

IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION

N/Side of Hydes Road, 2,000' E of *
Elder Road *
(5300 Hydes Road) *

11th Election District *
3rd Council District *

John Wilkerson, Trustee of the John K. *
Wilkerson Revocable Trust *

Petitioner *

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

Case No. 2009-0276-SPHX

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by John K Wilkerson, Trustee of the John K. Wilkerson Revocable Trust, legal owner, through his attorney, Lawrence E. Schmidt, Esquire. The Petitioner requests a Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a modified parking plan as provided for in Section 409.12B of the B.C.Z.R and allow parking on an unpaved surface without striping in lieu of the requirements set forth in Sections 409.8A.2 and 409.8A.6¹. In addition, special exception relief is requested pursuant to B.C.Z.R. Section 502.1 and Section 1A01.2.C.29(h) to permit a winery on the subject property, including accessory retail and wholesale distribution of wine produced on the premises, and including temporary promotional events, such as wine tasting and public gatherings associated with the winery. The subject property and requested relief are more particularly described on the site plan, which was accepted into evidence and marked as Petitioner's Exhibit 1.

¹ Section 409.8A.2 requires a durable and dustless parking surface and Section 409.8A.6 requires that all parking spaces be striped and that such striping be maintained so as to remain visible.

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Appearing at the requisite public hearing in support of the requests were John Wilkerson, property owner, and his wife Denise, James Matis, a Professional Engineer, with Matis Warfield Inc., and Petitioner's attorney, Lawrence E. Schmidt, Esquire, of Gildea & Schmidt, LLC. Also appearing in support of Petitioner's request were Roger B. Hayden, the Long Green Community Association's elected spokesman², Kevin Atticks, Executive Director of the Maryland Wineries Association, John Canoles, former President of the Long Green Valley Conservancy, and Gerald F. McCloskey, a nearby neighbor of the Petitioner. The issues presented in this case generated significant public interest, and a number of individuals from the surrounding community appeared and/or testified concerning the extent of the retail operations encompassed by this proposal, namely Deborah L. White, Thomas and Elizabeth Kelly, Paul and Deborah Weber, Michael A. Pierce, and Scott Corey, the current President of the Long Green Valley Conservancy and co-holder of the Rural Legacy Conservation Easement that pertains to the Petitioner's land.

Testimony and evidence revealed that the subject property is a triangular shaped parcel containing 42.5 acres on the north side of Hydes Road, approximately 1,000 feet west of Long Green Pike in the Hydes/Long Green Valley area of Baltimore County. The property, zoned R.C.2, is improved with a two-story dwelling, one-story barn, and a 32' x 45' run-in barn. *See* Petitioner's Exhibit 1. The property is environmentally constrained as the Long Green Creek runs through the middle of the tract with its accompanying 100-Year Floodplain and a Forest Buffer Easement as illustrated by the light blue shaded area on the site plan. *See* Petitioner's Exhibit 1. The surrounding area, also zoned mostly R.C.2, contains a dairy farm, horse training and breeding facilities, a Baltimore County maintenance center, cattle and beef farm, and Baltimore County recreation fields. Testimony revealed that Mr. and Mrs. Wilkerson reside on the property and desire to operate a small Maryland winery to be known as Dejon Vineyards.

² Mr. Hayden served as Baltimore County Executive from 1990-1994.

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The area colored in yellow on Exhibit 1 is to be set aside for the proposed special exception use area and encompasses only a small portion of the property, approximately 2.66 acres, and includes the two existing barn structures as well as a parking area. See also Aerial GIS Map, Petitioner's Exhibit 2. It is to be noted that the two-story dwelling and surrounding farm land was specifically left outside the special exception area and will not be (other than the planting of grape vines in the westerly fields) included as part of the winery operation. The dwelling is accessed via a separate driveway off of Hydes Road near the westernmost border of the Petitioner's property. See Petitioner's Exhibit 1. Ingress/egress access to the proposed winery would be via an existing 12' wide macadam drive with a 30' wide entrance off of Hydes Road.

Mr. Wilkerson stated that he wishes to maintain a winery on the subject property to include the retail and wholesale distribution of wine he produces, hold accessory promotional events to build a connection with the public by conducting wine tasting and public gatherings associated with the winery. In this regard, a variety of grapes will be grown on the property including but not limited to, Chardonnay, Cabernet Franc, Merlot, Vidal, and Chambourcin. These grape varieties were chosen after extensive research and discussions with various wine makers in the region. Mr. Wilkerson would like to emulate the renaissance of regional wines that has been enjoyed in the Long Green Valley area by the nearby Boordy Vineyards. Mr. Wilkerson testified that the winery will utilize the existing building within the special exception area and that no new buildings are proposed. The larger barn will be used for wine production and fermentation, including the housing of two 1,000 gallon tanks, whereas the smaller run-in barn will be improved with insulation, flooring, and a wall to close in the structure so that it can hold wine-tastings and events associated with the sale of wine. Mr. Wilkerson stated that he and his family would be the main workers of the winery and vineyard and would likely only hire

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additional workers seasonally in order to assist with the harvesting of the grapes from September through November. Mr. Wilkerson further stated that there would be parking sufficient for 105 vehicles on a grass lot bordered by a fence separating it from the creek, floodplain, and forest buffer areas. However, because the winery would operate mainly during the daylight hours of 10 AM to 6 PM., Mr. Wilkerson does not plan to install lighting in the parking lot. Moreover, Mr. Wilkerson plans to keep the winery open seven (7) days a week so that people may visit the winery, experience the wine making process, and taste and purchase bottles of wine. No bathrooms will be built; rather portable toilets will be available for visitors to the winery. Thus, no changes or modifications will need to be made to the existing septic system and wells to accommodate the winery. Mr. Wilkerson also said that events associated with the winery would be hosted on site mostly during the summer but also occasionally throughout the year. These events will normally consist of 50 to 100 people, but never more than 210. Mr. Wilkerson envisions that the winery will remain a rather small operation, producing approximately 1,000 cases of wine this year and 5,000 cases in five years. This wine will be sold both retail (90%) from the winery itself and also wholesale (10%) to restaurants and package stores. Bottling will occur on-site, as a custom truck, a mobile bottler, will come to the site a couple days at a time once or twice a year and will remove the fermented wine from the tanks and bottle the wine next to the storage barn. Parking for the winery will be on an unpaved, un-striped, grass area containing sufficient parking for 105 vehicles. The parking lot is bordered by a fence that separates the parking area from Long Green Creek, forest buffer easement, and 100-year floodplain. *See* Petitioner's Photographic Exhibits.

Mr. Matis, accepted as an expert in the field of civil engineering and zoning, testified that he was retained by the Petitioner to prepare the site plan, review the deed and zoning on the

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property, conduct a site visit, and prepare aerial overlay photographic exhibits (Petitioner's Exhibits 2 and 3). He opined that a winery as an agricultural support use at this location is consistent with the Master Plan priority to retain and support agriculture as an important industry in the County. The proposed use will also protect and maintain the rural character of the Long Green Valley area and is in the spirit and intent of the R.C.2 zoning classification. Mr. Matis testified that in his expert opinion, the request for special exception would meet each of the criteria set forth in Section 502.1 of the B.C.Z.R. Moreover, it was indicated that no adverse conditions would be created by the proposed winery. For example, the winery would not be detrimental to the health, safety or general welfare of the Long Green Valley area, Hydes Road has sufficient capacity to handle the minimal traffic that would be added, and no additional hazards, overcrowding, or interference with adequate light and air would be created because of the small size of the special exception area in relation to the entire property (2.66 acres to 42.5 acres) and that no new improvements are proposed. Further, the proposed winery would not interfere with adequate provisions for schools, parks, water, sewerage, etc. because no new students would be generated, no public sewage facilities would be used, and the current well yield of 10 g./minute was sufficient to accommodate the winery. It was also noted that water is used only in wine production to clean the grapes and other materials associated with wine making and that such water would be recycled and used to irrigate the vineyard. Mr. Matis also indicated that growing grapes is compatible with the R.C.2 spirit and intent of preserving agriculture in this zone.

In regards to the driveway and parking area, Mr. Matis testified that the driveway is suitable for use as is and that the proposed parking lot would not change the character of the land. Since the parking area would not be paved or striped, there would be no added impervious

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surfaces. Further, a fence separates the parking from the forest buffer area and creek to protect it from parking. Additionally, the driveway width of 30' at the throat with Hydes Road and with distances of over 400' to the east and 400' to the west, is more than adequate for effective ingress/egress from the subject property. See Petitioner's Exhibits 4 A through M. Mr. Matis also indicated that improving the driveway and parking lot with paving and other materials would change the agricultural character of the area and would require the addition of significant impervious surfaces.

Kevin Atticks, Executive Director of the Maryland Wineries Association, testified regarding the general impact of wineries on their surrounding areas. He stated that in his opinion, the subject property was an appropriate locale for a winery to exist. Further, that in his experience, including participation in the licensing of twenty (20) local wineries, wineries are a relatively light use of agricultural land because they are a long-term sustainable crop that does not require large tools or intrusive vehicles for maintenance. He stated that as a result of no additional buildings being added and the intended small scale and scope of the winery, its impact on the land and surrounding area would be minimal. It was also noted that a winery supports and advances the agricultural nature of the Long Green Valley area and promotes agritourism.

Mr. Hayden testified that the Long Green Valley Community Association was in favor of the winery. He further opined that the winery was an extension of the process to retain the agricultural character of the Long Green Valley while making the land economically viable. He further believes that traffic will not be impeded by granting the special exception.

Mr. Canoles, an environmental expert and consultant to the project, testified that the winery would have no detrimental impact on the surrounding land and actually supports the environmental character of the area. He further indicated that paving the parking lot would

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waste the property by creating significant impervious surface area and that minimizing construction promotes effective environmental conservancy.

Mr. McCloskey, a nearby neighbor at 5613 Hydes Road, testified in support of the winery. He stated that the winery would likely add only "minor blips" in traffic but that because of the rural nature of the area, residents were used to dairy trucks, tractors, and other agricultural vehicles temporarily slowing down traffic. He indicated that because Hydes Road is a major thoroughfare for commercial agricultural traffic, any use added by the winery would be consistent with the current nature of the road.

It is also noted that representatives of the Baltimore County and Long Green Valley Conservancy, as co-holders of the Rural Legacy Conservation Easement, approved the proposed winery as consistent with the limitations of the conservation easement. The Conservancy conditioned their approval by permitting a total production limit of 1,500 gallons of wine per planted acre of grapes per year. *See* Petitioner's Exhibit 5. The Petitioner assured the Hearing Officer that he would operate well within this limit.

Although many citizens were in attendance, only Mrs. Deborah White (5319 Hydes Road) expressed reservations regarding the winery. Mrs. White stated that she was not necessarily against the granting of the special exception for the winery, but indicated that her concerns surrounded the amount of people that would attend events at the winery and the noise associated with those events. Further, she was concerned about the effects that the cultivation and maintenance of the grape vines would have on the dairy farm her family runs³. Mr. Wilkerson and Mr. Schmidt assured Mrs. White that the limited space provided for in the special exception would serve as a de facto monitor of the number of people attended events. Additionally, because the winery would operate mostly during the daytime hours, after-hours

³ Mrs. White's family owns and runs Whitelyn Dairy Farm adjacent to the proposed winery.

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music would be practically non-existent. Furthermore, the lack of a kitchen or permanent restrooms in the winery would practically preclude extremely large gatherings like weddings from occurring. Mr. Schmidt and Mr. Atticks also noted that there is far less spraying of chemicals involved with the maintenance of a winery than a dairy farm.

No other Protestants testified in opposition to the Petitioner's request for Special Exception or Special Hearing.

The Department of Environmental Protection and Resource Management (DEPRM) indicated that the 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) and the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).⁴ Further, quarterly monitoring of the water supply may be required. All additional comments from DEPRM have been complied with. Moreover, all concerns of the Division of Traffic Engineering have been addressed. There is no other Zoning Advisory Committee (ZAC) comments or objections to the request for Special Exception or Special Hearing.

I have considered all of the testimony and evidence presented by Petitioner as well as the concerns of the citizens in attendance. I do not take lightly the concerns raised by the neighbors in attendance that live in the surrounding area and gave up their time to appear before me. Based upon the testimony and evidence offered, I am persuaded to grant the special exception relief requested. Special exception uses are regulated in the B.C.Z.R. under Section 502.1. In my judgment, the proposed use will not be detrimental to the health, safety, or general welfare of the surrounding locale and satisfies the requirements of Section 502.1 of the regulations. Moreover,

⁴ Forest Conservation and Protection of Water Resources regulations are relevant if the Petitioner "develops" the property. The undisputed facts disclose that there is no *subdividing, building, or otherwise "developing" taking place* on the subject property.

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Date 6-30-09
By [Signature]

there are no "facts or circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." *See Schultz v. Pritts*, 291 Md. 1, 15 (1981); *See also People's Counsel for Baltimore County, et al v. Loyola College in Maryland*, 406 Md. 54, 956 A2d 166 (2008). Moreover, the winery should be a welcomed addition to the community and compatible with the spirit and intent of the rural-resource conservation zone regulations and will preserve and promote productive agricultural uses. Again, for the aforementioned evidence and testimony, I am persuaded to approve a modified parking plan as provided for in Section 409.12B of the B.C.Z.R and allow parking on an unpaved surface without striping in lieu of the requirements set forth in Sections 409.8A.2 and 409.8A.6. Therefore, I find that the requested relief is appropriate and should, therefore, be granted.

