



















































































































































KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 10, 2014

Gene and Shelley Ensor
6017A Loreley Beach Road
White Marsh, Maryland 21162

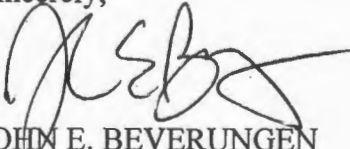
RE: Petition for Variance
Property: 6017A Loreley Beach Road
Case No. 2015-0068-A

Dear Mr. and Mrs. Ensor:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Charles H. Wallis, 6019 Loreley Beach Road
White Marsh, Maryland 21162

IN RE: PETITION FOR VARIANCE
(6017A Loreley Beach Road)
11th Election District
2nd Council District
Gene N. and Shelley A. Ensor
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0068-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §415A.1.A to permit a recreational vehicle (travel trailer) to be stored in the front yard in lieu of the required 8 ft. behind the front foundation line. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Gene and Shelley Ensor appeared in support of the requests. An adjoining neighbor attended the hearing and opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. There were no Substantive Zoning Advisory Committee (ZAC) comments received.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have not met this test. At the hearing, the Petitioners did not present any evidence or

ORDER RECEIVED FOR FILING

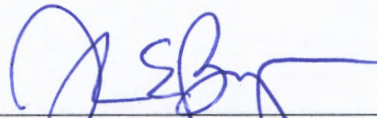
Date 11/10/14

By Sen

argument to establish their property is "unique." Based on the site plan, it would appear the Petitioner's lot is rectangular in shape, and similar to others in the neighborhood. Establishing uniqueness is a fundamental requirement in a variance case, and the lack of evidence on this point requires the petition to be denied.

THEREFORE, IT IS ORDERED, this 10th day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §415A.1.A to permit a recreational vehicle (travel trailer) to be stored in the front yard in lieu of the required 8 ft. behind the front foundation line, be and is hereby DENIED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 11/10/14

2 By sln

**CBCA****PETITION FOR ZONING HEARING(S)****FLOOD**

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

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

Address 6017 A Loreley Beach Road which is presently zoned RC2
Deed References: 2455-00129 10 Digit Tax Account # 1123054360
Property Owner(s) Printed Name(s) Gene Nelson Ensor + Shelley Ann Ensor(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. **X** a Variance from Section(s) BCZR: 415A.1.A TO PERMIT A RECREATIONAL VEHICLE (TRAVEL TRAILER) TO BE STORED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD STORAGE

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):Name #1 - Type or Print Gene Nelson Ensor Name #2 - Type or Print Shelley Ann EnsorSignature #1 Gene Nelson Ensor Signature #2 Shelley Ann EnsorMailing Address 6017 A Loreley Beach Road M.D. City StateZip Code 21162 Telephone # 410-335-5332 Email Address Gene.Shell@bcg.com**Representative to be contacted:**

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0068-A Filing Date 9/25/14Do Not Schedule Dates: _____ Reviewer JS



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 16, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 16, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2015-0068-A

6017 Loreley Beach Road
Southwest side of Loreley Beach Road, southeast
of North Loreley Beach Road
11th Election District - 2nd Councilmanic District
Legal Owner(s): Gene & Shelley Ensor

Variance: to permit a recreational vehicle (travel trailer) to be stored in the front yard in lieu of the required rear yard storage.

Hearing: Friday, November 7, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
10/27/14 Oct. 16 997660

CERTIFICATE OF POSTING

CASE NO: 2015-0068-A

PETITIONER/DEVELOPER

GENE C. SHELLEY ENSOR

DATE OF HEARING/CLOSING:

11/7/14

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

LADIES AND GENTLEMEN:

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

6017 LORELEY BEACH ROAD

THIS SIGN(S) WERE POSTED ON October 17, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/17/14
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



Madison JF 10/17/14



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 6, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2015-0068-A

6017 Loreley Beach Road

Southwest side of Loreley Beach Road, southeast of North Loreley Beach Road

11th Election District – 2nd Councilmanic District

Legal Owners: Gene & Shelley Ensor

Variance to permit a recreational vehicle (travel trailer) to be stored in the front yard in lieu of the required rear yard storage.

