

83-207-SPH **PETITION FOR SPECIAL HEARING** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Restriction No. 1 and to the site plan in Case No. 83-207-SPH to permit the retail sale of bottles of wine produced on the premises for consumption off the premises.

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

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

I, or 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:	Legal Owner(s):
(Type or Print Name)	Boordy Vineyards, Inc.
Signature	(Type or Print Name)
Address	Robert DeFord III
City and State	(Type or Print Name)
For Petitioner:	Signature
(Type or Print Name)	John W. Hession, III
Address	Address
City and State	City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
Signature	
City and State	
Agency's Telephone No.	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of February, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1983, at 9:45 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW/4 of Long Green Pike, 1,570'
NE of the centerline of Williams Rd., : OF BALTIMORE COUNTY
11th District

BOORDY VINEYARDS, INC., :
Petitioner : Case No. 83-207-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of February, 1983, a copy of the foregoing Order was mailed to Robert DeFord, III, Boordy Vineyards, Inc., 12820 Long Green Pike, Hydes, Maryland 21082, Petitioner.

John W. Hession, III

CARL L. GERHOLD
PHILIP A. CROSS
JOHN F. EYSEL
WILLIAM E. HAMMOND
GORDON T. LINDSON

GERHOLD, CROSS & EYSEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

ERNEST
PAUL G. HOLLERSBERG
PAUL H. HOLLERSBERG

March 5, 1980

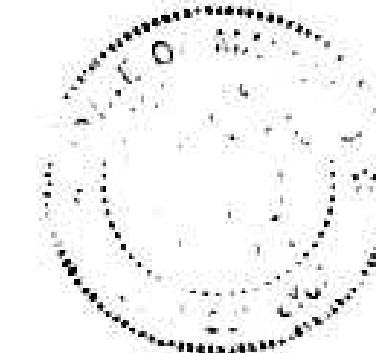
Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Long Green Pike at the distance of 1570 feet northeasterly measured along the center of Long Green Pike from the center of Williams Road and running thence from said piece of beginning and parallel with and distant 20 feet southwesterly measured at right angles from the center of a macadam driveway there situate, North 27 degrees 30 minutes West 265.10 feet to a point 30 feet easterly measured at right angles from the east face of the frame and stone building erected on the parcel of land now being described, thence running parallel with the east face of said building, South 18 degrees 30 minutes West 99.20 feet, thence running the two following courses and distances viz: North 71 degrees 30 minutes West 187 feet and North 18 degrees 30 minutes East 212 feet, thence passing 30 feet north of the northernmost face of the aforesaid stone and frame building, South 71 degrees 30 minutes East 152 feet, thence running the three following courses and distances viz: South 18 degrees 30 minutes West 20.5 feet, South 71 degrees 30 minutes East 35 feet and South 18 degrees 30 minutes West 36.70 feet, thence running parallel with and distant 20 feet northeasterly measured at right angles from the center of the aforesaid macadam driveway, South 27 degrees 30 minutes East 283.90 feet to the center of Long Green Pike and thence binding in the center of said Pike, South 35 degrees 00 minutes West 45.10 feet to the place of beginning.

Containing 1.35 Acres of land more or less.

Being a part of the property of the petitioners herein as shown on a plat filed in the office of the zoning commissioner.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 14, 1983

Mr. Robert DeFord III
Boordy Vineyards, Inc.
12820 Long Green Pike
Hydes, Maryland 21082

Re: Petition for Special Hearing
NW/4 of Long Green Pike, 1,570' NE of
the c/l of Williams Rd.
Boordy Vineyards, Inc. - Petitioner
Case No. 83-207-SPH

Dear Sir:

This is to advise you that \$79.15 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

DATE 3/22/83 ACCOUNT R-01-615-000

AMOUNT \$79.15

RECEIVED FROM Boordy Vineyards
FOR Advertising & Posting Case #83-207-SPH

\$ 077*****793510 8238A

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman C. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-207-SPH
Boordy Vineyard, Inc.

Date February 29, 1983

There are no comprehensive planning factors requiring comment on this petition.