Pursuant to the advertisement, posting of the property and public hearing on these petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June 2009, that the Petition for Special Exception to permit a winery on the subject property, including retail and wholesale distribution of wine produced on the premises, and including temporary promotional events, such as wine tasting and public gatherings associated with the winery pursuant to Baltimore County Zoning Regulations (B.C.Z.R.) Sections 502.1 and 1A01.2.C.29(h), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a modified

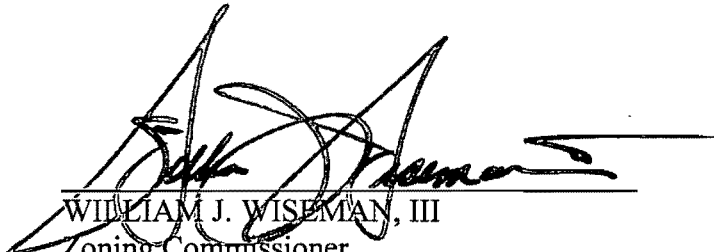
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By [Signature]

parking plan as provided for in Section 409.12B of the B.C.Z.R and to allow parking on an unpaved surface without striping in lieu of the requirements set forth in B.C.Z.R. Sections 409.8A.2 and 409.8A.6, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for any necessary permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Compliance with the Regulation for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code) and the Forest Conservation Regulations, *if applicable*, (Sections 33-6-101 through 33-6-122 of the Baltimore County Code) as well as quarterly monitoring of the water supply, if deemed appropriate, in accordance with comments submitted by DEPRM.
3. Only one (1) freestanding sign shall be permitted along the driveway to advertise the winery, and no large temporary signs advertising events should be allowed on the property.
4. The parking lot and layout is restricted to the 105 vehicle spaces shown on the site plan. There is to be no parking outside of this designated parking area.
5. On-site promotional events are to be attendant to and related to the sale and production of wine and shall be limited in number to a maximum of 210 people per event.
6. The playing of music is limited to daylight hours only and all events must end by 11:00 PM.
7. Dejon Winery must operate in compliance with the requirements of the Rural Legacy Conservation Easement (Liber 16837, Folio 448).

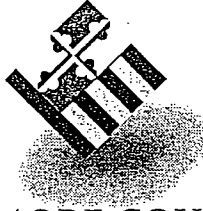
ORDER PREPARED FOR FILING
Date 1-30-09
By 1537

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the
Baltimore County Code.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW/esl

APPROPRIATE FOR FILING
Date 6-30-09
By WJW



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 30, 2009

WILLIAM J. WISEMAN III
Zoning Commissioner

Lawrence E. Schmidt, Esquire
Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION

N/Side of Hydes Road, 2,000' E of Elder Road

(5300 Hydes Road)

11th Election District - 3rd Council District

John Wilkerson, Trustee of the John K. Wilkerson Revocable Trust – *Petitioner*

Case No. 2009-0276-SPHX

Dear Mr. Schmidt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

- c: John and Denise Wilkerson, Dejon Vineyards, P.O. Box 38, Hydes, MD 21082
James Matis, P.E., Matis Warfield Inc., 10540 York Road, Suite M, Hunt Valley, MD 21030
Roger B. Hayden, 13325 Fork Road, Baldwin, MD 21013
Kevin Atticks, Exec. Dir., Maryland Wineries Association, 22 West Padonia Road, C-236,
Timonium, MD 21093
John Canoles, P.O. Box 5006, Glen Arm, MD 21057
Gerald F. McCloskey, 5613 Hydes Road, Hydes, MD 21082
Deborah L. White, 5319 Hydes Road, Hydes, MD 21082
Thomas and Elizabeth Kelly, 13330 Long Green Pike, Hydes, MD 21082
Paul & Deborah Weber, 4825 Hydes Road, Hydes, MD 21082
Scott Corey, 12657 Long Green Pike, Hydes, MD 21082
Michael A. Pierce, 7448 Bradshaw Road, Kingsville, MD 21087
Nancy Jones, P.O. Box 5472, Towson, MD 21285
People's Counsel; DPR: Office of Planning; DEPRM; Traffic Engineering, DPW; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5300 Hydes 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

1. To permit a modified plan for parking pursuant to BCZR Section 500.7 and 409.12B.
2. To allow parking on an unpaved surface without striping; and
3. To allow the parking and driveway layout and dimensions as provided on site plan.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Lawrence E. Schmidt

Name - Type or Print

Signature

Gildea & Schmidt, LLC

Company

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

John K. Wilkerson, Trustee of the John K. Wilkerson Revocable Trust

Name - Type or Print

Signature

Name - Type or Print

Signature

PO Box 38

443-253-9802

Address

Telephone No.

Hydes

MD

21082-0038

State

Zip Code

Representative to be Contacted:

Lawrence E. Schmidt

Name

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

2 HRS

UNAVAILABLE FOR HEARING

Case No. 2009 0276 SPHX

Reviewed By JL

Date

4/16/09

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Date 6-30-09

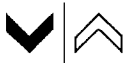
By [Signature]

Description to Accompany Zoning Petition
5300 Hydes Road
Election District 11 Baltimore County, MD

Revised April 15, 2009

Special Exception - Special Hearing Area

Beginning for the same at a point on the north side of Hydes Road, said point distant S 62° E 2,000 feet more or less from the point of intersection of the centerlines of Hydes Road and Elder Road, thence leaving said Hydes Road and running thence the 17 following courses viz:

- 
1. N 07°23'35" E 81.99 feet, thence
 2. N 00°17'55" E 43.81 feet, thence
 3. N 22°52'52" W 111.58 feet, thence
 4. N 31°10'18" W 306.77 feet, thence
 5. N 16°58'56" W 91.03 feet, thence
 6. N 37°21'15" W 129.73 feet, thence
 7. N 52°38'45" E 85.00 feet, thence
 8. N 27°05'07" W 264.79 feet, thence
 9. N 62°54'53" E 234.99 feet, thence
 10. S 37°33'00" E 54.56 feet, thence
 11. S 22°32'53" E 65.48 feet, thence
 12. S 07°32'50" E 245.31 feet, thence
 13. S 26°39'01" W 252.89 feet, thence
 14. S 31°10'18" E 304.29 feet, thence
 15. S 22°52'52" E 119.91 feet, thence
 16. S 00°17'55" W 51.82 feet, thence
 17. S 07°23'35" W 85.45 feet to the north side of Hydes Road, running thence and binding along the north side of Hydes Road, by a curve to the right having a radius of 1175.00 for a distance of 30.04 feet to the place of beginning. Containing 2.66 acres more or less.

Overall Property Area

Beginning for the same at a point in the center of Hydes Road, said point distant S 59° E 1,200 feet more or less from the point of intersection of the centerlines of Hydes Road and Elder Road, thence leaving said Hydes Road and running thence the 7 following courses viz:

1. N 16°09'38" E 1225.98 feet, thence
2. by a curve to the right having a radius of 1400.50 feet for a distance of 664.86 feet, thence
3. N 43°21'38" E 318.38 feet, thence

Zoning Description
5300 Hydes Road
Page -2-

4. S 46°38'22" E 60.00 feet, thence
5. S 12°15'22" E 1977.26 feet, thence
6. S 77°36'16" W 66.00 feet, thence
7. S 11°08'22" E 326.00 feet, to the center of Hydes Road, thence binding along the center of Hydes Road
8. S 71°11'38" W 1.71 feet, thence leaving said center of Hydes Road and running thence
9. N 18°24'19" W 25.00 feet, to the north side of Hydes Road, running thence and binding along the north side of Hydes Road the five following courses viz:
10. by a curve to the right having a radius of 1175.00 feet for a distance of 304.10 feet, thence
11. N 03°34'35" W 10.00 feet, thence
12. by a curve to the right having a radius of 1165.00 feet for a distance of 55.00 feet, thence
13. S 00°52'17" E 10.00 feet, thence
14. by a curve to the right having a radius of 1175.00 feet for a distance of 673.66 feet, thence leaving said north side of Hydes Road and running thence
15. S 31°58'41" W 25.02 feet, to the center of Hydes Road, running thence and binding along the center of Hydes Road
16. N 58°10'12" W 391.50 feet to the place of beginning. Containing 41.93 acres more or less.

This description is intended for zoning purposes only and is not for use in conveyance of land



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: # 2009-0276-SPHX

5300 Hydes Road

N/side of Hydes Road, 2,000 feet east of Elder Road

11th Election District — 3rd Councilmanic District

Legal Owner(s): John Wilkerson, Trustee of the John K. Wilkerson Revocable Trust

Special Hearing: to permit a modified plan for parking; to allow parking on an unpaved surface without striping and to allow the parking and driveway layout and dimensions as provided on site plan. **Special Exception:** to approve a winery in an RC-2 zone.

Hearing: Wednesday, June 24, 2009 at 9:00 a.m. Room 104, Jefferson Building, 105 West Chesapeake 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) 887-4386.

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

JT 6/762 June 9

203278

CERTIFICATE OF PUBLICATION

6/11, 2009

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 6/9, 2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkerson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0276-SPHX

Petitioner/Developer: _____

John Wilkerson, Trustee of the John K. Wilkerson Revocable Trust

Date of Hearing/Closing June 24, 2009

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

Attn: Kristin Matthews,

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, _____
5300 Hydes Road, N/Side of Hydes Road 2,000 feet east of Elder Road

The sign(s) were posted on _____ June 9, 2009
(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

June 11, 2009
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip-Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2009-0276-SPHX

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 104, JEFFERSON BUILDING
PLACE 105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME WEDNESDAY, JUNE 24, 2009 AT 9:00 AM

REQUEST SPECIAL HEARING TO PERMIT A MODIFIED PLAN FOR
PARKING TO ALLOW PARKING ON A UNPAVED SURFACE WITHOUT
STRIPING AND TO ALLOW THE PARKING AND DRIVEWAY LAYOUT
AND DIMENSIONS AS PROVIDED ON SITE PLAN. SPECIAL
EXCEPTION TO APPROVE A VARIATION IN AN RC-2 ZONE.

POSTPONENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 337-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 39266
 Date: 4/16/09

PAID RECEIPT

BUSINESS ACTUAL TIME MON
 4/20/2009 4/16/2009 14:22:57
 NOOL MALKIN JRIC JAB
 RECEIPT # 41477 4/16/2009 DPLH
 5 528 ZONING VERIFICATION
 NO. 039266
 Recpt Tot \$705.00
 \$705.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				705.00

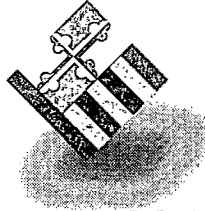
Total 705.00

Rec From: Gilbert + Schmidt
 For: 2009 0276 SPH X 5300 HYNES RD

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 3, 2009
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

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: 2009-0276-SPHX

5300 Hydes Road

N/side of Hydes Road, 2,000 feet east of Elder Road

11th Election District – 3rd Councilmanic District

Legal Owners: John Wilkerson, Trustee of the John K. Wilkerson Revocable Trust

Special Hearing to permit a modified plan for parking; to allow parking on an unpaved surface without striping and to allow the parking and driveway layout and dimensions as provided on site plan. Special Exception to approve a winery in an RC-2 zone.

Hearing: Wednesday, June 24, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Lawrence Schmidt, 600 Washington Ave., Ste. 600, Towson 21204
John Wilkerson, P.O. Box 38, Hydes 21082

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 9, 2009.**
- (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, June 9, 2009 Issue - Jeffersonian

Please forward billing to:
Gildea & Schmidt
600 Washington Avenue, Ste 200
Towson, MD 21204

410-821-0070

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: 2009-0276-SPHX

5300 Hydes Road

N/side of Hydes Road, 2,000 feet east of Elder Road

11th Election District – 3rd Councilmanic District

Legal Owners: John Wilkerson, Trustee of the John K. Wilkerson Revocable Trust

Special Hearing to permit a modified plan for parking; to allow parking on an unpaved surface without striping and to allow the parking and driveway layout and dimensions as provided on site plan. Special Exception to approve a winery in an RC-2 zone.

Hearing: Wednesday, June 24, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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.

