



KEVIN KAMENETZ
County Executive

May 17, 2018

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

Thomas Hoff
Landscape Architects and Land Development Consultants
512 Virginia Avenue
Towson, Maryland 21286

Dear Mr. Hoff:

RE: Spirit and Intent (4th Revision)
Zoning Case No. 2016-0112-X
21213 York Road, Heart & Solar Brewing

This refers to your May 15, 2018 letter to Mr. Arnold Jablon, Director of Permits, Approvals, and Inspections, attaching a proposed revised site plan for the subject property. You stated in your letter that the revised plan shows a proposed change to move the proposed building and parking lot west 64 feet from the property line. The reason for this relocation is due to an error found in the property line location; all changes are shown in red on the submitted plan. You requested a zoning S&I (Spirit and Intent) verification that the proposed changes are within the S&I as in a granted Special Exception Zoning Case #2016-0112-X.

Please be advised that after careful consideration and the discussion between you and the undersigned on May 17, 2018, this Office has determined that the proposed changes are within the Spirit and Intent of the Zoning Case # 2016-0112-X. This is not the final approval of the plan, and, please proceed with the Development Plan approval process pursuant to the County codes accordingly.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui".

Aaron Tsui
Planner II, Zoning Review

File: 18-186
Zoning Case no.2016-0112-X



KEVIN KAMENETZ
County Executive

December 5, 2017

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

Thomas J. Hoff
Landscape Architects and Land Development Consultant
512 Virginia Avenue
Towson, Maryland 21286

RE: Spirit and Intent Request, Case # 2016-0112-X
21213 York Road, Heart & Solar Brewing
Tax Account # 0723000627, 7th Election District

To Whom it May Concern:

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information provided therein, my review of the available zoning records the following has been determined:

The Red Line Plan submitted showing the proposed building moved an additional of 20 feet further east was reviewed by this Office. It was noted that the proposed changes would meet the required setbacks and the requested change to the granted relief is minor in nature. It is therefore the opinion of this office that your request is within the Spirit and Intent of Case # 2016-0112-X. Be advised that this is not a final approval; all new construction is subject to final review and approval through the Baltimore County building permit process.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Gary Hucik
Planner II
Zoning Review

17-446/gh

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

To: G H
STF
11/29/17 ua
#17-446
\$150.00

November 29, 2017

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: 21213 York Road, Heart & Solar Brewing
Spirit & Intent Request
Case No. 2016-0112-X

Dear Mr. Jablon:

As shown on the attached redlined "Plan to Accompany Petition" We are requesting to make the following changes to the development of the property.

The changes consist of:

- Moving the proposed building and parking lot further east by 20'. The reason for this relocation is to provide more distance from some existing trees that the owner would like to keep. The new location is shown in red.
- Keep the existing driveway to serve the existing house only. There will be no connection from the existing driveway to the proposed parking lot. We have consulted with SHA and they are in agreement with this change.

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0112-X, please indicate your approval in writing. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,


Thomas J. Hoff, RLA



KEVIN KAMENETZ
County Executive

October 24, 2017

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

Thomas J. Hoff
Landscape Architects and Land Development Consultant
512 Virginia Avenue
Towson, Maryland 21286

3rd S & I

RE: Spirit and Intent Request, Case # 2016-0112-X
21213 York Road, Heart & Solar Brewing
Tax Account # 0723000627, 7th Election District

To Whom it May Concern:

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information provided therein, my review of the available zoning records the following has been determined:

The Red Line Plan submitted showing the proposed building and parking lot move of 20 feet further from Old York Road was reviewed by this Office. It was noted that the proposed changes would meet the required setbacks and the requested change to the granted relief is minor in nature. It is therefore the opinion of this office that your request is within the Spirit and Intent of Case # 2016-0112-X. Be advised that this is not a final approval; all new construction is subject to final review and approval through the Baltimore County building permit process.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in blue ink that reads "Gary Hucik".
Gary Hucik
Planner
Zoning Review

M E M O R A N D U M

DATE: February 8, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0112-X- Appeal Period Expired

The appeal period for the above-referenced case expired on February 5, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION *

BEFORE THE

(21213 York Road)

7th Election District *

OFFICE OF

3rd Council District

George & Virginia Wampler *

ADMINISTRATIVE HEARINGS

Legal Owners

Les White *

FOR BALTIMORE COUNTY

Contract Purchaser

Petitioners *

Case No. 2016-0112-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 21213 York Road. The Petition was filed on behalf of the legal owners of the subject property, George and Virginia Wampler, and Les White, contract purchaser. The Special Exception petition pursuant to §1A04.2.B.2.4 of the Baltimore County Zoning Regulations (B.C.Z.R) seeks to use the property for a brewery, Class 8, in an RC 5 zone. A site plan containing additional details regarding the proposal was marked as Petitioners' Exhibit No. 1.

Appearing in support of the request was Thomas J. Hoff and Les White. Abraham L. Hurdle, Esq., represented the Petitioners. Two adjoining neighbors signed in for the hearing but did not stay for the proceeding. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR), Department of Planning (DOP) and the State Highway Administration (SHA). The concerns raised by those agencies will be included as conditions in the Order below.

The subject property is approximately 12 acres and is zoned RC 5. The property is improved with a single-family dwelling (1,651 sq. ft.) and detached garage. Mr. White is under contract to

ORDER RECEIVED FOR FILING

Date 1-6-16

By [Signature]

purchase the property, and he indicated the purchase is contingent upon the grant of zoning relief. He proposes to operate on the property a Class 8 "farm brewery," as permitted by special exception in the RC 5 zone pursuant to recent County Council legislation. See Bill 64-15. Mr. White will reside in the existing single-family dwelling, and plans to have perhaps five employees to assist with the brewery operation.