Norman C. Gerber
Norman C. Gerber,
Director of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Reed

PETITION FOR SPECIAL HEARING

11th Election District

ZONING: Petition for Special Hearing

LOCATION: Northwest side of Long Green Pike, 1,570 ft. Northeast of the centerline of Williams Road

DATE & TIME: Tuesday, March 22, 1983 at 9:45 A.M.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Restriction No. 1 and to the site plan in Case No. 83-207-SPH to permit the retail sale of bottles of wine produced on the premises for consumption off the premises

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Boordy Vineyards, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 22, 1983 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Boordy Vineyards, Inc.
c/o Robert DeFord III
12820 Long Green Pike
Hydes, Maryland 21082

NOTICE OF HEARING

Re: Petition for Special Hearing
NW/4 of Long Green Pike, 1,570' NE of
the centerline of Williams Road
Boordy Vineyards, Inc. - Petitioner
Case No. 83-207-SPH

TIME: 9:45 A.M.

DATE: Tuesday, March 22, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 24, 1983

Mr. Robert DeFord, III
Boordy Vineyards, Inc.
12820 Long Green Pike
Hydes, Maryland 21082

RE: Petition for Special Hearing
NW/4 of Long Green Pike, 1,570' NE of the
centerline of Williams Road - 11th Election
District
Boordy Vineyards, Inc. - Petitioner
NO. 83-207-SPH (Item No. 118)

Dear Mr. DeFord:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

John W. Hession, III
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH3/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

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

No. 112351

DATE 12/1/82 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED FROM Robert DeFord III

FOR 513 fees for Special Hearing

Item 118

\$ 077*****1090010 8103A

VALIDATION OR SIGNATURE OF CARRIER

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to amend Restriction I in the Order dated June 13, 1980, together with the site plan filed in Case No. 80-238-X, to permit the retail sale of bottles of wine produced on the premises for consumption of the premises would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of March, 1983, that to amend Restriction I in the Order dated June 13, 1980, together with the site plan filed in Case No. 80-238-X, to permit the retail sale of bottles of wine produced on the premises for consumption of the premises, in accordance with the site plan prepared by Gerhold, Cross & Utzel, revised February 17, 1982, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Retail sales shall be permitted only between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, and 10:00 a.m. and 6:00 p.m., Saturday and Sunday. No more than four tour groups may be permitted to visit this sales area each month at hours other than those listed above and shall be by appointment only.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John H. H. H.
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 10, 1983

COUNTY OFFICE BLDG.
112 N. Chesapeake Blvd.
Towson, Maryland 21204

Mr. Robert Deford, III
Boordy Vineyards
12820 Long Green Pike
Hydes, Maryland 21082

RE: Item No. 118 - Case No. 83-107-SPH
Petitioner - Boordy Vineyards, Inc.
Special Hearing Petition

Dear Mr. Deford:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property was the subject of a previous hearing (Case No. 80-238-X) which granted the right... wine making, storage and wholesale distribution within the 1.15 acres as specified on the submitted site plan. This area included the driveway, two-story stone and frame building, accessory parking area and additional land surrounding this building.

In view of your proposal to allow the retail sale of wine by amending the previous order, this hearing is now required. For further information on the comments from the Department of Permits of Licenses, you may contact Mr. Charles Burnham at 494-3977.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee
cc: Gerhold, Cross & Utzel 412 Delaware Ave. Towson, Md. 21204

NBC:bsc
Enclosures
cc: Gerhold, Cross & Utzel 412 Delaware Ave. Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 21, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #118 (1982-1983)
Property Owner: Boordy Vineyards, Inc.
N/W Long Green Pike 1570' N/E from centerline
of Williams Rd.
Acres: 1.15 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Items 180 (1979-1980) and 161 (1981-1982) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 118 (1982-1983).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:AM:FWP:iss

CU-SE Key Sheet
66 NE 25 Pos. Sheet
NE 17 G Topo
54 Tax Map

Attachments

April 14, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #180 (1979-1980)

Property Owner: Robert B. & Ann M. Deford
N/W Long Green Pike 1570' N/E Williams Rd.
Existing Zoning: RC 2
Proposed Zoning: Special Exception for winemaking,
storage, and wholesale.
Acres: 1.15 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

As indicated, the 1.15 acre site is a portion of an overall larger 218+ acre tract of land. Baltimore County highway and utility improvements are not directly involved.

Highways:

Long Green Road and Long Green Pike, existing public roads, are proposed to be improved in the future on 60-foot rights-of-way. Highway rights-of-way widenings will be required in connection with any grading or building permit applications or further development of this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #180 (1979-1980)
Property Owner: Robert B. & Ann M. Deford
Page 2
April 14, 1980

Storm Drains (Cont'd):

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Long Green Creek and tributaries thereto traverse the overall property; future drainage and utility easements and reservations will be required.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is within and proposing utilization of private onsite water supply and sewerage disposal facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and is an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W and S-11A, as amended, respectively.