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: 2009-0276 - SPHX

Petitioner: John H. Wilkerson

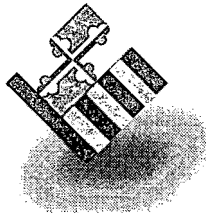
Address or Location: 5300 Hydes Rd

PLEASE FORWARD ADVERTISING BILL TO

Name: Gildea & Schmid

Address: 600 Washington Ave, Suite 209
Towson MD 21204

Telephone Number: 410 821-0070



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

June 18, 2009

Lawrence E. Schmidt
OGildea & Schmidt, LLC
600 Washington Ave.
Towson, MD 21204

Dear: Lawrence E. Schmidt

RE: Case Number 2009-0276-SPHX, 5300 Hydes Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 2009. 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
John K. Wilkerson: John K. Wilkerson Revocable Trust; P.O. Box 38; Hydes, MD 21082

BW 6/24
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 26, 2009

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

RECEIVED

SUBJECT: 5300 Hydes Road

JUN 24 2009

INFORMATION:

ZONING COMMISSIONER

Item Number: 9-276

Petitioner: John K. Wilkerson

Zoning: RC 2

Requested Action: Special Exception and Special Hearing

The petitioner requests a special exception from Section 500.5 and 1A01.2C.29.h of the BCZR to approve a winery in an RC 2 zone. The petitioner also requests a special hearing from Section 500.7 and 409.12B of the BCZR to permit a modified parking plan, to allow parking on an unpaved surface without striping and to allow the parking and driveway layout and dimensions as provided on the site plan.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the requested special exception and special hearing, provided the following conditions are met:

1. Only one small freestanding sign shall be permitted along the driveway to advertise the winery, and no large temporary signs advertising events should be allowed on the property.
2. The parking lot and layout is restricted to what is shown on the site plan and no permanent parking lot is created.
3. A maximum limit of 250 people per event.
4. The number of portable restrooms is limited to only what is needed to accommodate a maximum of 250 people.
5. On site events should have to do with the sale and or production of wine, such as wine tasting etc... The Zoning Commissioner, based on evidence and testimony from the petitioner and the community should determine other permitted events and those that are prohibited.
6. All events must end by 11:00 p.m.

7. The number of events should be limited to two times per week.

If the above conditions are met then this special exception and special hearing does not appear to be detrimental to the health, safety, or general welfare of surrounding neighbors or the community as a whole.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:

Division Chief:
AFK/LL: CM

Jessie W. Bialek for Curtis Murray
Deputy

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 4, 2009
Item Nos. 2009-273, 274, 276, 277,
278, 279, 280 and 282

DATE: June 10, 2009

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

DAK:CEN:cab
cc: File
ZAC-05042009 -NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 4, 2009

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 4, 2009
Item Nos. 2008-189, 2009-273, 274,
276, 277, 278, 279, 280 and 282

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

DAK:CEN:cab
cc: File
ZAC-05042009 -NO COMMENTS



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

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: April 30, 2009

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

RE: Baltimore County
Item No 2009-0276-SPHX
5300 HYDES ROAD
JOHN K. WILKESSON REVOCABLE
TRUST
SPECIAL EXCEPTION
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. 2009-0276-SPHX

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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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.marylandroads.com



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 11 2009

ZONING COMMISSIONER



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 11, 2009

SUBJECT: Zoning Item # 09-276-SPHX
Address 5300 Hydes Road
(Wilkerson Property)

Zoning Advisory Committee Meeting of April 27, 2009

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).
-Regina Esslinger; Environmental Impact Review

Additional Comments:

Prior to the approval of the winery, a usage letter must be submitted, detailing the hours of operation, number of employees, sewage disposal method for the winery waste, etc. The location of the existing well, septic system and septic reserve area must be shown on the plan. An inspection of the septic system is required. Soil evaluations may be required. This facility may be designated as a transient non-community water supply, which requires quarterly monitoring. Contact GWM, (410) 887-2762, for more information. – S. Farinetti; Groundwater Management

This property is subject to a Baltimore County Rural Legacy Easement that is coheld by the Long Green Valley Conservancy, Inc. The landowner must comply with the restrictions of the Deed of Conservation Easement. The County and the Long Green Valley Conservancy, Inc. have issued a decision to Mr. Wilkerson on compliance with the Deed of Conservation Easement (Liber 16837 Folio 448). A copy of that decision is attached. The applicant must also obtain all other approvals including the Special Exception. Revised June 11, 2009. – Wally Lippincott, Jr.; Agricultural Preservation

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND SPECIAL EXCEPTION		
5300 Hydes Road; N/S Hydes Road,	*	ZONING COMMISSIONER
2,000' E of Elder Road		
11 th Election & 3 rd Councilmanic Districts	*	FOR
Legal Owner(s): John K. Wilkerson		
Revocable Trust	*	BALTIMORE COUNTY
Petitioner(s)		
	*	09-276-SPHX

* * * * *

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/ documentation filed in the case.

RECEIVED

MAY 05 2009

.....

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 5th day of May, 2009, a copy of the foregoing Entry of Appearance was mailed to Lawrence E. Schmidt, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

May 19, 2009

RECEIVED

MAY 20 2009

HAND DELIVERED

William J. Wiseman, III, Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

ZONING COMMISSIONER

Re: PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION
John Wilkerson, Trustee for John Wilkerson Revocable Trust – Legal Owners
5300 Hydes Road
Case No: 09-276-SPHX

Dear Mr. Wiseman,

We asked Stephen E. Weber, Chief of Traffic Engineering, to review the petition and site plan in this case for any traffic/parking issues. As a result, he sent the enclosed e-mail dated May 15, 2009, which is self-explanatory. As is our custom, we forward it to you for consideration. No hearing date has been scheduled yet.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Peter Max Zimmerman".

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw

cc: Lawrence E. Schmidt, Esquire
Stephen E. Weber, Division of Traffic Engineering

From: "Carol Trela" <carol@trela.com>
To: dwiley@baltimorecountymd.gov; carol@trela.com
Date: 7/1/2009 7:28 AM
Subject: Re: Case No. 2009-0276-SPH - John Wilkerson

Thank you for your prompt response. The address is: Carol Trela, Secretary, Long Green Valley Association, PO Box 91, Baldwin, Md. 21013.

Carol Trela

-----Original message-----

From: "Debra Wiley" dwiley@baltimorecountymd.gov
Date: Mon, 29 Jun 2009 11:26:07 -0400
To: carol@trela.com
Subject: Case No. 2009-0276-SPH - John Wilkerson

> Good Morning,

>

> Commissioner Wiseman asked that I contact you on his behalf regarding your June 25th email to him regarding your request for a copy of his ruling, once completed, in the above-referenced case. Please let me know if you want the electronic version (keep in mind that this will not be dated or signed) or a signed and dated copy to be mailed. If the latter, please provide me with your mailing address.

>

> Thanking you in advance and have a great day.

>

> Debbie Wiley

> Legal Administrative Secretary

> Office of the Zoning Commissioner

> 105 West Chesapeake Avenue, Suite 103

> Towson, Md. 21204

> 410-887-3868

> 410-887-3468 (fax)

> dwiley@baltimorecountymd.gov

>

>

>

>

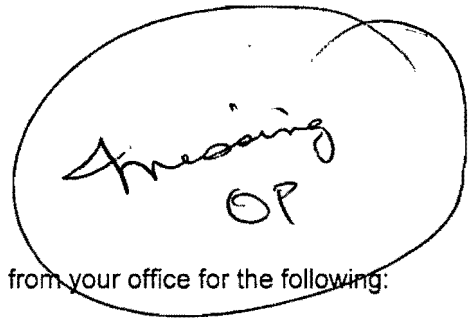
>

Carol Trela, Secretary
Long Green Valley Association

Forwarded

7-1-09 copy to
Ms. Trela

From: Debra Wiley
To: Murray, Curtis
Date: 6/22/2009 9:46 AM
Subject: OP Comments Needed for Bill



Good Morning Curtis,

In reviewing this week's files for Bill, it appears we need comments from your office for the following:

CASE NUMBER: 2009-0284--SPHA

Pulaski Hwy

Location: SE side of Pulaski Highway; 220 feet NE of the c/l of Middle River Road.

15th Election District, 6th Councilmanic District

Legal Owner: Michael and Linda Rosier

SPECIAL HEARING To permit the continued non-conforming use of operating a bar and restaurant on premises as has been done continuously since prior to July 1965.

VARIANCE 2) To permit a existing building with front setback of 28 feet in lieu of the required 75 feet; 2) To permit an open porch projection of 16 feet in lieu of the maximum allowed 56.25 feet.

Hearing: **Tuesday, 06/23/09 at 9:00:00 AM** Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

CASE NUMBER: 2009-0276--SPHX

5300 Hydes Road

Location: N side of Hydes Road; 2,000 feet E of Elder Road.

11th Election District, 3rd Councilmanic District

Legal Owner: John K. Wilkerson Revocable Trust

SPECIAL HEARING 1) To permit a modified plan for parking; 2) To allow parking on an unpaved surface without striping; and 3) To allow the parking and driveway layout and dimensions as provided on site plan.
SPECIAL EXCEPTION To approve a Winery in an RC-2 zone.

Hearing: **Wednesday, 06/24/09 at 9:00:00 AM** Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

Thanks and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CC: Are, Kathy

From: Stephen Weber
To: People's Counsel
CC: Dennis Kennedy
Date: 5/15/2009 5:40 PM
Subject: Case No. 9-276-SPHX, 5300 Hydes Rd

Dear Mr. Zimmerman:

In reviewing this proposal we do not have any significant concerns from a traffic standpoint. Hydes Rd can accommodate the traffic demands that would be generated by a winery with special events limited to 105 vehicles. While the parking layout is shown on a grass area, in reality such a layout would more likely be a suggestion than where the cars would actually be parked. The layout is more likely intended to show that the property is physically capable of accommodating 105 parking spaces. To insure that the level of activity on the site is constrained to the proposal, it would probably be best if any Order would state that no more than 105 vehicles may be parked on the property at any one time and that the petitioner(s) is not allowed to have vehicles being parked on neighboring properties whose occupants would be coming over to the petitioner's winery/property.

The one concern I do have is with an apparent scarcity of permanent parking spaces. The proposal is that this winery would be open for retail distribution, and I'm assuming that it would have some employees, and we also don't know if they might also be looking at the possibility of providing tours of the winery some day in the future. It does not appear that there is adequate permanent parking for employees, staff, and customers of a retail winery. I am also unaware of the parking calculations for this use, but the petitioner should be providing parking on a stabilized surface for that level of parking that would be considered normal business. Parking for special events in the grass is fine, but parking for day-to-day operations shouldn't be in the grass.

Should you have any questions or wish to discuss the matter further, please feel free to give me a call.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554

CASE NAME Willkerson
CASE NUMBER 09-276.SPHX
DATE 6/24/09

[illegible]

CASE NAME Whiterson
CASE NUMBER 2009-0276 SPK
DATE 6-24-09

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
 Real Property Data Search (2007 vw4.3)

[Go Back](#)
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[New Search](#)

Account Identifier: District - 11 Account Number 1118010575 (1063)

Owner Information

Owner Name: WILKERSON JOHN K, TRUSTEE **Use:** AGRICULTURAL
Mailing Address: PO BOX 38 **Principal Residence:** NO
 HYDES MD 21082-0038 **Deed Reference:** 1) /17829/ 717
 2)

Location & Structure Information

Premises Address **Legal Description**
 5300 HYDES RD 25.448 AC NES HYDES
 HYDES 21082-9710 1600 SE ELDER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
44	24	176						3	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		25.44 AC	05

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2008	07/01/2009	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	9,540	9,540			
Improvements:	0	0			
Total:	9,540	9,540	9,540	9,540	
Preferential Land:	9,540	9,540	9,540	9,540	

Transfer Information

Seller: WILKERSON JOHN K	Date: 04/10/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17829/ 717	Deed2:
Seller: SHAPIRO RICHARD P	Date: 11/20/1995	Price: \$590,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /11311/ 236	Deed2:
Seller: SHAPIRO RICHARD P	Date: 05/10/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10519/ 565	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