Hearing: Friday, November 7, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Ensor, 6017 A Loreley Beach Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 18, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 16, 2014 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Nelson
6017 A Loreley Beach Road
White Marsh, MD 21162

410-335-5332

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0068-A

6017 Loreley Beach Road

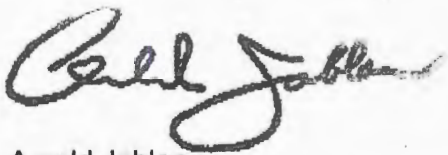
Southwest side of Loreley Beach Road, southeast of North Loreley Beach Road

11th Election District – 2nd Councilmanic District

Legal Owners: Gene & Shelley Ensor

Variance to permit a recreational vehicle (travel trailer) to be stored in the front yard in lieu of the required rear yard storage.

Hearing: Friday, November 7, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
6017A Loreley Beach Road; SW/S Loreley *
Beach Rd, 650' SE of c/line N Loreley Beach Rd* OF ADMINISTRATIVE
11th Election & 2nd Councilmanic Districts *
Legal Owner(s): Gene & Shelley Ensor * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2015-068-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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.

RECEIVED

OCT 02 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Gene & Shelley Ensor, 6017A Loreley Beach Road, White Marsh, MD 21162, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2015-0068-A
Petitioner: Gene Nelson Ensor + Shelley Ann Ensor
Address or Location: 6017A Loreley Beach Road White Marsh
Maryland 21162

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gene Nelson Ensor + Shelley Ann Ensor
Address: 6017A Loreley Beach Road
White Marsh, Maryland 21162

Telephone Number: 410-335-5332 + 443-421-2568 Gene cell
+ 443-421-3804 Shelley cell

Case No.: 2015-0068-A

Exhibit Sheet

Petitioner/Developer

BW
12-12-14

Protestants

Sen
11-10-14

No. 1	Site plan	
No. 2	Petition signed by neighbors	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

To whom ever it may concern,

Gene & Shelley Ensor owners of property 6017 A Loreley Beach Road White Marsh, Maryland 21162 are filing a petition for a variance to park recreation vehicle in there driveway in front of there home. We are asking neighbors Mr & Mrs. Gibson 6017 Loreley Beach Road, and Mr & Mrs. Krawczyk 6018 Loreley Beach Road if they have any concerns or complaints with our recreation vehicle being parked in our driveway. If there are no concerns or complaints could you please sign letter.

6. Sila G.
No Complaints
6015 Loreley Beach Road
White Marsh, MD 21162

5. Richard J. Murray - No Complaints / Thank You
Concerns Gene & Shelley Ensor
6011 Loreley Beach Rd 9-19-2014

1. No complaints or concerns
Mr & Mrs David Gibson
6017 Loreley Beach Rd 21162

2. No complaints - Mr & Mrs John and Veronica
Krawczyk
6018 Loreley Beach Rd

3. No Complaints Mr & Mrs James Rorke
6021 Loreley Beach Rd.

4. No Complaints Mr & Mrs Richard Cone
(6025 Loreley Beach Rd.)

MEMORANDUM

DATE: December 12, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0068-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 10, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ~~Case File~~
✓ Office of Administrative Hearings

Case #
RECEIVED

2011-0068-A
2011-0068-A

NOV 13 2014

OFFICE OF ADMINISTRATIVE HEARING

11-8-14

Honorable Judge

I would like to thank you for your time. I am writing to you today in reference to my hearing dated November 4, 2014 at 10:00 AM requesting a variance, permission to park our recreational vehicle in our driveway, (front yard). Gene and I Shelley Ennor were married on October 4, 2005. We bought our recreational vehicle August of 2006. Our camper has been parked in our driveway for 8 years. Mr. Charles Wallace has not had any concerns or complaints with our camper until I filed a concern/complaint with Baltimore County August 2014. for rats. I have 4 daughters and 4 grand children, my grand children are 4 years old and younger who love to run around my yard. My husband trapped 8 rats in one week that is alarming to me, and a concern. The years that I have resided at 6017 S Louley Beach Road White Marsh, Maryland 21162 we have never had a problem with rats until now. Since filing a complaint with Baltimore County and Mr. Charles Wallace cleaned up his yard of trash and junk we haven't had any more problems with rats running from their yard under the fence into our