Very truly yours,

Ellsworth H. Ditch, P.E.
Chief, Bureau of Engineering

END:AM:FWP:iss

cc: J. Trammor
J. Hinkley

CU-SE Key Sheet
63-67 NE 23-26 Pos. Sheets
NE 16 & 17 P & G Topo
44, 45, 53 & 54 Tax Maps

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

March 30, 1982

Re: Item #161 (1981-1982)
Property Owner: Boordy Vineyards, Inc.
N/W Long Green Pike, 1570' N/E of centerline of
Williams Road
Acres: 1.15 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 180 (1979-1980) remain valid and applicable.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 161 (1981-1982).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:AM:FWP:iss

cc: Jack Hinkley

CU-SE Key Sheet
63-67 NE 23-26 Pos. Sheets
NE 16 & 17 P & G Topo
44, 45, 53 & 54 Tax Maps

Attachment

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 118 - Zoning Advisory Committee Meeting of Dec. 24, 1982
Property Owner: Boordy Vineyards, Inc.

Location: N/W Long Green Pike District 11
Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

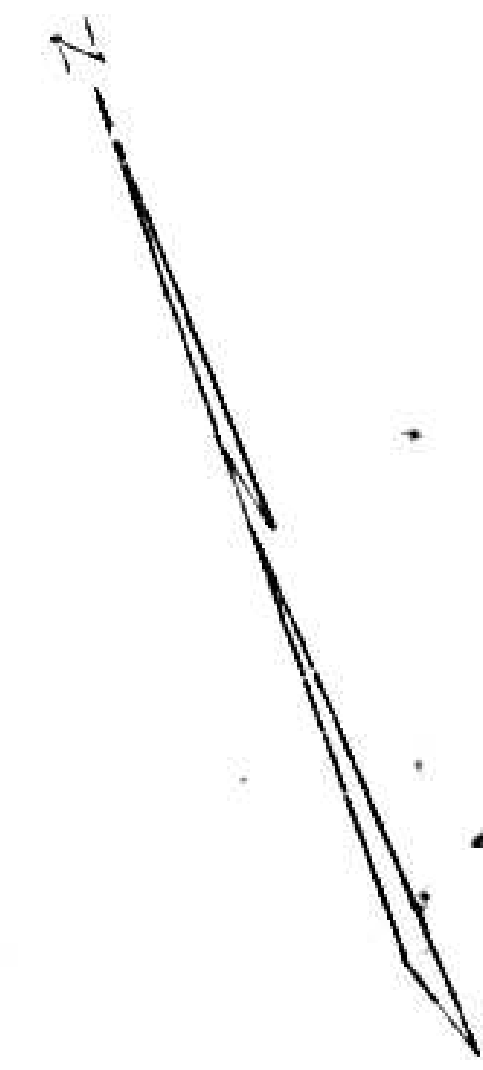
SS 20 1082 (1)