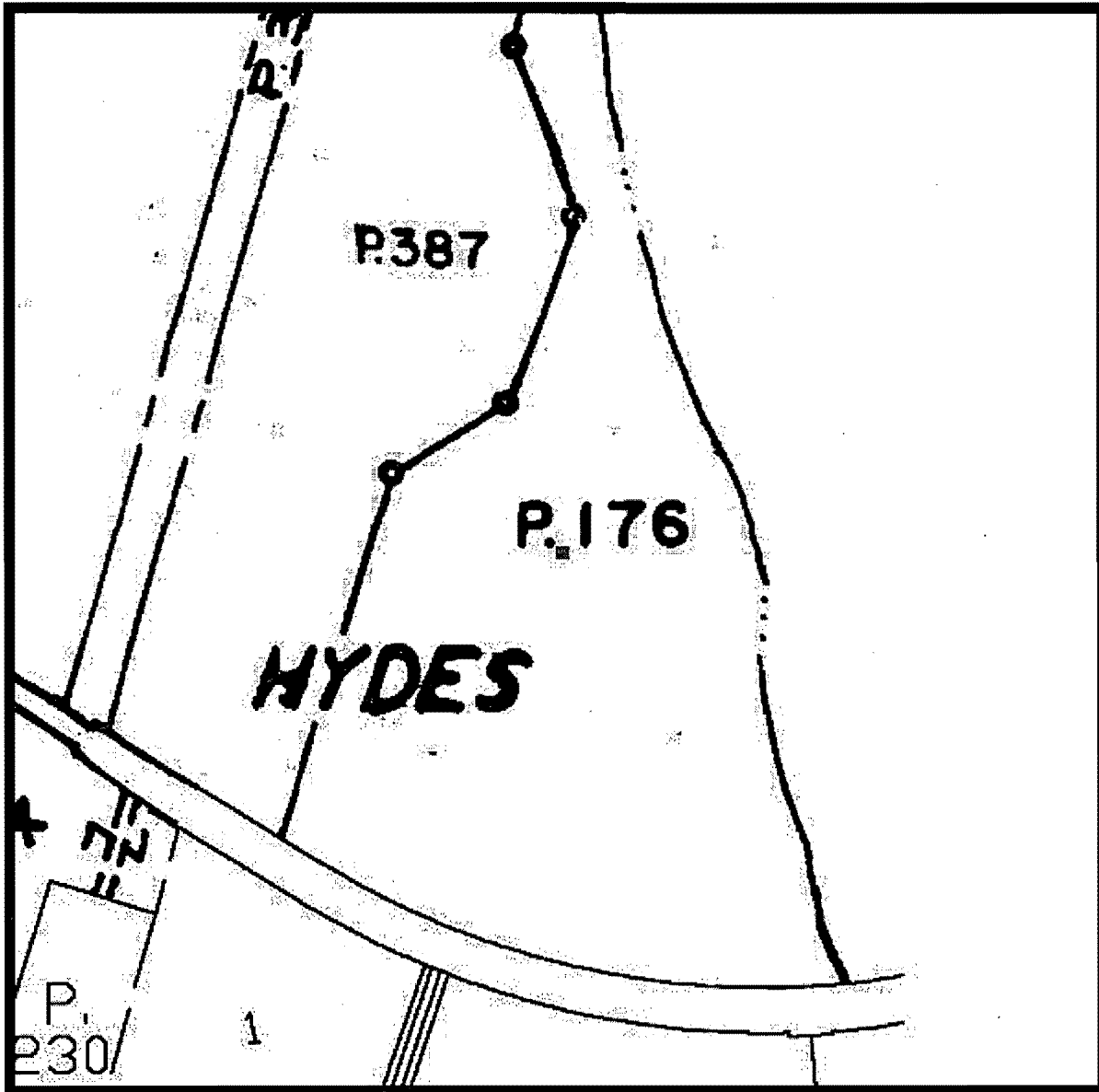
Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

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District - 11 Account Number - 1118010575



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For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
 Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 Account Number ~~1123054351~~ (263)

Owner Information

Owner Name: WILKERSON JOHN K, TRUSTEE Use: AGRICULTURAL
 Principal Residence: NO
 Mailing Address: PO BOX 38 Deed Reference: 1) /17829/ 717
 HYDES MD 21082-0038 2)

Location & Structure Information

Premises Address: HYDES RD
 HYDES 21082-9710
 Legal Description: 3.3 AC
 NES HYDES RD
 3960 NW OF LONG GREEN PI

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
44	24	344						3	Plat Ref:

Special Tax Areas: Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		3.30 AC	33

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	1,230	1,230			
Improvements:	0	0			
Total:	1,230	1,230	1,230	1,230	
Preferential Land:	1,230	1,230	1,230	1,230	

Transfer Information

Seller: WILKERSON JOHN K	Date: 04/10/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17829/ 717	Deed2:
Seller: SHAPIRO RICHARD P	Date: 11/20/1995	Price: \$590,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /11311/ 236	Deed2:
Seller: SHAPIRO RICHARD P	Date: 05/10/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10519/ 565	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

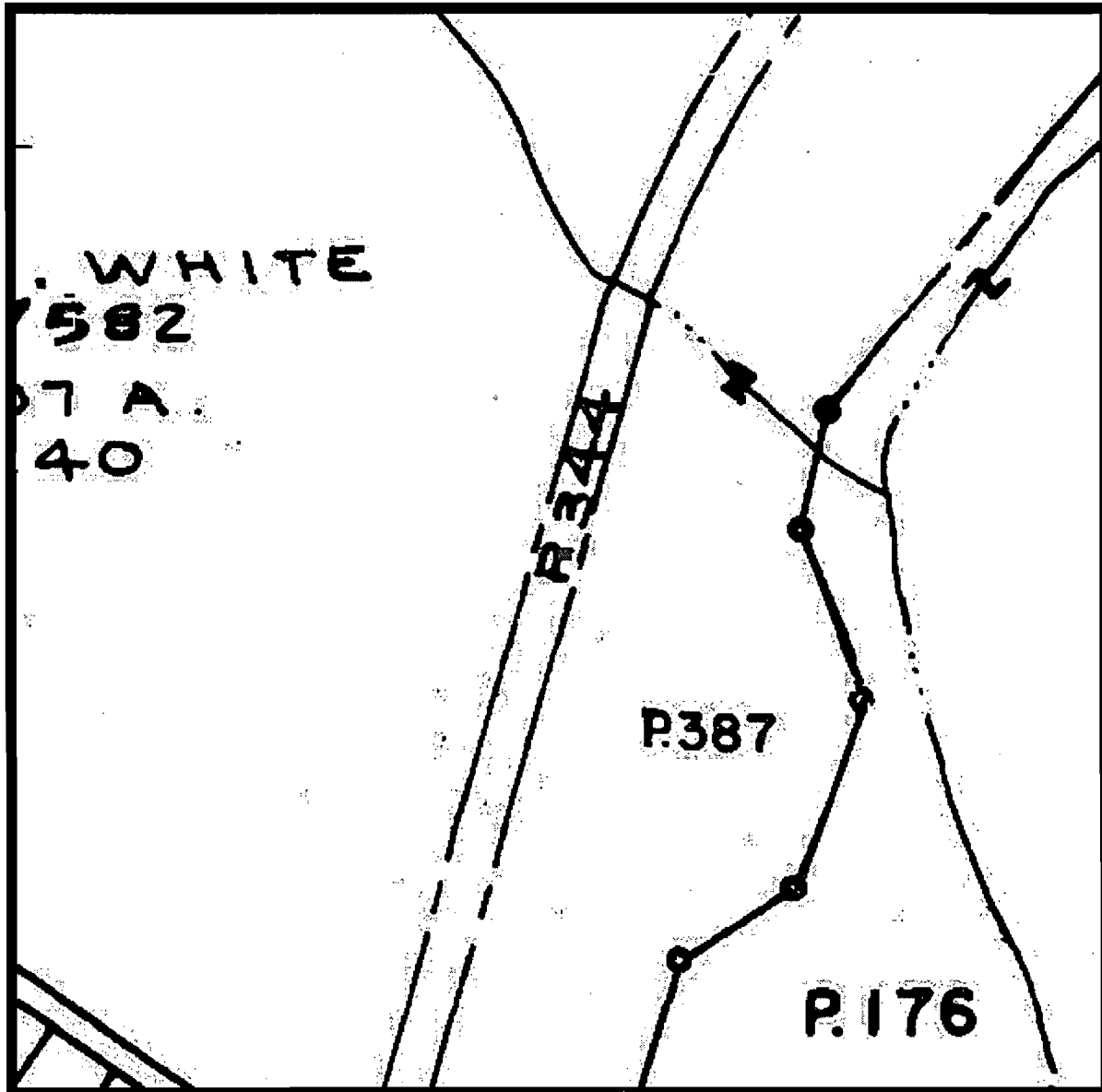
Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
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District - 11 Account Number - 1123054351



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For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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Account Identifier: District - 11 Account Number - 2000005062 (363)

Owner Information

Owner Name: WILKERSON JOHN K, TRUSTEE **Use:** AGRICULTURAL
Mailing Address: PO BOX 38 **Principal Residence:** YES
 HYDES MD 21082-0038 **Deed Reference:** 1) /17829/ 717
 2)

Location & Structure Information

Premises Address **Legal Description**
 5300 HYDES RD 16.172 AC NES HYDES
 HYDES 21082-9710 1300 SE ELDER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
44	24	387						3	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	5,471 SF	16.17 AC	05

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2008	07/01/2009	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	155,680	125,680			
Improvements:	530,110	706,760			
Total:	685,790	832,440	685,790	734,673	
Preferential Land:	5,680	5,680	5,680	5,680	

Transfer Information

Seller:	Date:	Price:
WILKERSON JOHN K	04/10/2003	\$0
Type: NOT ARMS-LENGTH	Deed1: /17829/ 717	Deed2:
SHAPIRO RICHARD P	11/20/1995	\$590,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /11311/ 236	Deed2:
SHAPIRO RICHARD P	05/10/1994	\$0
Type: NOT ARMS-LENGTH	Deed1: /10519/ 565	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

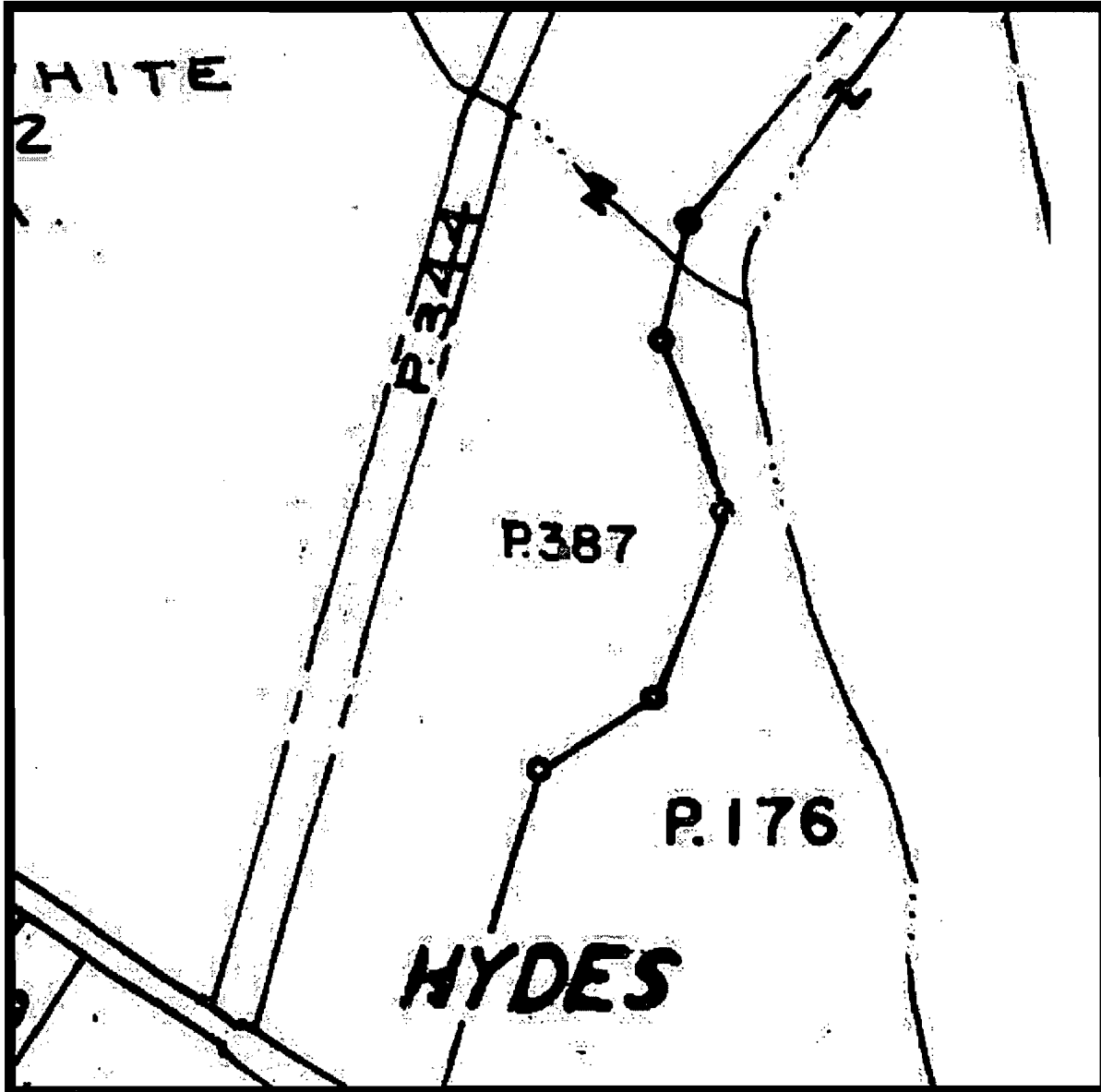
Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

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District - 11 Account Number - 2000005062



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html

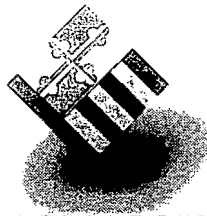
Case No.: 2009-0276 SPHX 5300 Hydes Road

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN COLORIZED	
No. 2	Aerial Exhibit - Location GIS - MAP	
No. 3	Aerial Exhibit - Birds Eye Private Service	
No. 4 Aerial M	Photographs. Existing Conditions	
No. 5	CONSERVANCY Letter Signed by Jacobson/ Corey	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JONAS A. JACOBSON, *Director*
Department of Environmental Protection
and Resource Management

June 9, 2009

Mr. John K. Wilkerson, Trustee
of the John K. Wilkerson Revocable Trust
P.O. Box 38
Hydes, MD 21082-0038

RE: Response to Request for Winery Use under a Long Green Valley
Rural Legacy Easement.