Following the hearing, Petitioners submitted a revised and sealed site plan (Ex. 2) which reduced the number of parking spaces and added notes to address certain DOP comments. According to the plan, a 9,600 sq. ft. one-story building is proposed, and it would contain a tap room, storage/shipping area, and a brewhaus. Adjacent thereto would be a delivery area, grain silo for storage of barley (an ingredient used in beer) and a parking lot with 20 spaces. (Ex. 2). The DOP expressed concern about the size of the proposed structure, although Mr. Hoff noted that similarly-sized barns are commonplace on farms in northern Baltimore County. The original plan proposed 30 off-street parking spaces, which the DOP considered an "extensive parking lot." I concurred with that comment, and Petitioners agreed to a smaller parking lot with fewer spaces, which will still meet the requirements of B.C.Z.R. §409 as interpreted by the DOP in its comment.

Mr. White has been a home brewer for over 20 years and testified that he will grow hops on the property which will be used in the brewing process. The revised site plan contains a note to this effect, as requested by the DOP. Ex. 2, note 12. While not certain at this juncture, Mr. White anticipates producing perhaps 3,000-5,000 barrels of beer per year.

Special Exception Law in Maryland

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court

ORDER RECEIVED FOR FILING

Date 1-6-16

By [Signature]

emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Thomas Hoff, a landscape architect accepted as an expert, opined the use would not have a detrimental impact upon the community and would otherwise satisfy B.C.Z.R. §502.1. He noted the site is large, rural and adjacent to the I-83 expressway and York Road, both heavily travelled roadways that would attenuate any noise generated by the brewery operation. The area is sparsely populated and the large property (which has a topographical change in excess of 25 ft. across the site) will provide an adequate buffer for the few single-family dwellings in the immediate vicinity. In light of these factors and in the absence of evidence to the contrary, the petition for special exception will be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 6th day of January, 2016, that the Petition for Special Exception to allow a brewery, Class 8, in an RC 5 zone, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must provide landscaping and lighting for the site as determined in the sole discretion of the Baltimore County Landscape Architect.

ORDER RECEIVED FOR FILING

Date 1-6-16

By bw

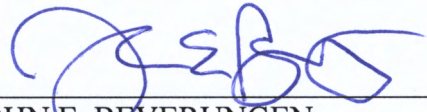
3. Lighting at the site shall be in operation from dusk until no later than 7 p.m. (for the consumption of beer and sales and service of food) or from dusk until no later than 11 p.m. (in the case of a brewery temporary promotional event).
4. Petitioners shall obtain from the Office of the Comptroller a permit for each of the "special brewery promotional events" held at the subject property. Petitioners shall at least 15 days before any promotional event provide to the DOP and the Office of Zoning a copy of the permit application required by the Office of the Comptroller.
5. During the first calendar year of the brewery's operation, Petitioners shall be entitled to hold six (6) "special brewery promotional events" (each of which shall be limited in duration to two (2) consecutive days, from 10 a.m. to 10 p.m.). The DOP shall be permitted to approve up to six (6) additional promotional events during the first calendar year of the brewery's operation. Such approval(s) shall not be unreasonably withheld provided Petitioners demonstrate to the satisfaction of the DOP that the initial six (6) promotional events were conducted in a safe and responsible fashion, and that no zoning or County Code violations exist with respect to the subject property.
6. The restrictions regarding the number of promotional events as set forth in the foregoing paragraph shall apply only during the first calendar year of the brewery's operation. Thereafter, assuming there exist no zoning and/or County Code violations with respect to the subject property and/or the operation of the farm brewery, and upon consultation with the DOP and the Office of Zoning, Petitioners shall be entitled to obtain a "spirit and intent" letter from the County indicating the brewery may thereafter hold each calendar year the number of promotional events permitted under state law, and that such a determination is within the "spirit and intent" of this Order granting special exception relief.
7. Petitioners must obtain from the State Highway Administration an entrance permit.
8. Prior to issuance of permits Petitioners must submit for approval by the DOP architectural elevations of the proposed structure.

ORDER RECEIVED FOR FILING

Date 1-6-16

By bw

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date _____

By _____



KEVIN KAMENETZ
County Executive

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

January 6, 2016

Abraham L. Hurdle, Esq.
19 E. Fayette Street, Suite 400
Baltimore, Maryland 21202

RE: Petition for Special Exception
Case No.: 2016-0112-X
Property: 21213 York Road

Dear Mr. Hurdle:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Wayne and Rita Bender, 21306 Old York Road, Baltimore, Maryland 21120



PETITION FOR ZONING HEARING(S)

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

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

Address 21213 YORK RD which is presently zoned RC-5
 Deed References: 25461/56 10 Digit Tax Account # 0723000627
 Property Owner(s) Printed Name(s) GEORGE & VIRGINIA WAMPLER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. **X** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHED SECTION 1A04.2.B.2.A. A SPECIAL EXCEPTION TO ALLOW A BREWERY, CLASS B IN A RC-5 ZONE
3. a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