yard. I am not to sure why Mr. Charles Wallace appeared at our variance hearing. Mr. Charles Wallace never stated any concerns or complaints with our recreational vehicle being parked in our driveway other than something that had happened back in 1992. I felt as though Mr. Wallace was at the hearing to personally attack me for filing a complaint / concerns over the increase of rats, and in return Mr. Charles Wallace reported our camper. Mr. Charles Wallace stated how he had to get rid of his camper back in 1992. That case was between Mr. Charles Wallace and Mary Ennor. Mary Ennor's address was 5307 Forge Road White Marsh, Maryland 21162. Mr. Charles Wallace filed complaints back in 1992 for sheds against Gene Ennor and Mary Ennor. Mary Ennor, Gene Ennor's mom was made to move her shed, and Mary Ennor filed a complaint about Mr. Charles Wallace camper. A camper that was in bad shape, not tagged and was being used for storage. Mr. Charles Wallace gave the camper away for free. My only concern is to do right by the law. Gene and I were not aware that we were breaking the law by parking our recreational vehicle in our driveway for all these years.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 6, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2015-0068-A

6017 Loreley Beach Road

Southwest side of Loreley Beach Road, southeast of North Loreley Beach Road

11th Election District – 2nd Councilmanic District

Legal Owners: Gene & Shelley Ensor

Variance to permit a recreational vehicle (travel trailer) to be stored in the front yard in lieu of the required rear yard storage.

Hearing: Friday, November 7, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Ensor, 6017 A Loreley Beach Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 18, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CASE NAME Foreley Beach Rd.
CASE NUMBER 2015-00008-A
DATE 11/7/14

[illegible]

PLEASE PRINT CLEARLY

CASE NUMBER _____

DATE _____

2015-0068-A

11/7/2014

CITIZEN'S SIGN - IN SHEET

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

To whom ever it may concern,

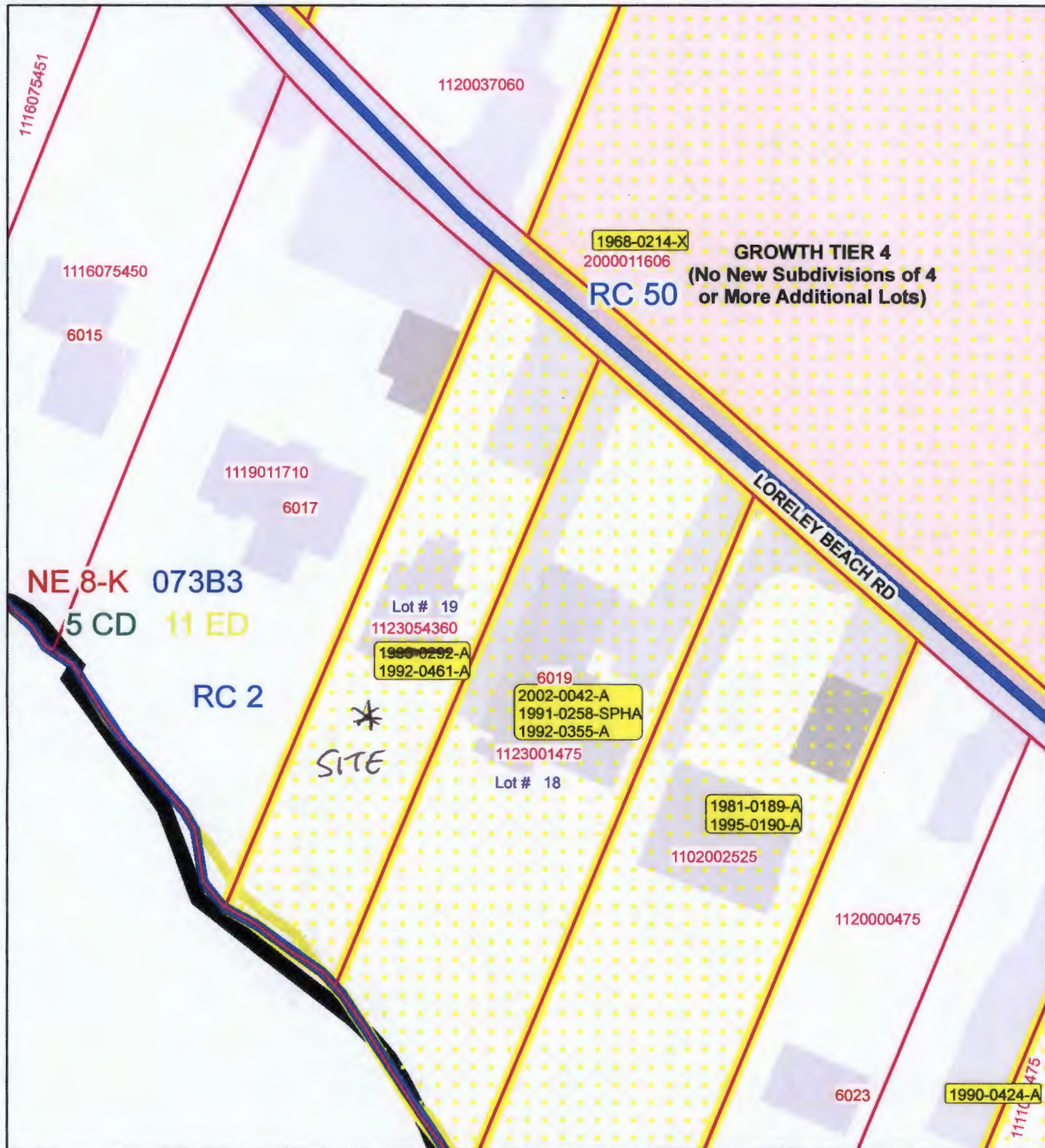
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Thank you
Gene & Shelley Ensor
9-19-2014