Baltimore County and the Long Green Valley Conservancy as coholders of the Rural Legacy Conservation Easement (Liber 16837 folio 448) on your farm located at 5300 Hydes Road, Hydes, Maryland 21082 received your proposal (email receipt November 3, 2008) to conduct a winery on your farm. We reviewed the proposal including the type and scope of related activities to determine if your proposed operation is consistent with the limitations of the conservation easement.

The Department of Environmental Protection and Resource Management and the Conservancy have concluded that the activities of a winery that are "related to" the agricultural activities of the farm can be permitted under the terms of the referenced easement. More specifically, we have concluded that a winery as limited by the conditions you provided in the attached proposal and with the additional condition of a total production limit of 1,500 gallons of wine per planted acre of grapes per year is permitted by the Conservation Easement.

Please be advised that this letter refers only to the limits of what is permitted under the Conservation Easement. Your request for a winery must also comply with all other Federal, State and County requirements including obtaining a Special Exception to permit a winery in an RC 2 zone.

We also want to take this opportunity to express our hopes that your proposed winery will be a success. Please contact either of us if you have any other questions regarding your Conservation Easement.

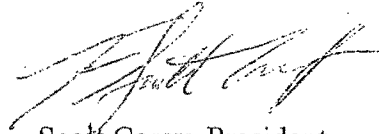
PETITIONER'S

EXHIBIT NO. 5

Sincerely,

A handwritten signature in dark ink, appearing to read "Jonas Jacobson", with a long horizontal flourish extending to the right.

Jonas Jacobson, Director
Baltimore County Department
Environmental Protection &
Resource Management
401 Bosley Avenue, Suite 416
Towson, MD 21204

A handwritten signature in dark ink, appearing to read "Scott Corey", with a long horizontal flourish extending to the right.

Scott Corey, President
Long Green Valley Conservancy of
P.O. Box 37
Hydes, MD 21082

**DEJON VINEYARDS, LLC
PO BOX 38
HYDES, MD 21082**

To: Long Green Valley Conservancy Board of Directors

Per your request please find listed our plans for starting a Winery/Vineyard on our property at 5300 Hydes Road Hydes, MD.

All information is based on a 5 year business plan.

Vineyard:

Plant 4 acres of vines in the Spring of 2008 in our front field along Hydes Road.

Plant 4-5 acres of vines in the Spring of 2009 or 2010 in the field behind our house.

Winery:

Operating hours will be from 11AM – 6PM seven days a week for wine tastings and tours of the winery.

Our goal is to sell 90% of our product at the Winery location the other 10% at local restaurants and liquor stores.

Events:

Our plan is to hold small specialty events probably no more than 50 people and by reservation only.

Production:

2008 – 1000 cases of wine.

2009 thru 2010 2000 cases of wine.

2011 thru 2012 3000 cases of wine.

Structures:

We currently have two (2) pole barns on our property which will be used to house the winery and wine tasting room. No new buildings are planned; therefore the footprint of our property will remain the same. Per Baltimore County parking will be on the grass as it exists today so there will be no hard surfaces for runoff.

Building #1 – 60' X 40' will be the wine production building.

Building #2 – 40' x 36' will be the wine tasting room.

Additional Issues:

Under existing Zoning in RC2 Agriculture wineries with events are permitted with a special exception hearing, which process I intend to begin as soon as I have notified the Conservancy. Also, I made a presentation to the LGVA in March 2008.

Grape Volumes:

First of all let me just say that there is a large shortage of Maryland grapes being produced. In order for a wine to be classified as a Maryland wine 75% of its content must have been grown in Maryland. Therefore, most Maryland wineries are constantly looking to purchase Maryland grapes if they have to buy off-site. My goal is to be self sufficient in growing all of my own grapes however; there are other reasons for having to buy grapes elsewhere. i.e. weather, disease, animal and pest damage.

. There are many variables that go into calculating the amount of grapes required to produce finished wine. The biggest factor being the type and quality of wine being produced, if not managed correctly an acre of vines could produce 8-10 tons of grapes. Most wineries will want to get about 4 tons of grapes per acre for varietals, and some hybrids will produce 6-7 tons per acre, in my plan I am using an average of 4 tons per acre. It takes roughly 15 ton of grapes to produce 1000 cases of finished wine so; at 4 ton per acre it would require a little less than 4 acres for every 1000 cases of wine produced assuming there is no loss of crop for reasons as mentioned above. It takes 3-4 years from planting in order for a vine to produce a full crop sometimes a smaller crop can be taken prior to that. Since I plan to start producing wine in the Fall of 2009 it will be necessary for me to purchase some quantity of grapes for the first 2-3 years. At this time I have made no plans as to where I will be purchasing grapes my first preference will of course be Maryland grapes, beyond that it will either be New York, Pennsylvania and/or Virginia and possibly California. I have no intention of purchasing grapes from overseas.

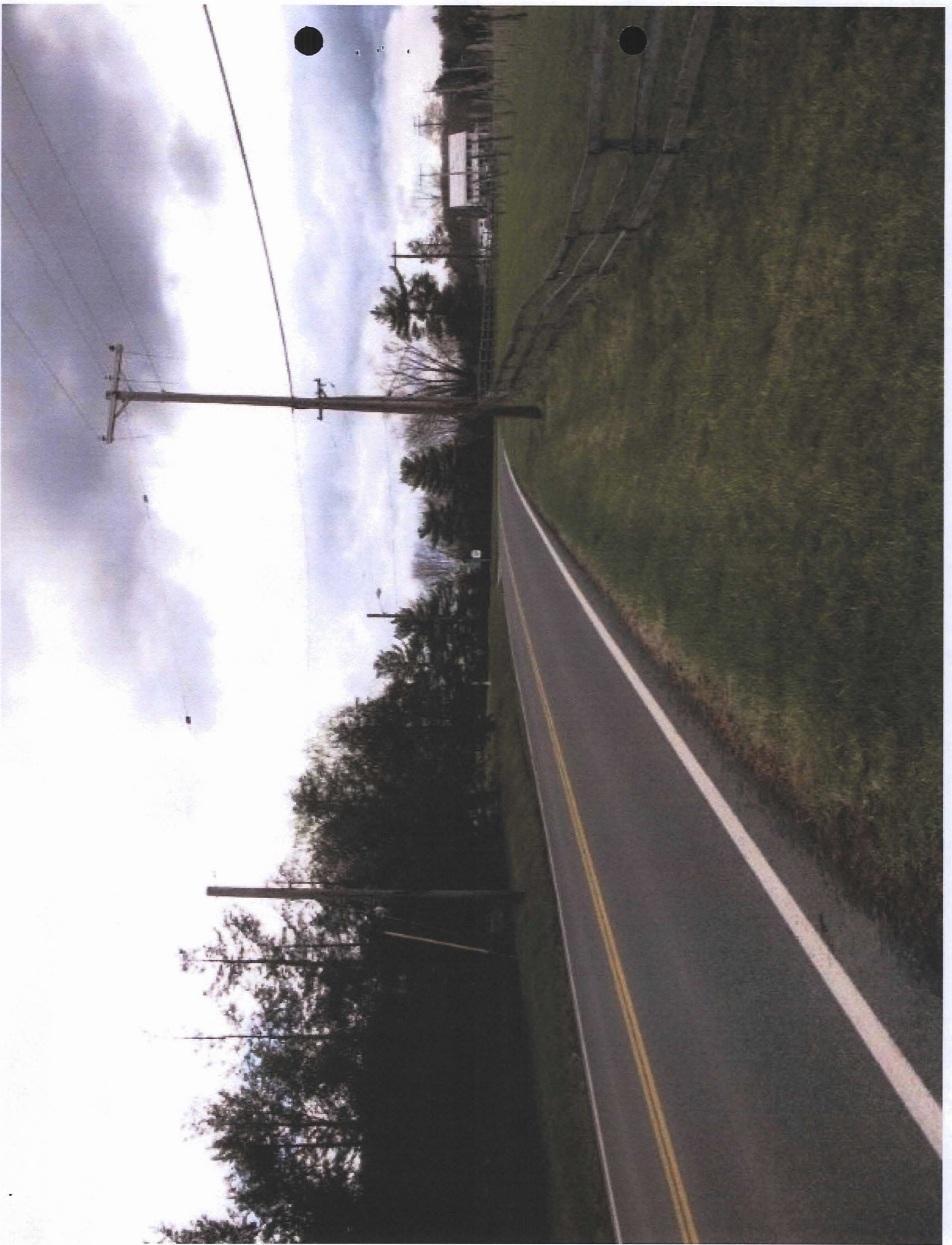
I have spent literally hundreds of hours during my research into this business visiting and talking to other wineries, and of those hours I have spent about 10 minutes speaking to Rob Deford about this venture. I have never spoken to Rob about having any investment in my winery nor do I ever intend to speak to Rob about this issue.