LES WHITE
 Name- Type or Print
[Signature]
 Signature
24 NORTH MEADOW DR, GLEN BURNIE, MD
 Mailing Address City State
21060 410-493-8030
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Abraham L Hurdle
 Name- Type or Print
[Signature]
 Signature
19 E Fayette St, Suite 400, Baltimore, MD
 Mailing Address City State
21202 410-685-5100
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

GEORGE WAMPLER VIRGINIA WAMPLER
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
21119 YORK RD, PARKTON, MD
 Mailing Address City State
21120 717-259-5717
 Zip Code Telephone # Email Address

Representative to be contacted:

THOMAS J. HOFF
 Name - Type or Print
[Signature]
 Signature
512 VIRGINIA AVE, TOWSON, MD
 Mailing Address City State
21286 410-296-3669 TOM@THOMASJHOFF.COM
 Zip Code Telephone # Email Address

CASE NUMBER 2016-0112-X Filing Date 11/06/15 ORDER RECEIVED FOR FILING Reviewer AT

Date 1-6-16 REV. 10/4/11

By [Signature]

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

October 29, 2015

Description of 21213 York Road to Accompany Petition for a Special Exception, 7th Election District, 3rd Councilmanic District

BEGINNING FOR THE SAME at a point on the east side of York Road, State Route 45 (R/W varies), and the north side of Old York Road (R/W varies).

Thence binding on the east side of York Road,

- 1) By a curve to the left with a radius of 28,687.89 feet and a length of 503.84 feet, subtended by the chord North 26 degrees 38 minutes 30 seconds West 503.83 feet, thence leaving the east side of York Road,
- 2) North 51 degrees 16 minutes 51 seconds East 649.67 feet, thence,
- 3) South 46 degrees 13 minutes 09 seconds East 100.00 feet, thence,
- 4) North 51 degrees 16 minutes 51 seconds East 200.00 feet, thence,
- 5) South 46 degrees 13 minutes 09 seconds East 29.85 feet, thence,
- 6) South 29 degrees 40 minutes 28 seconds East 265.07 feet, thence,
- 7) South 42 degrees 54 minutes 30 seconds West 250.60 feet, thence,
- 8) South 06 degrees 43 minutes 07 seconds East 18.55 feet, thence,
- 9) South 42 degrees 56 minutes 07 seconds West 54.87 feet, thence,
- 10) South 24 degrees 47 minutes 38 seconds West 68.86 feet thence,
- 11) South 18 degrees 11 minutes 41 seconds West 66.57 feet thence,
- 12) South 00 degrees 33 minutes 51 seconds West 65.79 feet thence,
- 13) South 13 degrees 58 minutes 26 seconds East 63.77 feet thence,
- 14) South 21 degrees 23 minutes 26 seconds East 60.33 feet thence,
- 15) South 28 degrees 15 minutes 31 seconds East 58.22 feet thence,
- 16) South 35 degrees 48 minutes 30 seconds East 57.41 feet thence,
- 17) South 37 degrees 49 minutes 19 seconds West 82.24 feet to the north side of Old York Road, thence binding on the north side of Old York Road,
- 18) South 85 degrees 19 minutes 32 seconds West 150.00 feet thence,
- 19) South 78 degrees 28 minutes 58 seconds West 50.36 feet thence,
- 20) South 85 degrees 19 minutes 32 seconds West 77.43 feet thence,
- 21) North 65 degrees 28 minutes 45 seconds West 195.86 feet, to the place of beginning.

Containing 11.455 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.



2016-0112-X

No. 132541
Date: 11/04/15

BUSINESS	ACTUAL	TIME	DRM
11/05/2015	11/04/2015	11:12:07	5
W005 WALKIN RIBS LRB			
RECEIPT # 826719	11/04/2015		GFLN
t 5 528 ZONING VERIFICATION			
RD. 132541			
Recpt Tot		\$500.00	
\$300.00 CK		\$1.00	CA
Baltimore County, Maryland			

[illegible]

Total: # 502

For:

21213 YORK RD

2016-0112-X

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

**CASHIER'S
VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2016-0112-X
Petitioner: Leslie White
Address or Location: 24 ~~N~~ Meadowdr, Glen Burnie, MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Abraham Hurdle
Address: 14 E Fayette St, Suite 400
Baltimore MD 21202
Telephone Number: 410 685 5100

CERTIFICATE OF POSTING

CASE NO: 2016-0112-X

PETITIONER/DEVELOPER

THOMAS J. Hoff

DATE OF HEARING/CLOSING:

1/4/2016

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

ATTENTION:

LADIES AND GENTLEMEN:

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

21213 York Rd

THIS SIGN(S) WERE POSTED ON December 15, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/15/15
SIGNATURE OF SIGN POSTER AND DATE:

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

made in 12/15/15



ZONING NOTICE

CASE # 2016-0112-X

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

PLACE: ROOM 205 JEFFERSON BUILDING 105
WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY JANUARY 4, 2016
AT 1:30 P.M.

REQUEST: SPECIAL EXCEPTION TO ALLOW A
BREWERY, CLASS B, IN AN RC-S ZONE

DISCLAIMER: THE INFORMATION ON THIS NOTICE IS UNOFFICIAL AND NOT FOR CONSTRUCTION. THE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ZONING COMMISSIONER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. IF YOU HAVE ANY QUESTIONS, PLEASE CALL 410-386-3300.

DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/16DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C11/18DEPS
(if not received, date e-mail sent _____)N/C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)11/21/15

STATE HIGHWAY ADMINISTRATION

C

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 12/15/15

SIGN POSTING

Date: 12/15/15by Agile

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

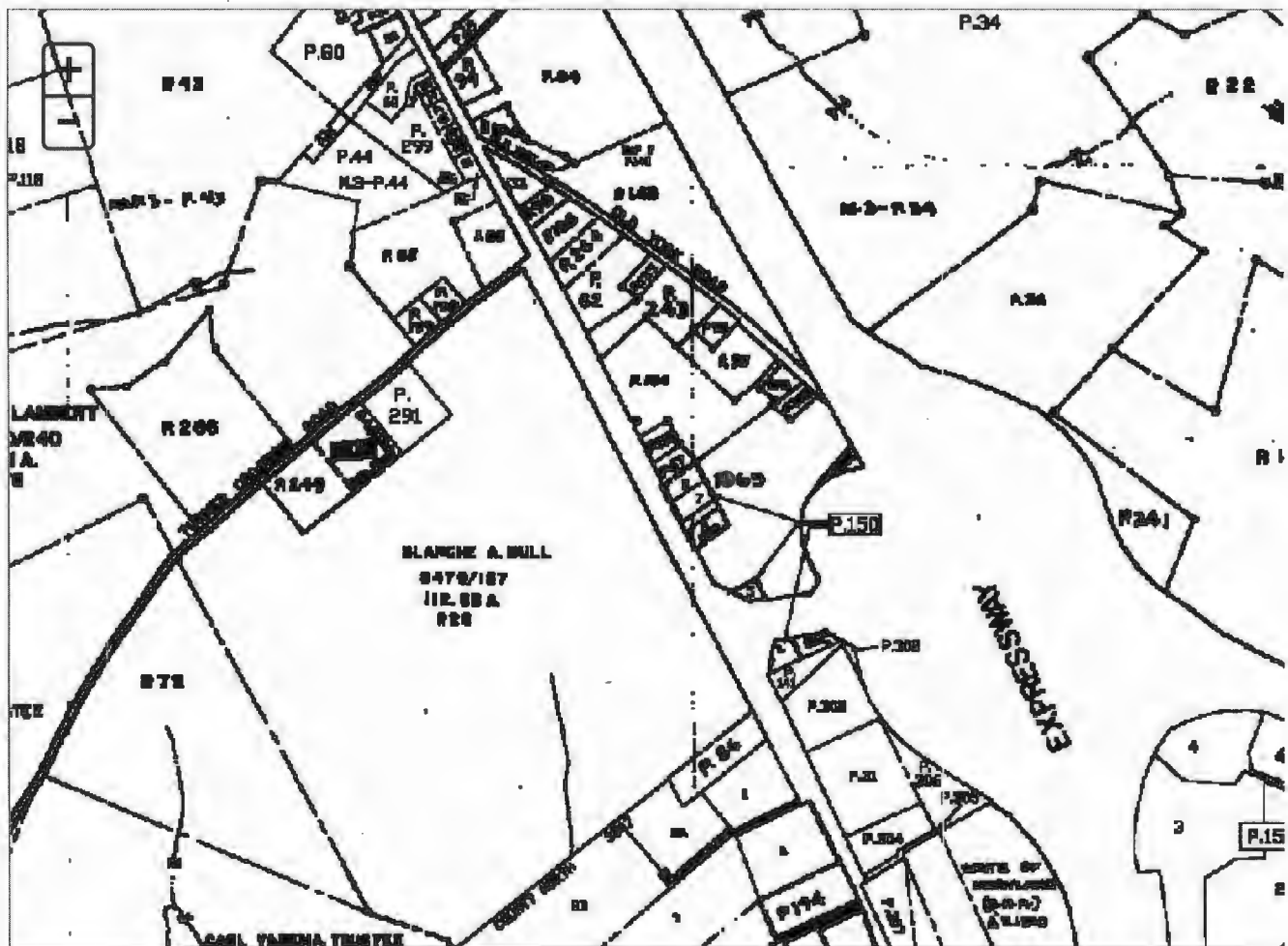
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 0723000627			
Owner Information					
Owner Name:		WAMPLER GEORGE F		Use: AGRICULTURAL	
Mailing Address:		WAMPLER VIRGINIA 21119 YORK RD PARKTON MD 21120		Principal Residence: NO Deed Reference: /25461/ 00056	
Location & Structure Information					
Premises Address:		21213 YORK RD 0-0000		Legal Description: 11.455AC ES YORK RD PT LTS 5,6,7,8	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0007	0004	0069		0000	
				Assessment Year:	Plat No: Plat Ref:
				2014	
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1934		1,651 SF			
				Property Land Area	
				11.4600 AC	
				County Use	
				33	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		82,500	74,500		
Improvements		104,100	111,500		
Total:		186,600	186,000	186,000	
Preferential Land:		3,300		186,000 3,300	
Transfer Information					
Seller: WAMPLER GEORGE F		Date: 04/06/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25461/ 00056		Deed2:	
Seller: WAMPLER HARRY E AG USE 83-84		Date: 02/16/1965		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07964/ 00421		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015	07/01/2016	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **07** Account Number: **0723000627**

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

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

Property maps provided courtesy of the Maryland Department of Planning.