No complaints or concerns
Mr & Mrs David Gibson
6017 Loreley Beach Rd 21162

No complaints - Mr & Mrs John and Veronica
Krawczyk
6018 Loreley Beach Rd

6017-A Loreley Beach Road



Publication Date: 9/19/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2015-0068-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/1/14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>11/6/14</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>10/14/14</u>	PLANNING (if not received, date e-mail sent _____)	<u>N/C</u>
<u>9/26/14</u>	STATE HIGHWAY ADMINISTRATION	<u>N/C</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10/16/14</u>	
SIGN POSTING	Date: <u>10/17/14</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

See related cases: 92-641-A91-258-SHA

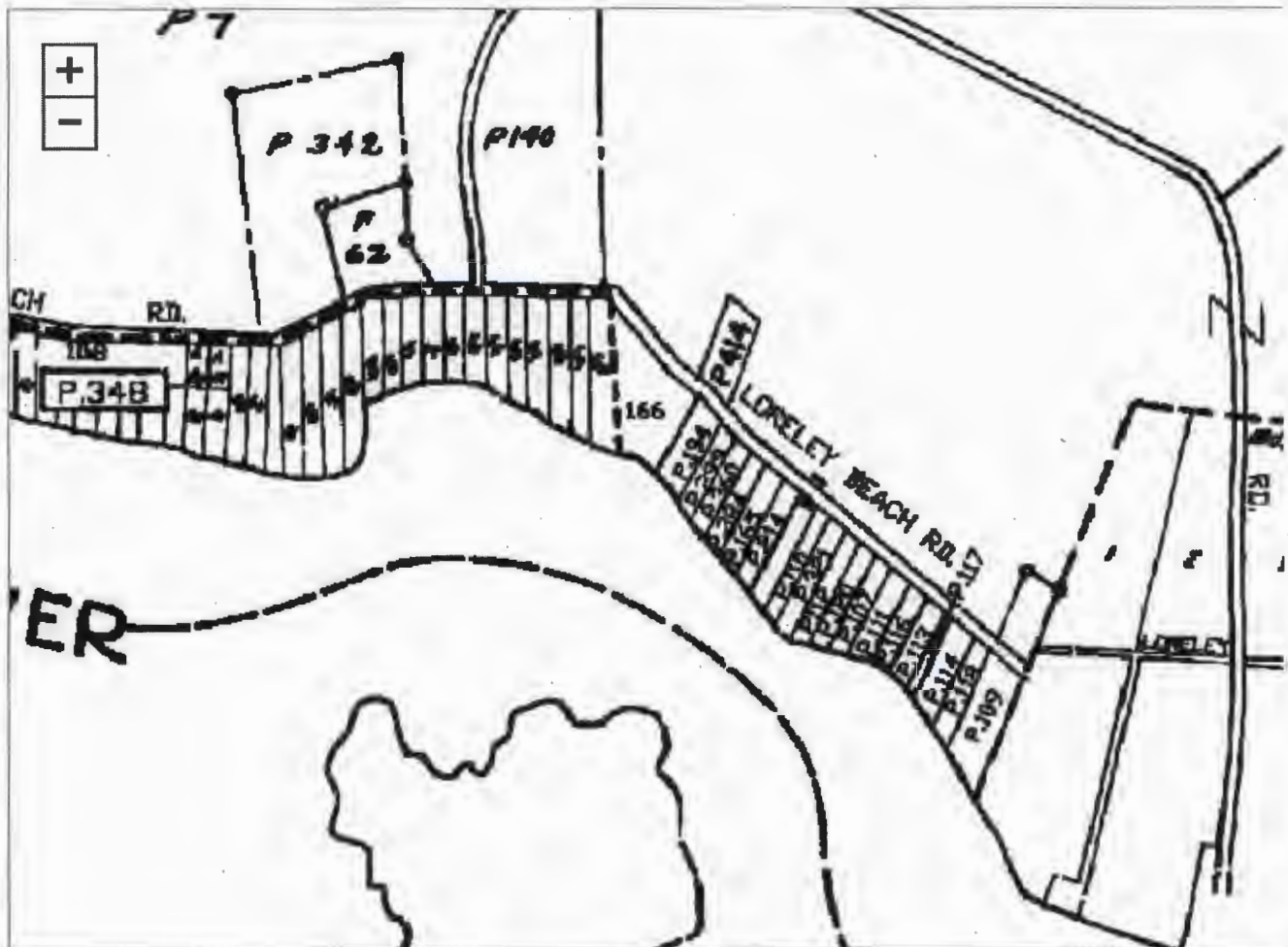
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1123054360			
Owner Information					
Owner Name:	ENSOR GENE NELSON		Use:	RESIDENTIAL	
Mailing Address:	ENSOR SHELLEY ANN		Principal Residence:	YES	
	6017A LORELEY BEACH		Deed Reference:	/24554/ 00129	
	RD				
	WHITE MARSH MD 21162-1607				
Location & Structure Information					
Premises Address:		6017A LORELEY BEACH		Legal Description:	
		RD		WS LORELEY BEACH RD	
		0-0000		MOUNT ARARAT	
		Waterfront		SHORES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0073	0021	0360		0000	
					Block:
					19
					Lot:
					2015
					Assessment Year:
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1952	992 SF		10,500 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	1 full	Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2012	07/01/2014	07/01/2015	
Land:	100,500	100,500			
Improvements	57,800	57,800			
Total:	158,300	158,300	158,300		
Preferential Land:	0				
Transfer Information					