Ref 1A



AdyB



Ad 1c

PL 4D





Page 11



304
41

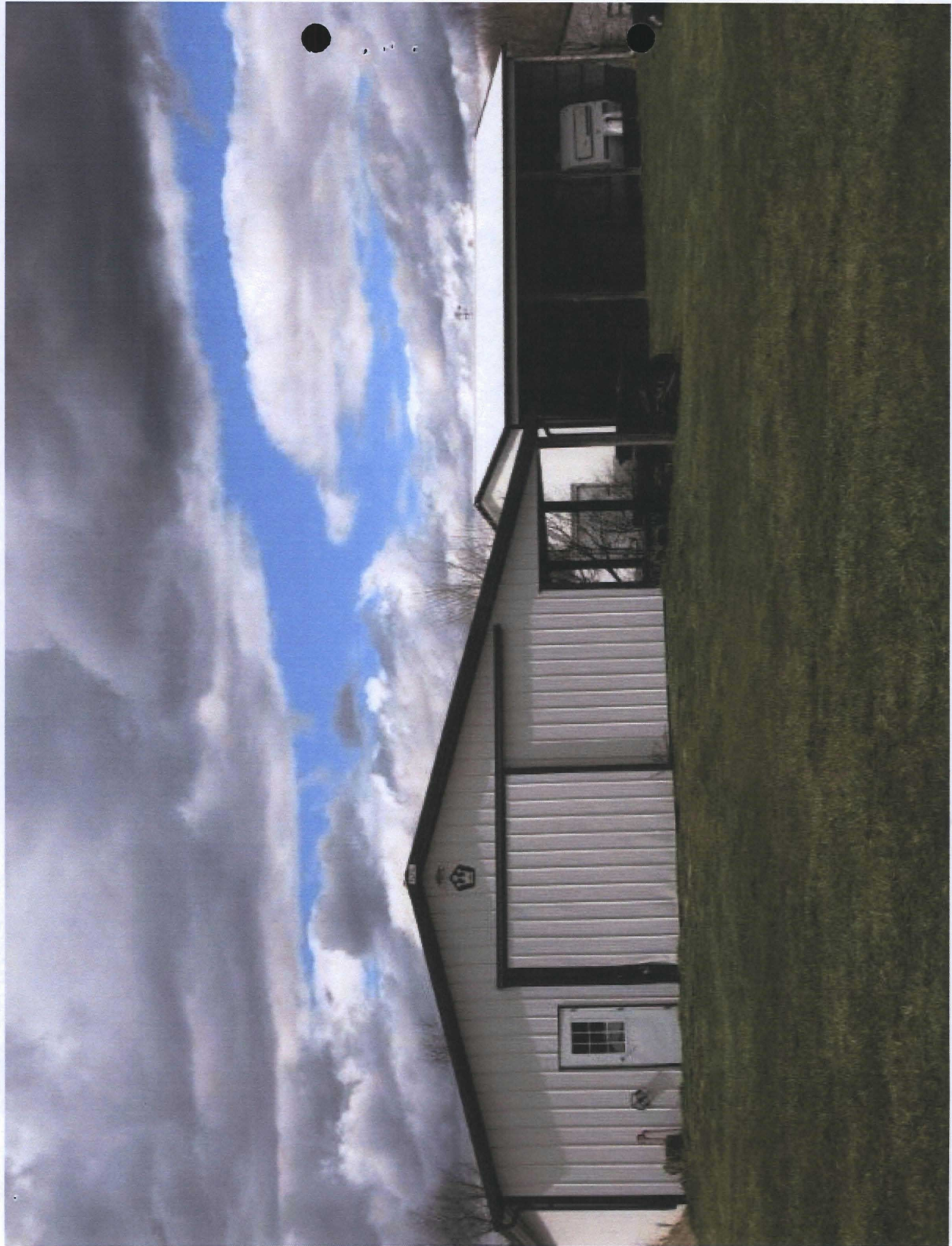


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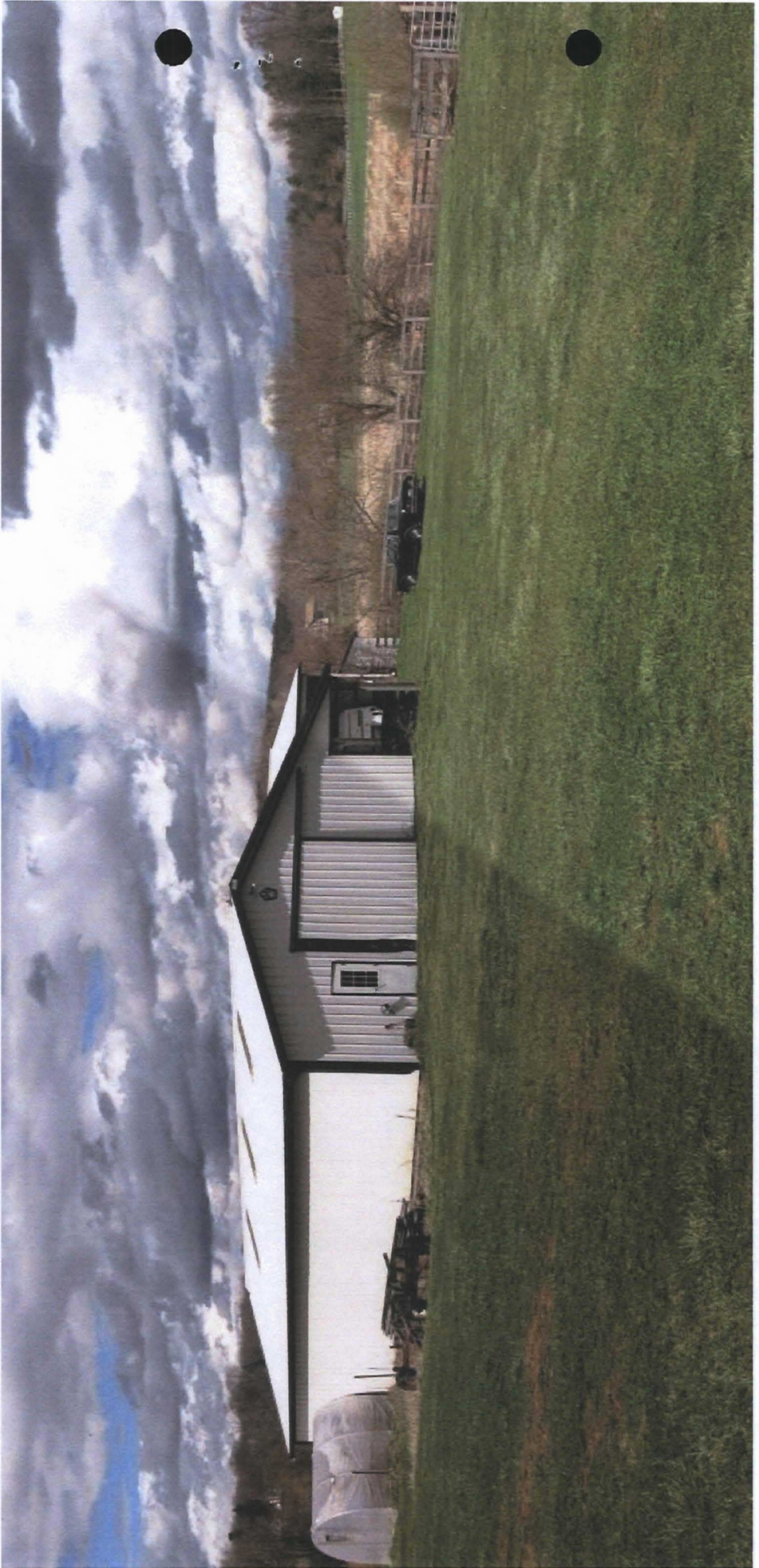
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10/1



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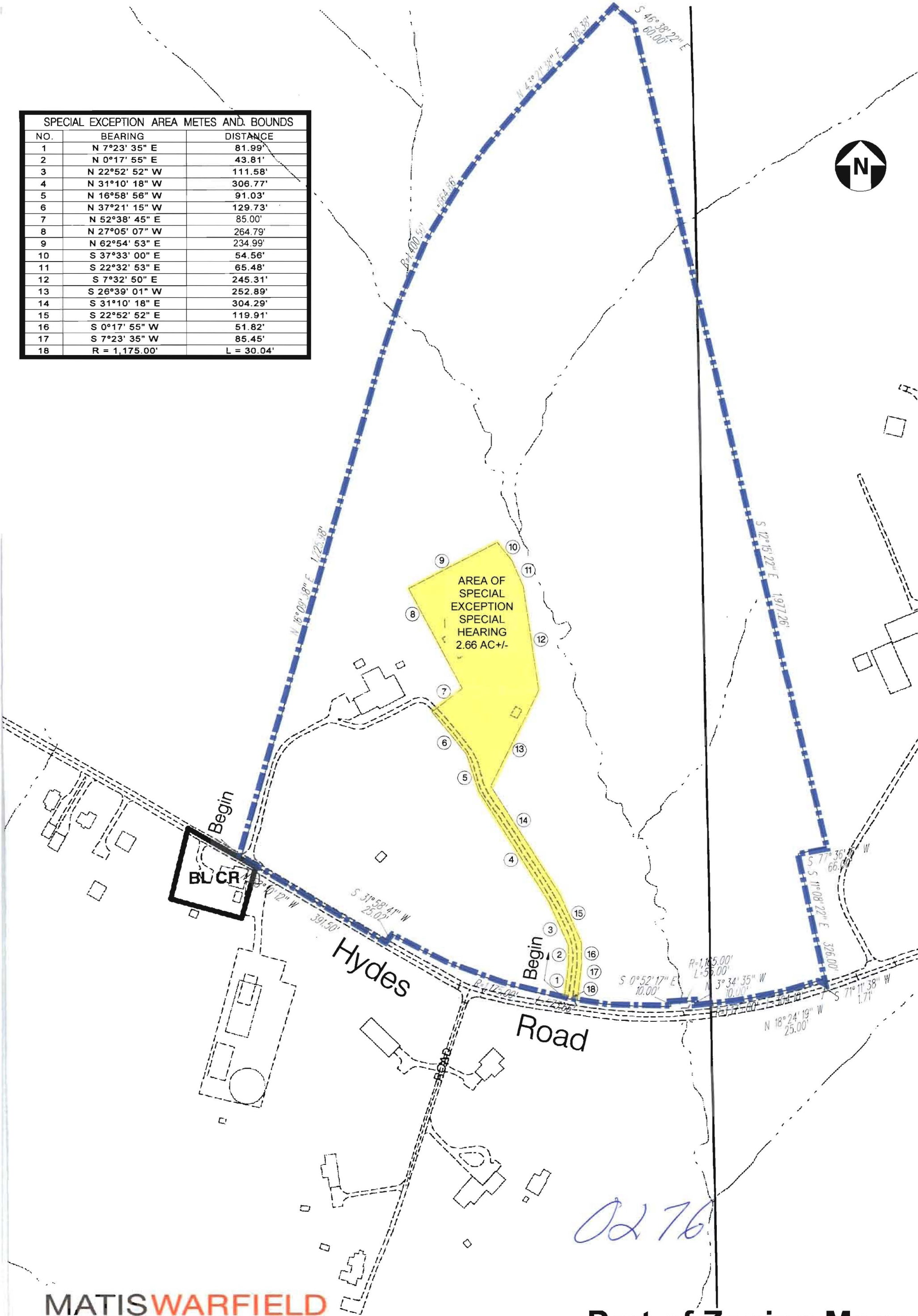


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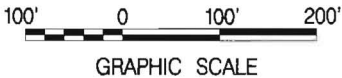
10/10/10

SPECIAL EXCEPTION AREA METES AND BOUNDS		
NO.	BEARING	DISTANCE
1	N 7°23' 35" E	81.99'
2	N 0°17' 55" E	43.81'
3	N 22°52' 52" W	111.58'
4	N 31°10' 18" W	306.77'
5	N 16°58' 56" W	91.03'
6	N 37°21' 15" W	129.73'
7	N 52°38' 45" E	85.00'
8	N 27°05' 07" W	264.79'
9	N 62°54' 53" E	234.99'
10	S 37°33' 00" E	54.56'
11	S 22°32' 53" E	65.48'
12	S 7°32' 50" E	245.31'
13	S 26°39' 01" W	252.89'
14	S 31°10' 18" E	304.29'
15	S 22°52' 52" E	119.91'
16	S 0°17' 55" W	51.82'
17	S 7°23' 35" W	85.45'
18	R = 1,175.00'	L = 30.04'

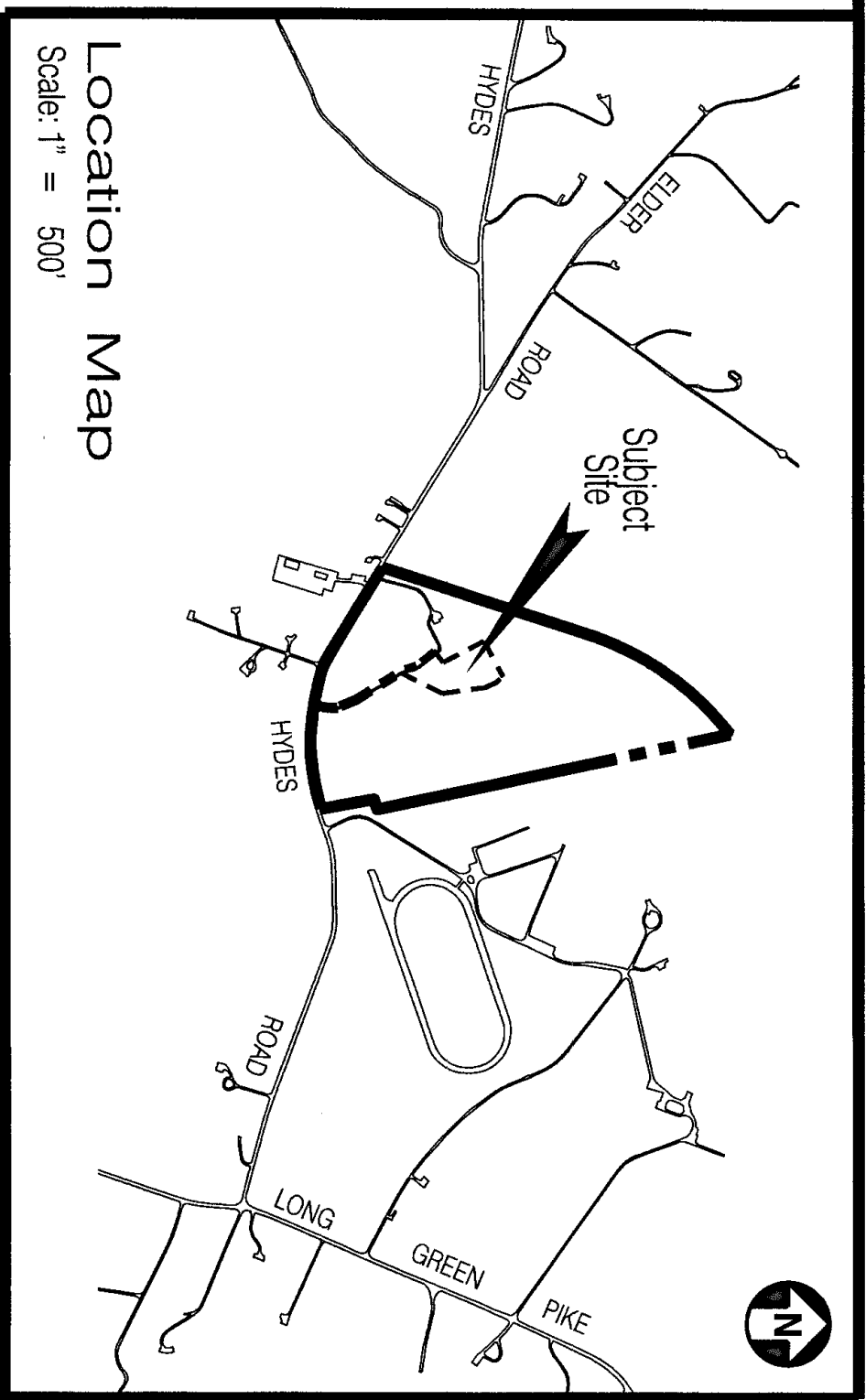


MATISWARFIELD
Consulting Engineers

10540 York Road, Suite M Hunt Valley, MD 21030
410.683.7004 **PHONE** 410.683.1798 **FAX**
www.matiswarfield.com



Part of Zoning Maps
044C3 and 045A3



SPECIAL EXCEPTION AREA METES AND BOUNDS		
NO.	BEARING	DISTANCE
1	N 52°32' 35" E	43.81'
2	N 0°17' 55" E	43.81'
3	N 22°52' 52" W	111.59'
4	N 31°10' 18" W	306.77'
5	N 16°58' 56" W	91.03'
6	N 37°21' 15" W	129.73'
7	N 52°38' 45" E	85.00'
8	N 27°05' 07" W	254.79'
9	N 62°54' 53" E	234.99'
10	S 37°33' 00" E	84.58'
11	S 22°32' 53" E	65.48'
12	S 22°32' 53" E	232.89'
13	S 26°39' 01" W	304.29'
14	S 31°10' 18" E	119.81'
15	S 22°52' 52" E	51.92'
16	S 0°17' 55" W	85.45'
17	S 7°23' 35" W	85.45'
18	R = 1,176.00'	L = 30.04'