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



KEVIN KAMENETZ
County Executive

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

December 23, 2015

George & Virginia Wampler
21119 York Road
Parkton MD 21120

RE: Case Number: 2016-0112 X, Address: 21213 York Road

Dear Mr. & Ms. Wampler:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 4, 2015. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Les White, 24 North Meadow Drive, Glen Burnie, MD 21060
Abraham L Hurdle, 19 E Fayette Street, Suite 400, Baltimore MD 21202
Thomas J Hoff, 512 Virginia Avenue, Towson MD 21286

1-4-16

RECEIVED

BALTIMORE COUNTY, MARYLAND

NOV 18 2015

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 18, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0112-X
Address 21213 York Road
(Wampler Property)

Zoning Advisory Committee Meeting of November 9, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 11-18-2015

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 9, 2015
Item No. 2016-0112

DATE: November 16, 2015

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

We wish to point out that the site boundary does not conform to that shown on the County's GIS. There appear to be offsite properties along York Road between the existing two-story dwelling and #21221 York Road.

The entire site shall comply with all pertinent aspects of the Landscape Manual and a final landscape plan and lighting plan must be approved before approval of a building permit.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0112-110²2015.doc



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3812365

Sold To:

Abraham Hurdle - CU00508704
19 E Fayette St
Ste 400
Baltimore, MD 21202-6411

Bill To:

Abraham Hurdle - CU00508704
19 E Fayette St
Ste 400
Baltimore, MD 21202-6411

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 15, 2015

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2016-0112-X

21213 York Road
E/s York Road, N/e corner of York and Old York Roads
7th Election District - 3rd Councilmanic District
Legal Owner(s) George & Virginia Wampler
Contract Purchaser/Lessee: Les White

Special Exception: to allow a brewery, class 8, in an RC-5 zone.

Hearing: Monday, January 4, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 12/7/15 Dec. 15

3812365



KEVIN KAMENETZ
County Executive

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

November 17, 2015

NOTICE OF ZONING HEARING

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CASE NUMBER: 2016-0112-X

21213 York Road
E/s York Road, N/e corner of York and Old York Roads
7th Election District – 3rd Councilmanic District
Legal Owners: George & Virginia Wampler
Contract Purchaser/Lessee: Les White

Special Exception to allow a brewery, class 8, in an RC-5 zone.

Hearing: Monday, January 4, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Abraham Hurdle, 19 E. Fayette Street, Ste. 400, Baltimore 21202
Les White, 24 North Meadow Drive, Glen Burnie 21060
Mr. & Mrs. Wampler, 21119 York Road, Parkton 21120
Thomas Hoff, 512 Virginia Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 15, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
21213 York Road; E/S York Road, NE corner *
of York Road & Old York Road * OF ADMINISTRATIVE
7th Election & 3rd Councilmanic Districts HEARINGS FOR
Legal Owner(s): George & Virginia Wampler*
Contract Purchaser(s): Les White
Petitioner(s) * BALTIMORE COUNTY
* 2016-112-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

NOV 10 2015

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 10th day of November, 2015, a copy of the foregoing Entry of Appearance was mailed to Thomas Hoff, 512 Virginia Avenue, Towson, MD 21286 and Abraham Hurdle, Esquire, 19 E. Fayette Street, Suite 400, Baltimore, Maryland 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2015, Legislative Day No. 14

Bill No. 64-15

Mr. Wade Kach, Councilman

By the County Council, September 8, 2015

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations - Micro-brewery (Class 7) and Farm Brewery (Class 8)

FOR the purpose of permitting a micro-brewery (Class 7) or a farm brewery (Class 8) in certain R.C. Zones of the County, by special exception; amending the definition of brewery and defining a farm brewery; permitting temporary promotional events in certain cases; and generally relating to a micro-brewery or farm brewery.

BY repealing and re-enacting, with amendments
Section 101.1, the Definition of "Brewery"

adding

Section 101.1, the Definition of "Brewery, Class 8" and

Sections 1A01.2.C.30.j., 1A03.3.B.23., 1A04.2.B.24., 1A07.3.B.15.d., 1A08.3.B.15., and 1A09.3.B.10.

Baltimore County Zoning Regulations

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter stricken from existing law.

~~Strike out~~ indicates matter stricken from bill.

Underlining indicates amendments to bill.

2016-0112-X

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

1 Section 101.1. Word usage; definitions.

2 BREWERY – An establishment with a valid alcoholic beverage manufacturer’s license Class
3 5, 6, [or] 7 OR 8 issued in accordance with the Annotated Code of Maryland, Article 2B,
4 Section 2-206, 2-207, [or] 2-208 OR 2-209.

5 BREWERY, CLASS 8 – A BREWERY LOCATED ON A MINIMUM OF 10 ACRES
6 WITH A CLASS 8 (FARM BREWERY) LICENSE, WHICH SELLS AND DELIVERS
7 MALT BEVERAGE MANUFACTURED IN A FACILITY ON THE LICENSED FARM
8 WITH AN INGREDIENT FROM A MARYLAND AGRICULTURAL PRODUCT
9 GROWN THEREON, AND PRODUCES NO MORE THAN 15,000 BARRELS OF MALT
10 BEVERAGE PER YEAR.

11 Section 1A01 R.C.2 (Agricultural Zone)

12 1A01.2 Use Regulations.