Seller: ENSOR GENE NELSON		Date: 10/02/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /24554/ 00129		Deed2:	
Seller: ENSOR GENE NELSON		Date: 09/18/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09369/ 00527		Deed2:	
Seller: WINKLER EVA M		Date: 04/04/1986		Price: \$10,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07127/ 00110		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00	0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 08/14/2010					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **11** Account Number: **1123054360**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please Wait. Loading... Please Wait.

-->

Sherry Nuffer

From: Jeffery Livingston
Sent: Monday, November 03, 2014 10:08 AM
To: Sherry Nuffer
Subject: Re: 2015-0068-A (out of office)

I am currently out of the office. Please contact Dave Lykens at dlykens@baltimorecountymd.gov if you need assistance prior to my return. Thank you.

>>> Sherry Nuffer <snuffer@baltimorecountymd.gov> 11/03/14 10:08 >>>

Jeff,

I received the files for Friday November 7, 2014 and according to the file the property is located in CBCA Flood area. We do not have any comments from DEPS, please advise.

Thank you,

Sherry



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

October 30, 2014

Gene Nelson & Shelley Ann Ensor
6017 A Loreley Beach Road
White Marsh MD 21162

RE: Case Number: 2015-0068 A, Address: 6017 A Loreley Beach Road

Dear Mr. & Ms. Ensor:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 25, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Maryland Department of Transportation

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9/29/14

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

RE: Baltimore County
Item No. 2015-0068-A
Variance
General: Shelley A. Enzor
6017 Loneky Beach Road.