Site Data

PROPOSED SITE - 42.5 ACRES +/- INCLUDES 1/2 OF ADJOINING ROAD R/W
NET AREA OF SITE - 41.93 ACRES +/- (LITTLE AREA)
AREA OF SPECIAL EXCEPTION / SPECIAL HEARING 2.66 +/- ACRES
EXISTING ZONING - RC-2
EXISTING USE - EXISTING WINEYARD AND SINGLE FAMILY DWELLING
DEED REFERENCE - NA
DEVELOPMENT APPROVAL HISTORY - NA
TAX MAP 44 PARCELS 176.344 and 397
CONDOMINIUM DISTRICT 3
STORMWATER MANAGEMENT - N/A NO DISTURBANCE PROPOSED IN EXCESS OF 5,000 SF
SCOUR - NONE PROPOSED AT THIS TIME, HOWEVER ANY FUTURE SCOUR TO COMPLY
WITH SECTION 450 BCR AND ALL ZONING SIGN POLICES.
ZONING DISTRICTS UNKNOWN
DEVELOPMENT HISTORY - NONE
LIGHTING - NO LIGHTING IS PROPOSED
FLOODPLAIN - A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (AREAS WITH A 1% ANNUAL CHANCE OF FLOODING)
CRITICAL AREAS - AS DEPICTED ON FLOOD INSURANCE RATE MAP 24000 D0001E, EFFECTIVE DATE SEPTEMBER 26, 2008.
THIS SITE DOES NOT LIE WITHIN ANY AREA IDENTIFIED AS DEPENDENT ON THE 2007 BALTIMORE COUNTY BASIC
SERVICES MAPS
THE PROPERTY LIES WITHIN THE NATIONAL REGISTER LONG GREEN VALLEY HISTORIC DISTRICT.
A PORTION OF THE SPECIAL EXCEPTION AREA IS IDENTIFIED BY THE MAP INVENTORY NUMBER BA - 870 DRIVE CANNING FACTORY
THE EXISTING DWELLING IS SERVED BY A PRIVATE WATER SUPPLY WELL AND A PRIVATE SEWER DISPOSAL SYSTEM
MAXIMUM HEIGHT OF RESIDENTIAL DWELLING - 35 FEET
PER SECTION 3001.08(2) HEIGHTS OF BARNS AND OTHER ACCESSORY AGRICULTURAL BUILDINGS ARE NOT REGULATED.

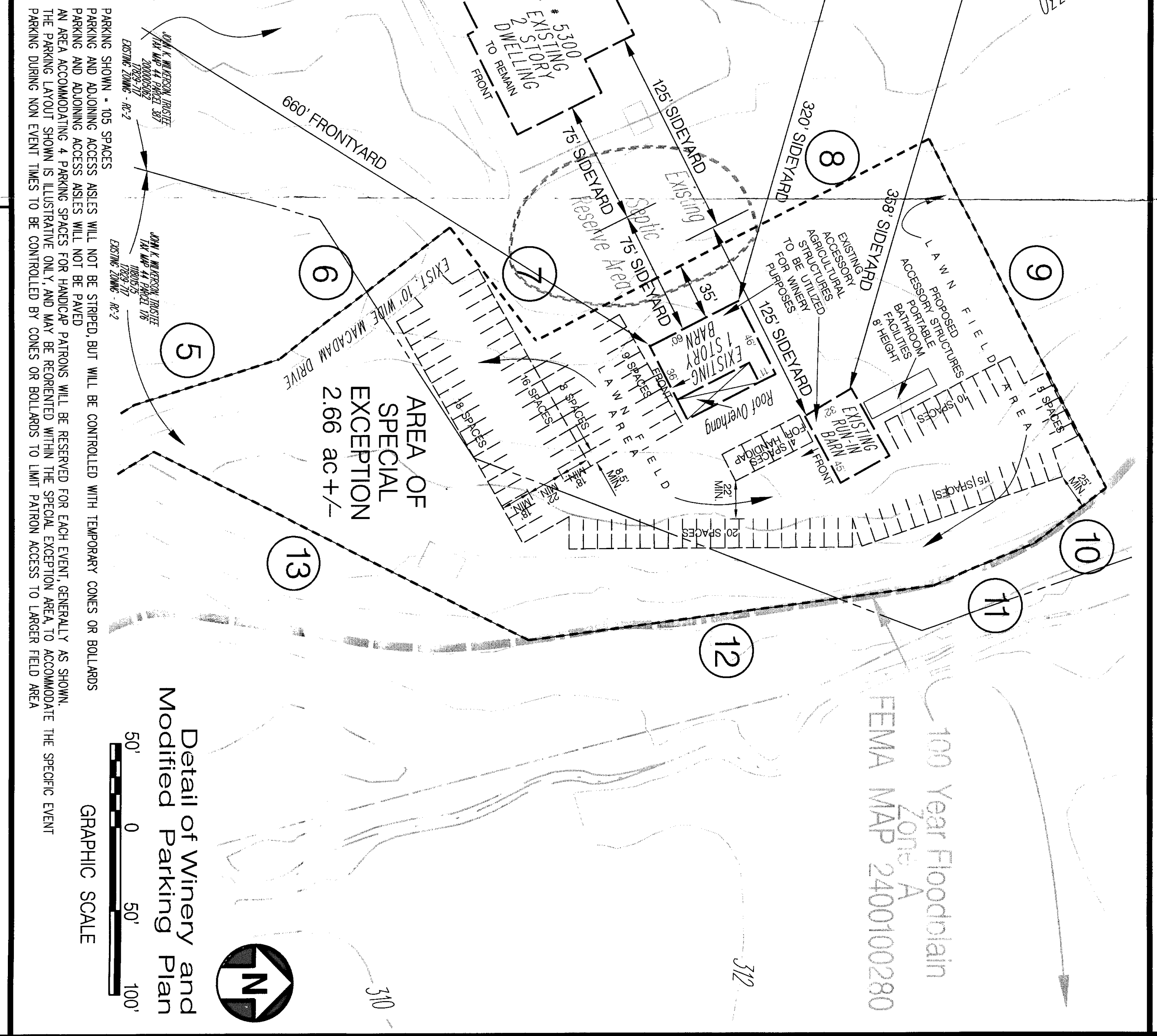
Notes:

1. The winery will include accessory related and wholesale distribution of wine produced on-premises.
2. Temporary promotional events, such as wine tastings or public gatherings associated with the winery are proposed within the area of the special exception.
3. Activities accessory to the winery are also permitted including: the consumption of foods associated with the wine products produced and social gatherings/events.
4. Portable restroom facilities will be utilized during public events.
5. No lighting, other than well-mounted or coach style post lanterns will be utilized within the Special Exception Area.
6. Other winery operations may occur at any time depending on the wine production schedule.
7. Parking will be provided within the Special Exception Area as detailed herein.

Parking Tabulation

PARKING REQUIRED:
1 PARKING SPACE PER EMPLOYEE & 3 EMPLOYEES MAX AT ONE TIME - 3 SPACES
1 PARKING SPACE PER 2 ATTENDEES & 200 MAX ATTENDEES - 100 SPACES
TOTAL PARKING REQUIRED - 103 SPACES
TOTAL PARKING SHOWN - 105 SPACES

See Modified Parking Plan Detail/hereon for standards



A Special Exception is requested pursuant to Section 500.5 (BC2H) and Section 1A01.20(2) 29.11.
Section 500.7 (BC2H) and Section 409.12B (BC2H) to permit a Modified Plan for parking to allow parking on an unpaved surface and without striping and to allow parking and driveway layout and dimensions as provided.

Petitioner
John K. Wilkerson
Hydes, Maryland 21082

DATE	18.0.0
4-3-09	DRAFT
4-9-09	FOR FILING
4-14-09	REV. FOR FILING

Plat to Accompany Zoning Petition
for Special Exception + Special Hearing
Dejon Vineyards
5300 Hydes Road
Baltimore County, Maryland
Election District No. 3
Scale: As Shown

0216

MATISWARFIELD
Consulting Engineers

10540 York Road Suite M, Hunt Valley, Maryland 20830
410.883.7004 PHONE 410.883.1798 FAX
www.matiswarfield.com

Professional Engineer
No. 38848, Expiration Date 09-30-10

Professional Engineer, hereby certify that these documents were prepared or based on professional engineering and were the work of the engineer or under his direct supervision and control.

Site Data

GROSS AREA OF EXISTING SITE - 42.5 ACRES +/- INCLUDES 1/2 OF ADJOINING ROAD R/W
NET AREA OF SITE - 41.93 ACRES +/- (TITTLE AREA)
AREA OF SPECIAL EXCEPTION / SPECIAL PERMIT 2.66 +/- ACRES
EXISTING ZONING RC-2
PROPOSED USE - SAME WITH SPECIAL EXCEPTION FOR WINERY USE
DEED REFERENCE - 17829-717
PLAT REFERENCE - NA
DEVELOPMENT APPROVAL HISTORY - NA
IN ACQUANT PARCELS 176, 346 AND 347
T1 ACQUANT PARCELS 176, 346 AND 347
COMMUNAL DISTRICT 3
STORMWATER MANAGEMENT - IN A NO DISTURBANCE PROPOSED IN EXCESS OF 5,000 SF
SOURCE - NONE PROPOSED AT THIS TIME HOWEVER ANY FUTURE SOURCE TO COMPLY
ZONING HISTORY - NONE
DEVELOPMENT HISTORY - NONE
LIGHTING - NO LIGHTING IS PROPOSED
FLOODPLAIN - A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (AREAS WITH A 1% ANNUAL CHANCE OF FLOODING)
CRITICAL AREAS - AS DEPICTED ON FLOOD INSURANCE RATE MAP 24009 0280 F EFFECTIVE DATE SEPT 26, 2008
THIS SITE DOES NOT LIE WITHIN ANY AREA IDENTIFIED AS DEPENDENT ON THE 2007 BALTIMORE COUNTY BASIC
SERVICES WAPS
THE PROPERTY LIES WITHIN THE NATURAL RESOURCES LONG GREEN VALLEY HISTORIC DISTRICT.
A PORTION OF THE SPECIAL EXCEPTION AREA IS DENOTED BY THE NAT INVENTORY NUMBER BA - 1870 (HIDE CANNING FACTORY).
THE EXISTING DWELLING IS OWNED BY THE NAT INVENTORY NUMBER BA-872 (HIDE SCHOOL SITE).
MAXIMUM HEIGHT OF RESIDENTIAL DWELLING - 35 FEET
PER SECTION 300.1(B)(2)(B) HEIGHTS OF BARN AND OTHER ACCESSORY AGRICULTURAL BUILDINGS ARE NOT REGULATED.

Notes:

1. The winery will include accessory retail and wholesale distribution of wine produced on premises.
2. Temporary promotional events, such as wine tastings or public gatherings associated with the winery are proposed within the area of the special exception.
3. Activities accessory to the winery are also permitted including picnics, the consumption of foods associated with the wine products produced and social gatherings events.
4. Portable bathroom facilities will be utilized during public events.
5. No lighting other than wall mounted or cool style post lanterns will be utilized within the Special Exception Area.
6. Other winery operations may occur at any time depending on the wine production schedule.
7. Parking will be provided within the Special Exception Area as detailed hereon.