Zoning Item # 118
Page 2

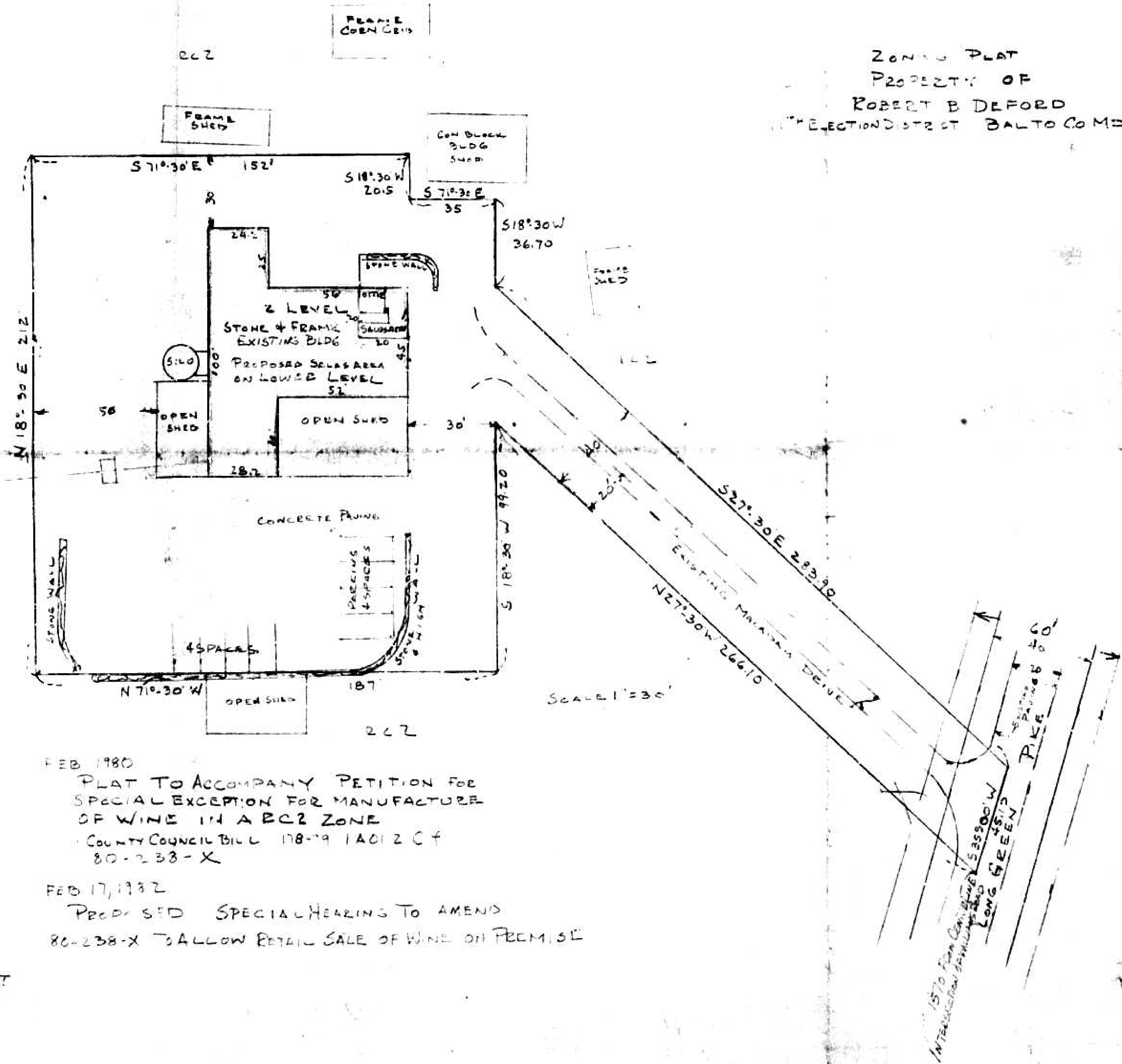
- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents moved by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
 - () The results are valid until
 - () Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water yield test
 - () shall be valid until
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- (X) Others: The winery is served by an existing drilled well and septic system, both of which appear to be functioning properly.