13 C. Use permitted by special exception. The following uses, only, may be permitted by special
14 exception in any R.C.2 Zone, provided that in each case the hearing authority empowered to hear the
15 petition finds that the use would not be detrimental to the primary agricultural uses in its vicinity;

1 and, in the case of any use permitted under Item 29, further provided that the hearing authority finds
2 that the use would support the primary agricultural use in its vicinity and would not itself be situated
3 on land more appropriately used for primary agricultural uses:

4 30. The following "agricultural-support" uses as principal commercial uses:

5 J. ~~MICRO-BREWERY OR FARM BREWERY AS DEFINED AND~~
6 ~~LICENSED BY THE COMPTROLLER~~ BREWERY, CLASS 7 OR CLASS 8, INCLUDING
7 ACCESSORY RETAIL AND WHOLESALE DISTRIBUTION OF BEER PRODUCED ON THE
8 PREMISES. TEMPORARY PROMOTIONAL EVENTS, SUCH AS BEER TASTING OR
9 PUBLIC GATHERINGS ASSOCIATED WITH THE ~~MICRO-BREWERY OR FARM BREWERY~~
10 BREWERY, ARE PERMITTED SUBJECT TO APPROVAL BY THE ADMINISTRATIVE LAW
11 JUDGE OR BOARD OF APPEALS ON APPEAL.

12 §1A03.3. R.C. 4 (Watershed Protection) Zone

13 1A03.3. Use Regulations.

14 B. Uses permitted by special exception. The following uses, only, are permitted by special
15 exception in R.C. 4 Zones:

16 23. ~~MICRO-BREWERY OR FARM BREWERY AS DEFINED AND LICENSED~~
17 ~~BY THE COMPTROLLER~~ BREWERY, CLASS 7 OR CLASS 8, INCLUDING ACCESSORY
18 RETAIL AND WHOLESALE DISTRIBUTION OF BEER PRODUCED ON THE PREMISES.
19 TEMPORARY PROMOTIONAL EVENTS, SUCH AS BEER TASTING OR PUBLIC
20 GATHERINGS ASSOCIATED WITH THE ~~MICRO-BREWERY OR FARM BREWERY~~

1 BREWERY, ARE PERMITTED SUBJECT TO APPROVAL BY THE ADMINISTRATIVE LAW
2 JUDGE OR BOARD OF APPEALS ON APPEAL.

3 §1A04. R.C. 5 (Rural-Residential) Zone

4 1A04.2. Use Regulations

5 B. Uses permitted by special exception. The following uses, only, are permitted by
6 special exception in R.C. 5 Zones:

7 24. ~~MICRO-BREWERY OR FARM BREWERY AS DEFINED AND~~
8 ~~LICENSED BY THE COMPTROLLER~~ BREWERY, CLASS 7 OR CLASS 8, INCLUDING
9 ACCESSORY RETAIL AND WHOLESALE DISTRIBUTION OF BEER PRODUCED ON THE
10 PREMISES. TEMPORARY PROMOTIONAL EVENTS, SUCH AS BEER TASTING OR
11 PUBLIC GATHERINGS ASSOCIATED WITH THE ~~MICRO-BREWERY OR FARM BREWERY~~
12 BREWERY, ARE PERMITTED SUBJECT TO APPROVAL BY THE ADMINISTRATIVE LAW
13 JUDGE OR BOARD OF APPEALS ON APPEAL.

14 §1A07. R.C. 6 (Rural Conservation and Residential) Zone

15 1A07.3. Use Regulations.

16 B. Uses permitted by special exception. The following uses, only, are permitted by special
17 exception in an R.C. 6 Zone:

1 D. ~~MICRO-BREWERY OR FARM BREWERY AS DEFINED AND LICENSED~~
2 ~~BY THE COMPTROLLER~~ BREWERY, CLASS 7 OR CLASS 8, INCLUDING ACCESSORY
3 RETAIL AND WHOLESALE DISTRIBUTION OF BEER PRODUCED ON THE PREMISES.
4 TEMPORARY PROMOTIONAL EVENTS, SUCH AS BEER TASTING OR PUBLIC
5 GATHERINGS ASSOCIATED WITH THE ~~MICRO-BREWERY OR FARM BREWERY~~
6 BREWERY, ARE PERMITTED SUBJECT TO APPROVAL BY THE ADMINISTRATIVE LAW
7 JUDGE OR BOARD OF APPEALS ON APPEAL.

8 §1A08. R.C. 7 (Resource Conservation) Zone

9 1A08.3. Use Regulations.

10 B. Uses permitted by special exception. The following uses, only, are permitted by special
11 exception in an R.C. 7 Zone:

12 15. ~~MICRO-BREWERY OR FARM BREWERY AS DEFINED AND LICENSED~~
13 ~~BY THE COMPTROLLER~~ BREWERY, CLASS 7 OR CLASS 8, INCLUDING ACCESSORY
14 RETAIL AND WHOLESALE DISTRIBUTION OF BEER PRODUCED ON THE PREMISES.
15 TEMPORARY PROMOTIONAL EVENTS, SUCH AS BEER TASTING OR PUBLIC
16 GATHERINGS ASSOCIATED WITH THE ~~MICRO-BREWERY OR FARM BREWERY~~
17 BREWERY, ARE PERMITTED SUBJECT TO APPROVAL BY THE ADMINISTRATIVE LAW
18 JUDGE OR BOARD OF APPEALS ON APPEAL.

1 §1A09. R.C. 8 (Environmental Enhancement) Zone

2 1A09.3. Use Regulations.