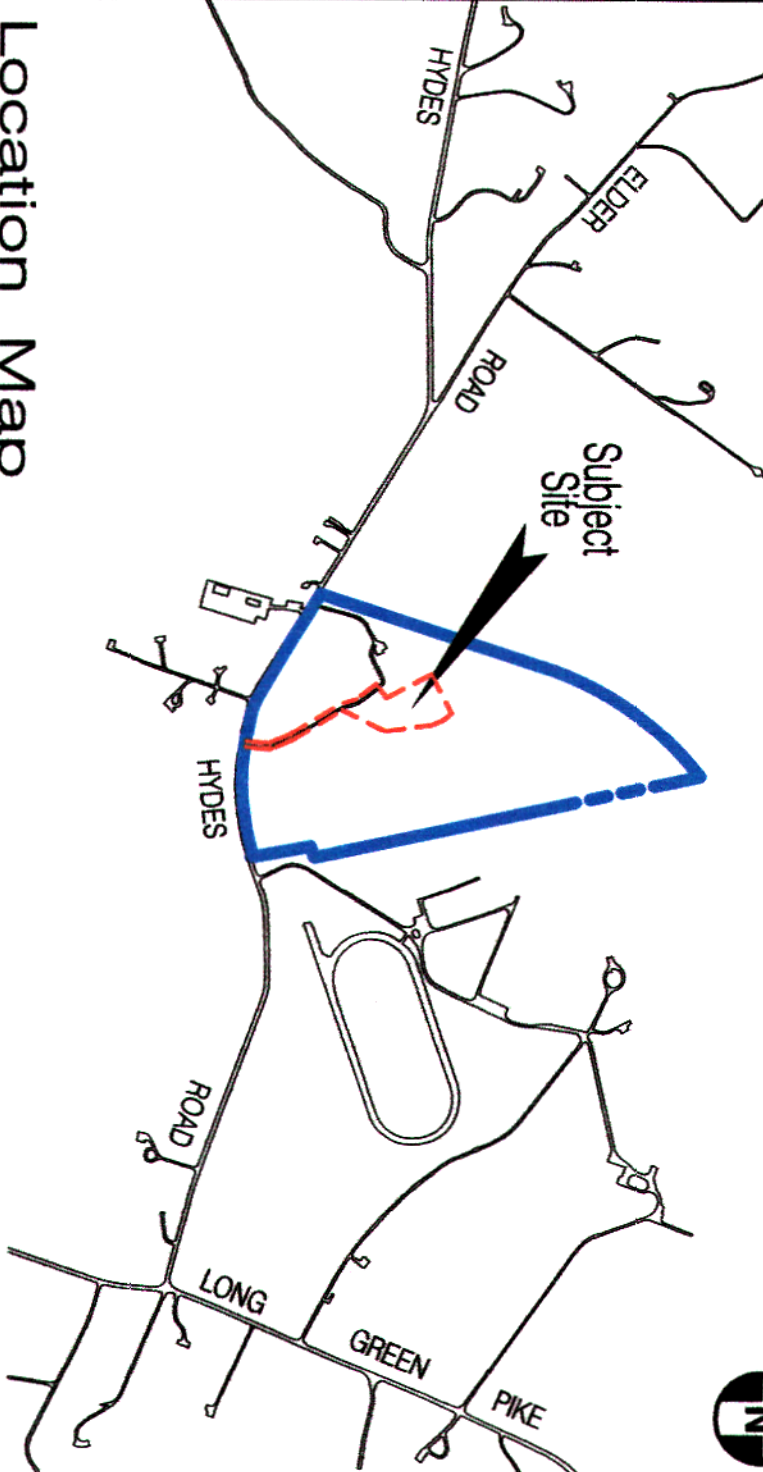
Parking Tabulation

PARKING REQUIRED:
1 PARKING SPACE PER EMPLOYEE & 3 EMPLOYEES MAX AT ONE TIME - 3 SPACES
1 PARKING SPACE PER 2 ATTENDEES & 200 MAX ATTENDEES
TOTAL PARKING SHOWN
• 103 SPACES REQUIRED
• 105 SPACES

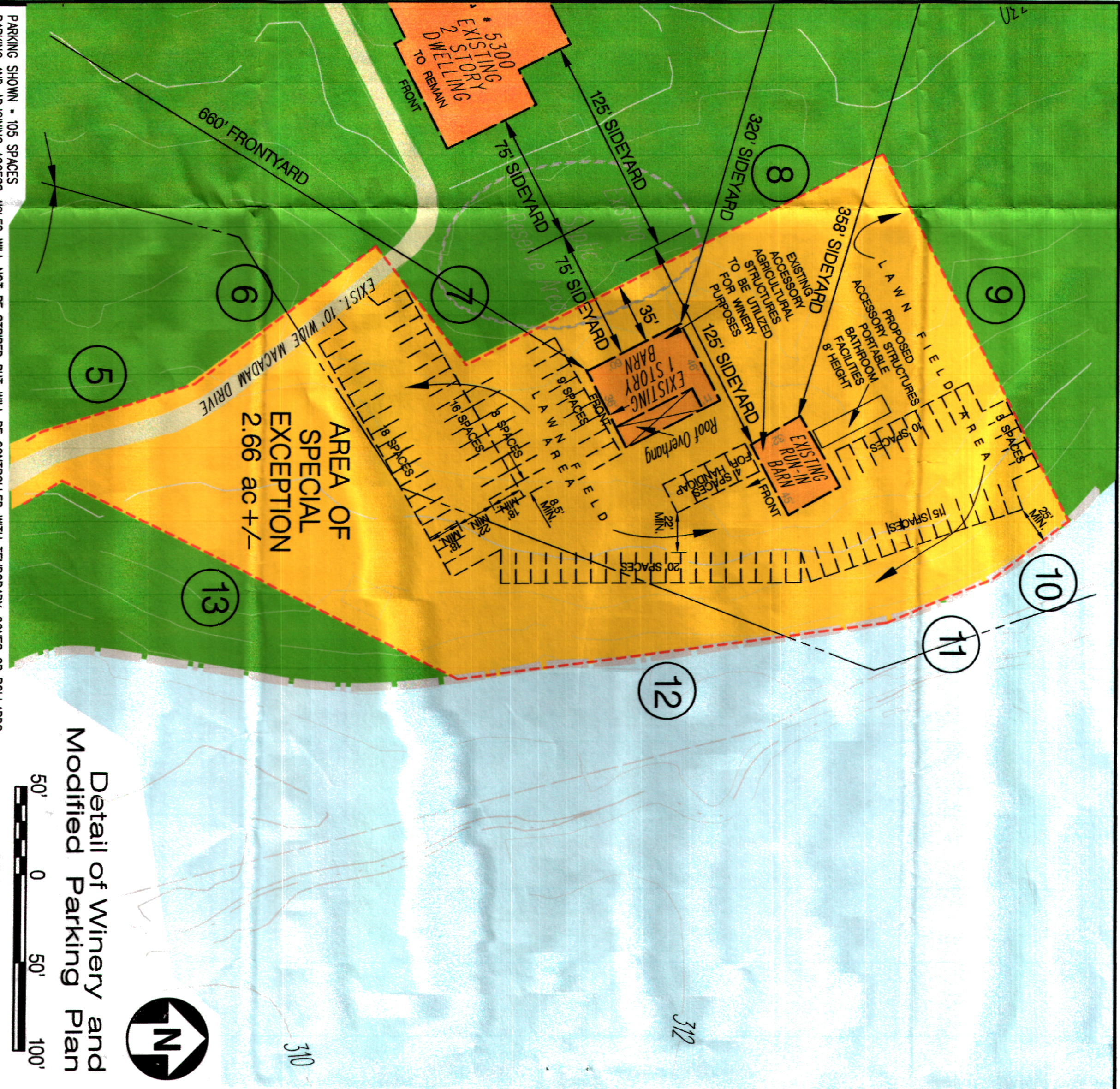
See Modified Parking Plan Detail hereon for standards

Location Map

Scale: 1" = 500'



SPECIAL EXCEPTION AREA METES AND BOUNDS		
NO.	BEARING	DISTANCE
1	N 7°23' 36" E	81.99'
2	N 0°17' 55" E	43.81'
3	N 22°02' 52" W	111.58'
4	N 34°49' 18" W	306.47'
5	N 37°21' 15" W	129.73'
6	N 52°38' 45" E	85.00'
7	N 27°05' 07" W	264.79'
8	N 6°24' 53" E	234.89'
9	S 37°33' 00" E	54.59'
10	S 22°32' 53" E	65.48'
11	S 7°32' 50" E	245.31'
12	S 28°39' 01" W	252.89'
13	S 31°10' 18" E	304.29'
14	S 22°52' 52" E	118.91'
15	S 0°17' 55" W	81.92'
16	S 7°23' 35" W	85.45'
17	R = 117.50.00	L = 30.04'
18		



Detail of Winery and Modified Parking Plan

GRAPHIC SCALE

A Special Exception is requested pursuant to Section 500.5 (BCZR) and Section 1401.20 29.7. BCZR to approve a Winery in an RC-2 zone and a Special Hearing is requested pursuant to Section 500.7 (BCZR) and Section 409.12B. (BCZR) to permit a Modified Plan for parking to allow parking on an unpaved surface and without striping and to allow parking and driveway layout and dimensions as provided.

PARKING SHOWN - 105 SPACES
PARKING AND ADJOINING ACCESS AREAS WILL NOT BE STRIPPED, BUT WILL BE CONTROLLED WITH TEMPORARY CONES OR BOLLARDS
IN AREA ACCOMMODATING A PARKING SPACES FOR MAXIMUM PARKING WILL BE RESERVED FOR EACH EVENT GENERALLY AS SHOWN
PARKING AND ADJOINING ACCESS AREAS WILL NOT BE STRIPPED, BUT WILL BE CONTROLLED WITH TEMPORARY CONES OR BOLLARDS
PARKING SHOWN NON EIGHT TIMES TO BE CONTROLLED BY CONES OR BOLLARDS TO LIMIT PATRON ACCESS TO LARGER FIELD AREA

Plat to Accompany Zoning Petition for Special Exception + Special Hearing

PETITIONER'S
Dejon Vineyards
5300 Hydes Road
Baltimore County, Maryland
Electoral District No. 13
Exhibit No. 1
Scale: As Shown

Petitioner

John K. Wilkerson
P.O. Box 38
Hydes, Maryland 21082

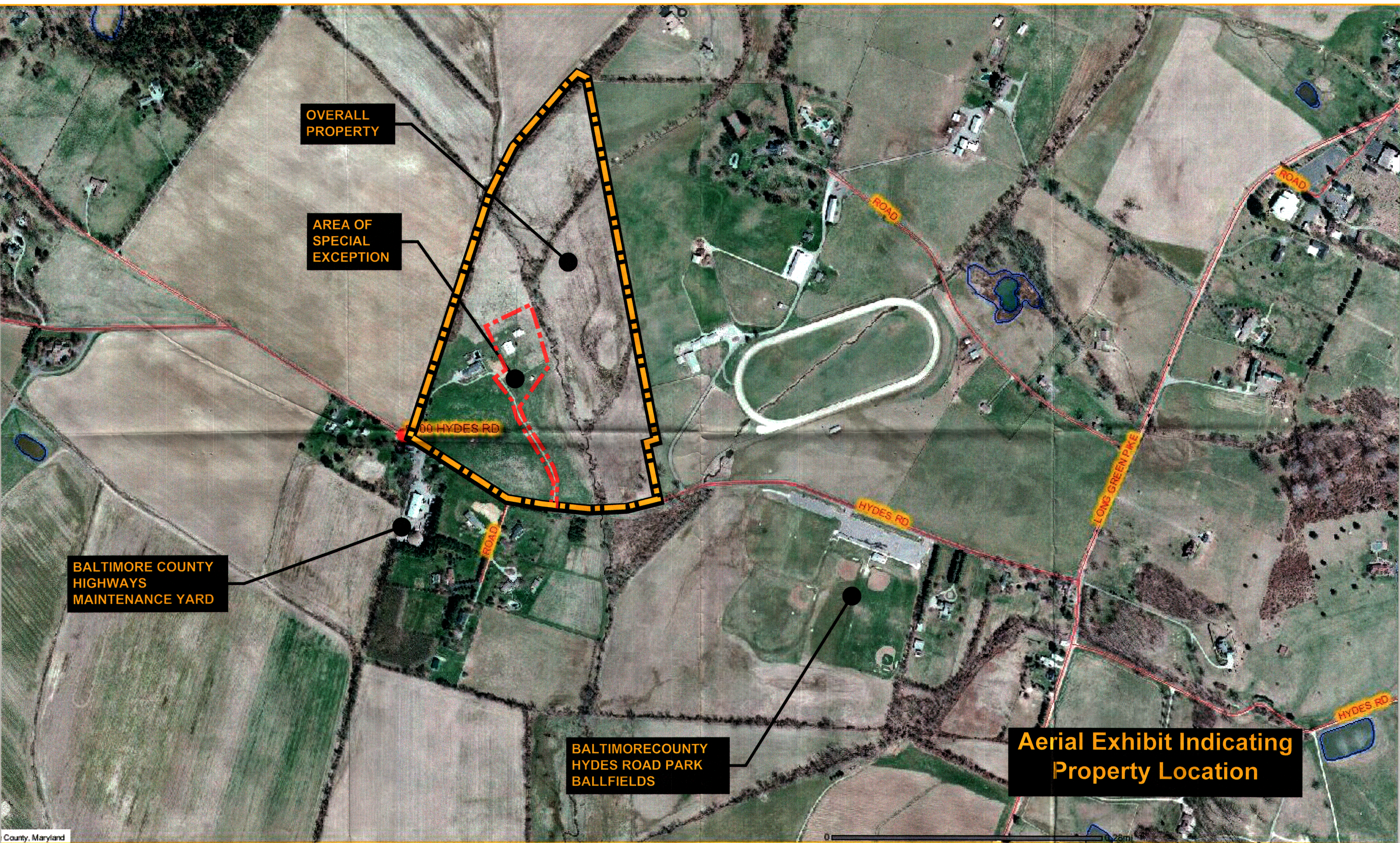
MATISWARFIELD

Consulting Engineers

10540 York Road Suite M, Hunt Valley, Maryland 21082
410.657.7034 Fax: 410.657.7035
www.matiswarfield.com



This is a Professional Engineer, licensed only in the State of Maryland. This document was prepared or approved by me and that I am a duly licensed Professional Engineer under the laws of the State of Maryland. License No. 10669, Exp. 09/30/2017.



OVERALL
PROPERTY

AREA OF
SPECIAL
EXCEPTION

BALTIMORE COUNTY
HIGHWAYS
MAINTENANCE YARD

BALTIMORE COUNTY
HYDES ROAD PARK
BALLFIELDS

Aerial Exhibit Indicating
Property Location

County, Maryland

BALTIMORE COUNTY
HIGHWAYS
MAINTENANCE YARD

Existing
Residence
5300 Hydes Road

AREA OF
SPECIAL
EXCEPTION

Birdseye Looking West