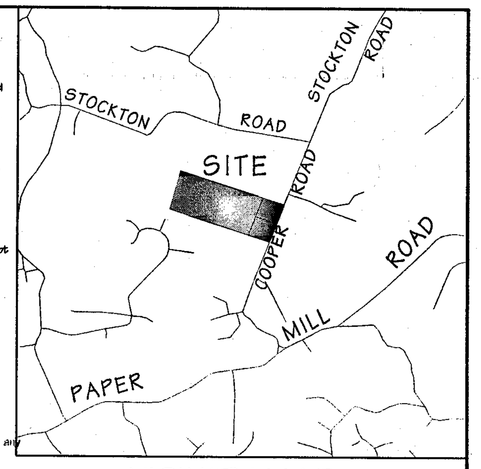
"Any Forest Buffer and Forest Conservation Easement shown herein is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

Access Note

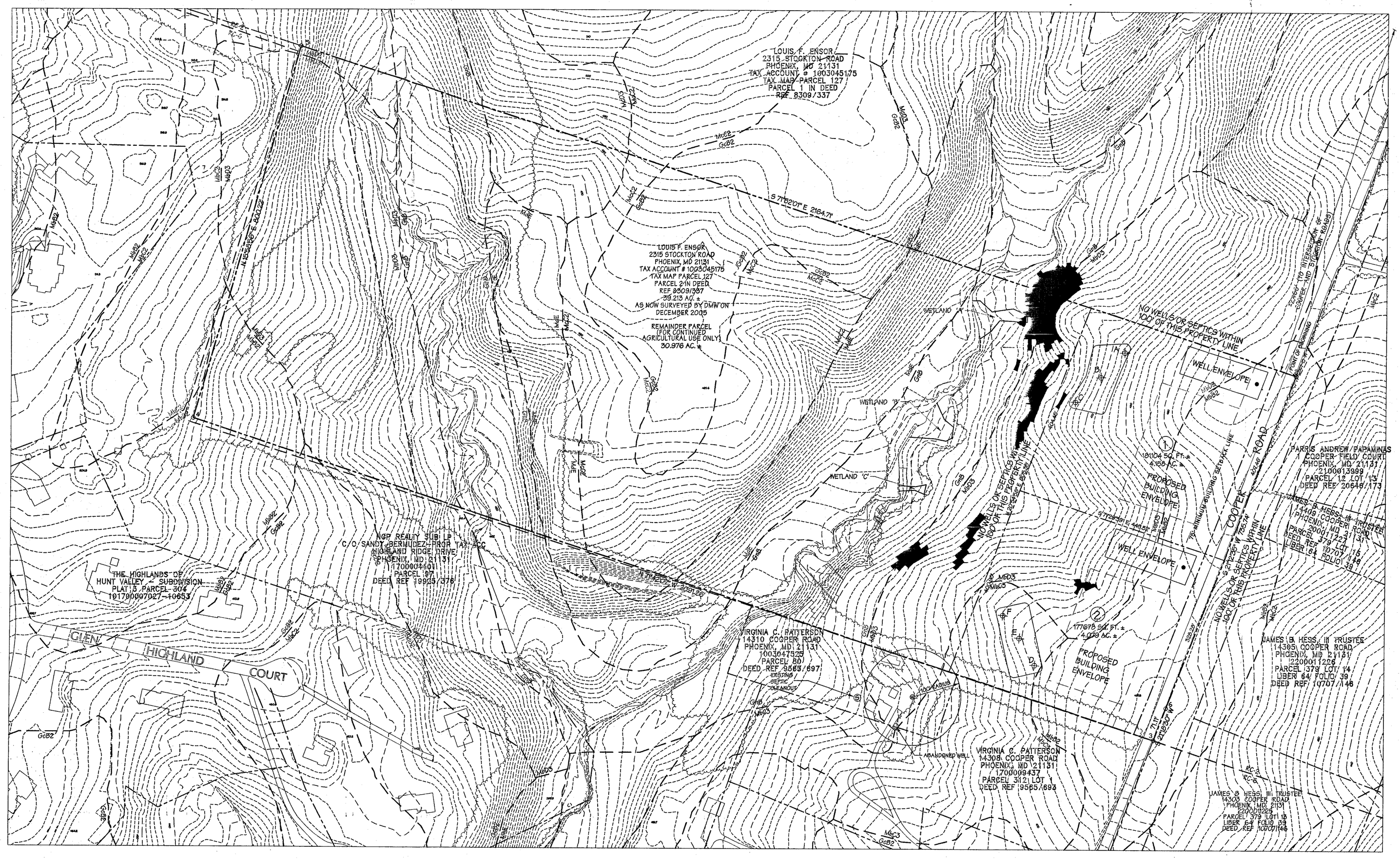
Access to the Forest Buffer and Forest Conservation Easements shall be directly from the access easements provided off Public Road 'A' and through Stormwater Management Reservation #2.

Long Term Protection

An easement will be recorded for all Forest Buffer / Forest Conservation / retention areas. The easement will require that the removal of any vegetation (except those which pose a safety hazard) must be approved by the Baltimore County Department of Environmental Protection and Resource Management.
The following have been reviewed and hereby approved by Baltimore County Department of Environmental Protection and Resource Management:



VICINITY MAP
1" = 1000'



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- ADJACENT LOT LINES
- BUILDING SETBACK
- 580 / 582 — EXISTING CONTOURS
- CENTERLINE OF STREAM
- EXISTING FOREST EDGE
- GnB / MdC2 — SOILS BOUNDARY
- FIELD LOCATED WETLAND LIMITS
- C / B / A — PROPOSED SEWERAGE DISPOSAL AREA WITH APPROVED PERC TEST LOCATIONS
- W — EXISTING WELL
- RC-2 / RC-6 — ZONING LINE
- FOREST CONSERVATION EASEMENT
- PROPOSED LOT LINES

DATA SOURCES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BALTIMORE COUNTY GIS DATED MARCH 1995.
2. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY THE BALTIMORE COUNTY OFFICE OF PLANNING GIS OFFICE. SECTION 32-3-202 OF THE BALTIMORE COUNTY, 2003 CODE ESTABLISHES THE ZONING AUGUST 31, 2004 (BILLS 82-04, 83-04, 85-04, 86-04, 87-04, 88-04, AND 89-04) EFFECTIVE SEPTEMBER 3, 2004.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DMW, INC. IN DECEMBER 2005.

DMW
Daft · McCune · Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

ENSOR FARM

10TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT - BALTIMORE COUNTY, MD

STATE OF MARYLAND — MICHAEL DAVID MARTIN — No. 21234 — PROFESSIONAL ENGINEER — 10/2/06

DATE	BY	REVISIONS

PETITIONER'S
EXHIBIT NO. 1

ISSUE DATES			
REVIEW:	10/2/06	BASE:	CRH
BID:		DRAWN:	CRH
PERMIT:		DESIGNED:	SFM
CONSTRUCTION:		CHECKED BY:	
SCALE:	1" = 100'	DATE CHECKED:	
PROJECT NO.:	04095	DRAWING:	1 of 1

07-276-SPH