3 B. Uses permitted by special exception. The following uses, only, are permitted by special
4 exception in an R.C. 8 Zone:

5 10. ~~MICRO-BREWERY OR FARM BREWERY AS DEFINED AND LICENSED~~
6 ~~BY THE COMPTROLLER~~ BREWERY, CLASS 7 OR CLASS 8, INCLUDING ACCESSORY
7 RETAIL AND WHOLESALE DISTRIBUTION OF BEER PRODUCED ON THE PREMISES.
8 TEMPORARY PROMOTIONAL EVENTS, SUCH AS BEER TASTING OR PUBLIC
9 GATHERINGS ASSOCIATED WITH THE ~~MICRO-BREWERY OR FARM BREWERY~~
10 BREWERY, ARE PERMITTED SUBJECT TO APPROVAL BY THE ADMINISTRATIVE LAW
11 JUDGE OR BOARD OF APPEALS ON APPEAL.

1 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-
2 five (45) days after its enactment.

b06415.wpd

PLEASE PRINT CLEARLY

CASE NAME 21213 nyork re.
CASE NUMBER 2016-112-X
DATE 1-4-16

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME 21213 York Rd.
CASE NUMBER 2016-112-X
DATE 1-14-16

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: January 4, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-112

RECEIVED

JAN 04 2016

4:00 PM

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 21213 York Rd
Petitioner: George and Virginia Wampler
Zoning: RC 5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception to use the property for a Class 8 Brewery.

A site visit was conducted on November 12, 2015. Some on-site cultivation of soy beans, a crop not typically associated with beer production, was observed.

The Department supports the concept of a Class 8 Brewery but has reservations regarding this proposal.

The Department advises that Baltimore County Zoning Regulations (BCZR) §502.1.G requires a special exception use not be "inconsistent" with the purposes of the properties zoning classification nor the "spirit and intent" of the zoning regulations. BCZR §1A00.2.C establishes as a purpose of the Resource Conservation zones the protection of both natural and man-made resources from the compromising effects of specific forms and densities of development. The Department maintains that the large scale of this special exception proposal is contrary to that purpose. The Brewery operation as proposed, having a substantially large structure supported by an extensive parking lot suggests an overly intensive use of the land, a situation that will most particularly be amplified during promotional events. The Department recommends the use, as proposed, is not suitable to the purposes of the zone nor can it integrate into the locality in a way that would not be detrimental to the general welfare of same.

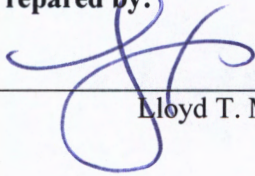
The petition as filed gives no information as to what constitutes a promotional event, a key component of the special exception use, in terms of types of activities and size. Through the hearing process, the Department has the expectation that the petitioners establish to the satisfaction of the ALJ that the scale of the operation, as proposed, is necessary and will not be detrimental to the neighborhood in its operation. The petitioner should further establish how a scaled back program more in keeping with the architectural scales and use intensities now established in the locality would not be more suitable to the purpose of the special exception. The submitted petition and plan does not indicate the amount and type of on-site agricultural product to be used in the brewing process raising concerns by the Department that the proposal meets the requirements of a Class 8 Brewery.

The Department recommends the Special Exception should only be granted pursuant to the following conditions and upon the petitioners making a good faith effort to address the Department's concerns.

- The level of on-site agricultural production in support of the brewery must be established. The Petitioners shall document through the hearing process and by specific note on the plan the types and minimum amounts of agricultural product to be produced on the licensed farm in support of the brewery.
- Building permits must be obtained prior to the construction of any structures specific to the brewery operation. The petitioners shall submit architectural elevations to include a materials list to the Department for approval prior to the issuance of permits.
- The petitioner shall indicate the future use of the existing dwelling on-site.
- Parking meeting the design requirements of BCZR §409.8 shall be provided at 1 space for each employee on the largest shift combined with a minimum of 10 additional spaces to accommodate ancillary consumption of beer and sales and service of food. The balance of any parking requested and not meeting said §409.8 will require variance relief through the hearing process.
- A lighting plan shall be submitted to the Baltimore County Landscape Architect for approval prior to the issuance of any building permits. The lights shall be in operation from dusk until 1 hour after the close of the brewery for the consumption of beer and sales and service of food (7 p.m.) or the close of a brewery temporary promotional event (11 p.m.).
- Any signage visible from the public road shall be subject to BCZR § 450.4. "6. Identification" but shall not be internally illuminated. Any externally illuminated sign shall not remain lit beyond the close of the brewery for the consumption of beer and sales and service of food (7 p.m.) or the close of a brewery temporary promotional event (11 p.m.).
- To ensure that the brewery use will not be detrimental to the primary agricultural uses in the area and that the said use remains within the intent of the special exception, the Department recommends that temporary promotional events be limited to 1 day and that the number of 1-day temporary promotional events allowed under the grant of the special exception shall be limited to 6 days per calendar year. Additional 1-day temporary promotional events beyond that, up to 12 days total per calendar year, shall be subject to review by the Department of Planning. A copy of the required Special Brewery Promotional Event Permit issued through the Maryland State Office of the Comptroller accompanied by a signed and dated detailed description of the event shall be submitted by the Petitioners to the Department of Planning and the Bureau of Zoning Review at least 7 days prior to each event. A Special Beer Festival license issued by Baltimore County pursuant to MD. Ann. Code Art. 2B§8-802 shall be considered a temporary promotional event.