John J. Forrest
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



ZONING PLAT
PROPERTY OF
ROBERT B DEFORD
11TH ELECTION DISTRICT BALTO COMD



SCALE 1"=300

EXISTING ZONING RCZ
EXISTING USE FARM
AREA IN WHOLE LOT 2.0 ACRES ±
AREA IN SPECIAL EXCEPTION 1.15 ACRES ±

APPROXIMATELY 3 EMPLOYEES
HSAC PARCEL TO CONTINUE TO BE PART
OF OPERATING FARM
ALL BUILDINGS SHOWN ARE EXISTING

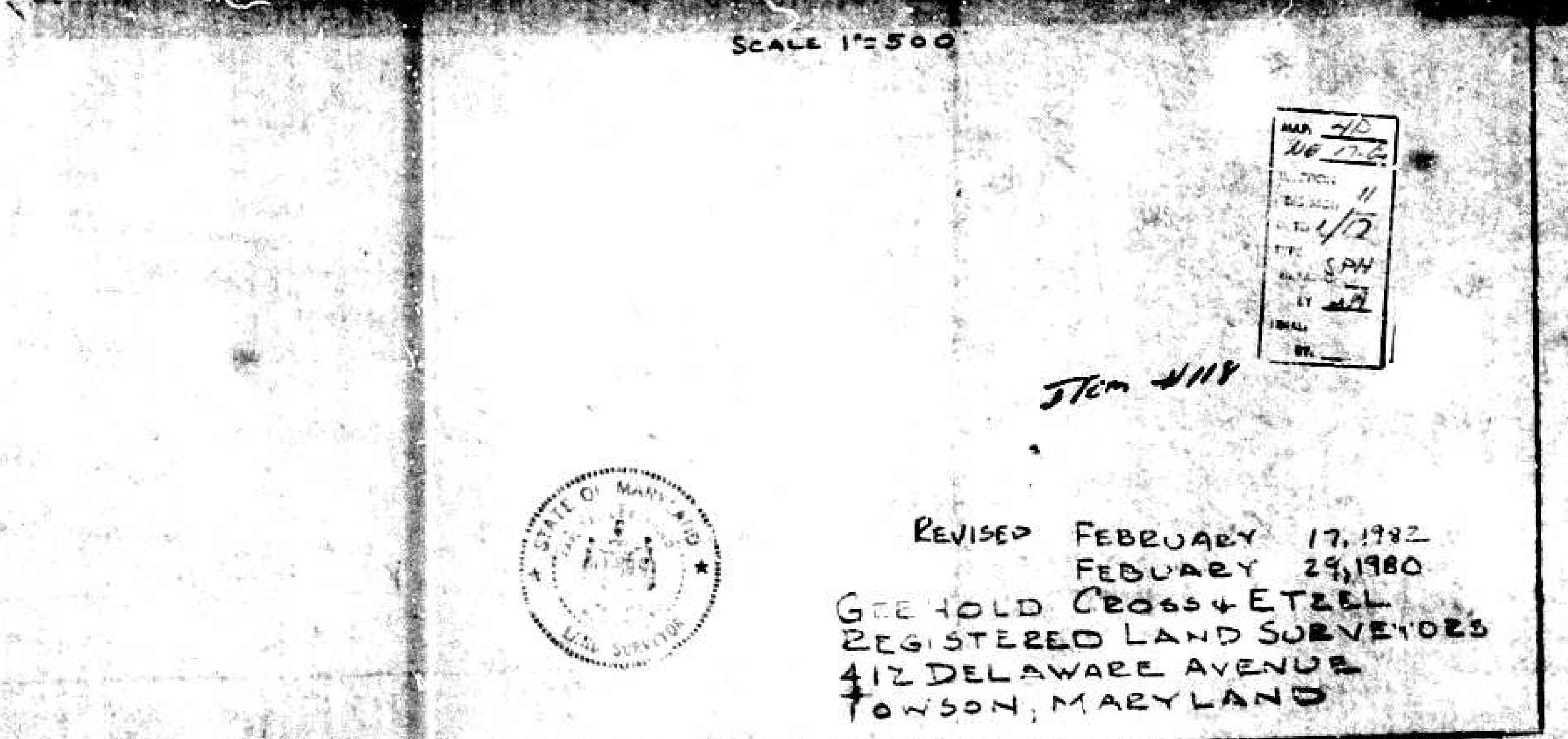
FEB 1980
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR MANUFACTURE
OF WINE IN A RCZ ZONE
COUNTY COUNCIL BILL 178-79 1A012 C f
80-238-X
FEB 17, 1982
PROPOSED SPECIAL HEARING TO AMEND
80-238-X TO ALLOW RETAIL SALE OF WINE ON PREMISE



REVISED FEBRUARY 17, 1982
FEBRUARY 29, 1980
GERHOLD CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND

Tom Hill

This is a high-contrast, black and white image of a textured surface, possibly a book cover or endpaper. The texture is dominated by a dense, dark, and irregular pattern, likely representing a marbled paper design. The image is framed by a thick black border. The overall appearance is grainy and aged, with many small white specks and fibers visible against the dark background. The pattern consists of vertical and horizontal lines, creating a grid-like structure, though the lines are not perfectly straight and vary in thickness. The lighting is uneven, with some areas appearing slightly brighter than others, highlighting the texture. The image has a vintage, historical feel, possibly from a 19th or 20th-century book.



APPROXIMATELY 3 EMPLOYEES
HISAC PLACED TO CONTINUE TO BE PART
OF OPERATING FARM
ALL BUILDINGS SHOWN ARE EXISTING

FEB 17, 1982
PROPOSED SPECIAL HEARING TO AMEND
80-238-X TO ALLOW RETAIL SALE OF WINE ON PREMISE

REVISED FEBRUARY 17, 1982
FEBRUARY 29, 1980
GEE HOLD CROSS & ET AL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND



1. Retail sales shall be permitted only between the hours of 3:00 a.m. and 3:00 p.m., Monday through Friday, and 10:00 a.m. and 6:00 p.m. Saturday and Sunday. No more than four tour groups may be permitted to visit this sales area each month at hours other than those listed above and shall be by appointment only.

REVISED FEBRUARY 17, 1982
FEBRUARY 29, 1980
GEROLD COOPER & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
FORSYTH, MARYLAND