Dear Ms. Lewis:

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. 2015-0068-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Zeller".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: November 6, 2014

SUBJECT: DEPS Comment for Zoning Item # 2015-0068-A
Address 6017 Loreley Beach Road
(Ensor Property)

Zoning Advisory Committee Meeting of September 29, 2014.

- X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.
- The subject petition does not trigger Chesapeake Critical Area Regulations.

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 14 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

OCT 14 2014

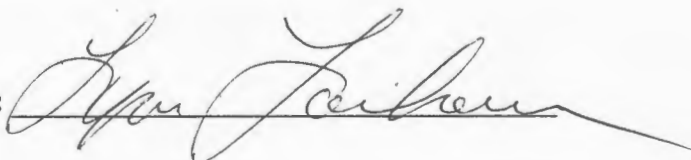
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: Zoning Advisory Petition(s) for
Item No: 15-063 and 15-068

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By:



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: October 1, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 6, 2014
Item No. 2015-0061, 0062, 0063, 0064, 0065, 0066, 0067 and 0068

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

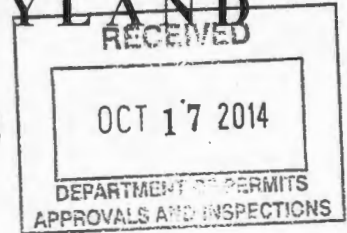
DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10062014 -.doc

10/21/14
WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 14 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
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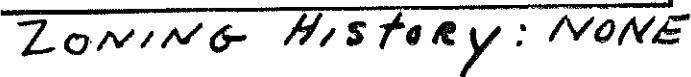
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Prepared By:

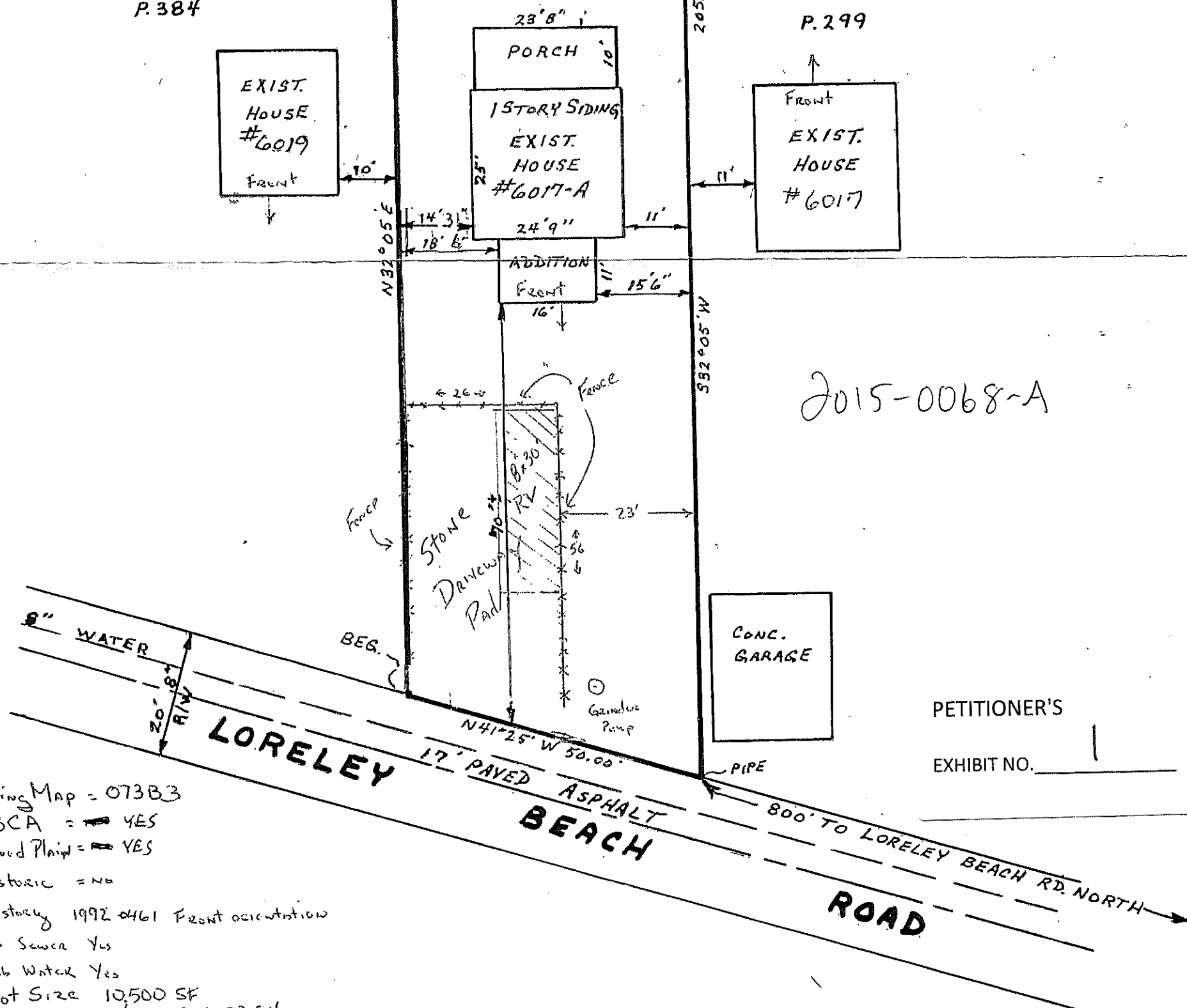
A handwritten signature in cursive script, appearing to read "Lynn Lanham", written over a horizontal line.

LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman



DAVE + KIM GIBSON
DEED REF. 5223/310
PROP. No. 1119 011710
LOT 21
P.299

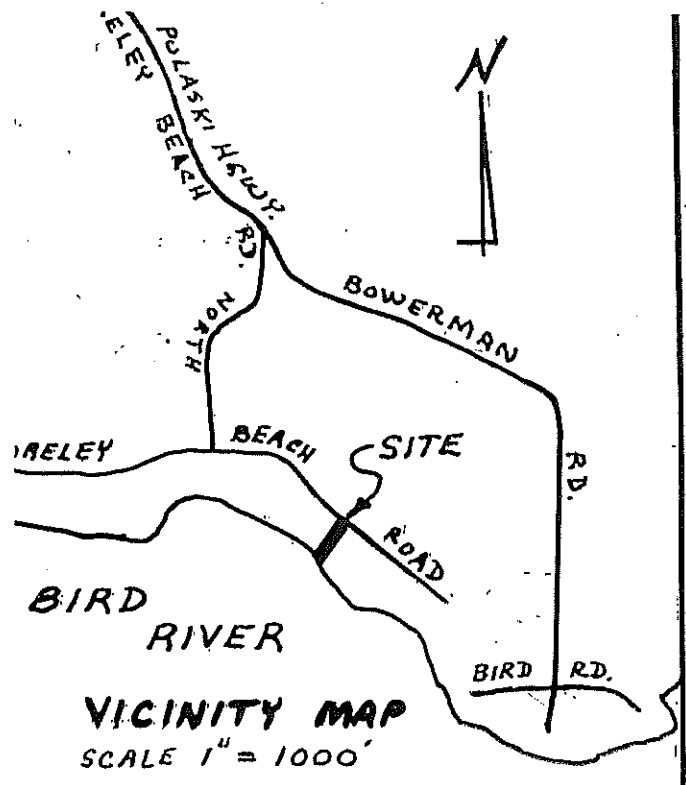


Zoning Map = 073B3
 CBCA = ~~NO~~ YES
 Flood Plain = ~~NO~~ YES
 Historic = NO
 History 1992 0461 Present orientation
 Pub Sewer Yes
 Pub Water Yes
 Lot Size 10,500 SF
 Violation Case # CC1410254

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

ELECTION DISTRICT-11
COUNCILMANIC DISTRICT-5
LIBER 7127 FOLIO-110
MAP 73 BLK 21 PARCEL 360
LOT 19 MOUNT ARARAT SHORES (UNREC.)

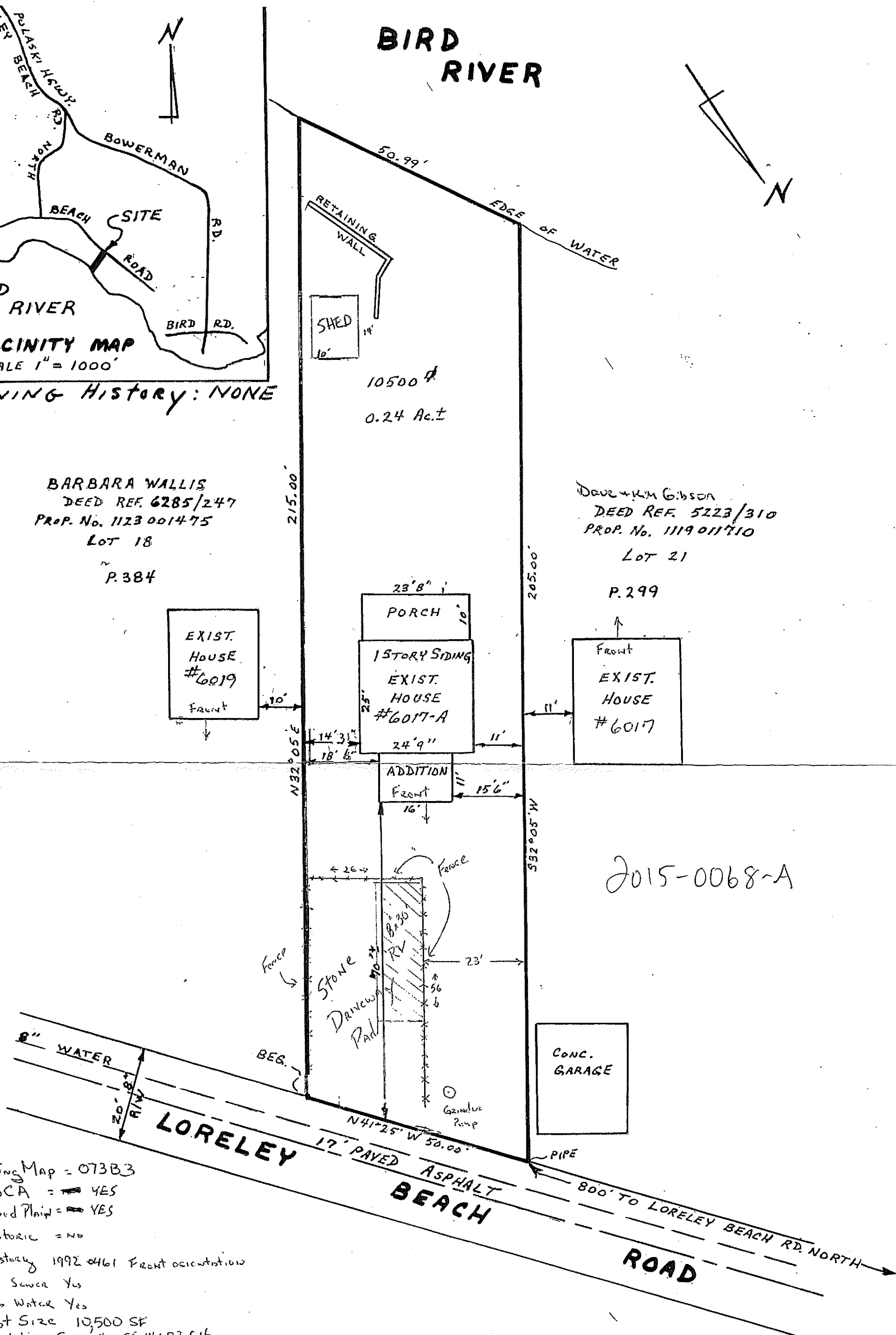
PROPERTY OWNER - GENE ENSOR
6017-A LORELEY BEACH ROAD
WHITE MARSH, BALTO. COUNTY, MD.
21162
ZONED - RC2
SCALE 1" = 20' PROPERTY NO. 1123054360



ZONING HISTORY: NONE

BARBARA WALLIS
DEED REF. 6285/247
PROP. No. 1123 001475
LOT 18
P. 384

DAVE & KIM GIBSON
DEED REF. 5223/310
PROP. No. 1119 011710
LOT 21
P. 299



Zoning Map - 073B3
CBCA - YES
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Historic - NO
History 1992 0461 Front orientation
Pub Sewer Yes
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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

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