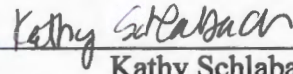
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley

Jeanette M. S. Tansey, R.L.A., Permits and Development Management

George and Virginia Wampler

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: January 4, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-112

RECEIVED

JAN 04 2016

INFORMATION:

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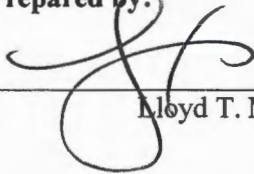
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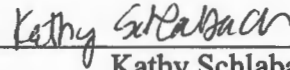
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley

Jeanette M. S. Tansey, R.L.A., Permits and Development Management
George and Virginia Wampler
Office of the Administrative Hearings
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

March 9, 2017

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

Thomas Hoff
Landscape Architects and Land Development Consultants
512 Virginia Avenue
Towson, Maryland 21286

Dear Mr. Hoff:

RE: Spirit and Intent
Zoning Case No. 2016-0112-X
21213 York Road, Heart & Solar Brewing

This refers to your March 7, 2017 letter to Mr. Arnold Jablon, Director of Permits, Approvals, and Inspections, attaching a proposed revised site plan for the subject property. You stated in your letter that the revised plan shows a proposed change to move the proposed building and parking lot further back from Old York Road per the comments by Storm Water Management Division and added an additional parking space; all changes are shown in red on the plan. You requested a zoning S&I (Spirit and Intent) verification that the proposed changes are within the S&I as in a granted Special Exception Zoning Case #2016-0112-X.

Please be advised that Mr. John Beverungen, the Administrative Law Judge, after careful consideration, has determined that the proposed changes are within the Spirit and Intent of the Zoning Case # 2016-0112-X. Please proceed with the Development Plan approval process pursuant to the County codes accordingly.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui".

Aaron Tsui
Planner II, Zoning Review

File: 17-098
Zoning Case no.2016-0112-X w/
Enclosure

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

March 7, 2017

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: 21213 York Road, Heart & Solar Brewing
Spirit & Intent Request
Case No. 2016-0112-X

Dear Mr. Jablon:

As shown on the attached redlined "Plan to Accompany Petition" We are requesting to make the following changes to the development of the property.

The changes consist of:

- Moving the proposed building and parking lot further back from Old York Road. The new location is shown in red.
- We have added an additional parking space.

These changes are being made to improve our ability to provide environmental site design "ESD" to meet the Stormwater Management Regulations.

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0112-X and permitted under BCZR Section 104.3, please indicate your approval by countersigning this letter in the space provided below. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,

Thomas J. Hoff, RLA

APPROVED:

Arnold Jablon
Director - Permits, Approvals & Inspections

Date

Approved
OKB 3-9-2017
S+I Plan dated
3-7-17

To: AT
S+I
3/2/17 ucn
#17-098
\$150.00

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

TO: AT
S+I
3/7/17 ucn
#17-098
\$150.00

March 7, 2017

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: 21213 York Road, Heart & Solar Brewing
Spirit & Intent Request
Case No. 2016-0112-X

Dear Mr. Jablon:

As shown on the attached redlined "Plan to Accompany Petition" We are requesting to make the following changes to the development of the property.

The changes consist of:

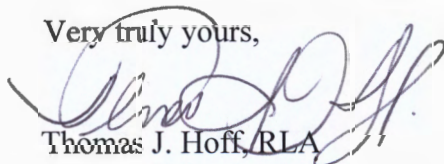
- Moving the proposed building and parking lot further back from Old York Road. The new location is shown in red.
- We have added an additional parking space.

These changes are being made to improve our ability to provide environmental site design "ESD" to meet the Stormwater Management Regulations.

1A04.2

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0112-X and permitted under BCZR Section 104.3, please indicate your approval by countersigning this letter in the space provided below. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,


Thomas J. Hoff, RLA

APPROVED:

Approved
OSB 3-9-2017
S+I Plan dated
3-7-17

Arnold Jablon
Director - Permits, Approvals & Inspections

Date



KEVIN KAMENETZ
County Executive

March 9, 2017

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

Thomas Hoff
Landscape Architects and Land Development Consultants
512 Virginia Avenue
Towson, Maryland 21286

2nd S&I

Dear Mr. Hoff:

RE: Spirit and Intent
Zoning Case No. 2016-0112-X
21213 York Road, Heart & Solar Brewing

This refers to your March 7, 2017 letter to Mr. Arnold Jablon, Director of Permits, Approvals, and Inspections, attaching a proposed revised site plan for the subject property. You stated in your letter that the revised plan shows a proposed change to move the proposed building and parking lot further back from Old York Road per the comments by Storm Water Management Division and added an additional parking space; all changes are shown in red on the plan. You requested a zoning S&I (Spirit and Intent) verification that the proposed changes are within the S&I as in a granted Special Exception Zoning Case #2016-0112-X.

Please be advised that Mr. John Beverungen, the Administrative Law Judge, after careful consideration, has determined that the proposed changes are within the Spirit and Intent of the Zoning Case # 2016-0112-X. Please proceed with the Development Plan approval process pursuant to the County codes accordingly.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui".

Aaron Tsui
Planner II, Zoning Review

File: 17-098
Zoning Case no.2016-0112-X w/
Enclosure

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

March 7, 2017

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: 21213 York Road, Heart & Solar Brewing
Spirit & Intent Request
Case No. 2016-0112-X

Dear Mr. Jablon:

As shown on the attached redlined "Plan to Accompany Petition" We are requesting to make the following changes to the development of the property.

The changes consist of:

- Moving the proposed building and parking lot further back from Old York Road. The new location is shown in red.
- We have added an additional parking space.

These changes are being made to improve our ability to provide environmental site design "ESD" to meet the Stormwater Management Regulations.

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0112-X and permitted under BCZR Section 104.3, please indicate your approval by countersigning this letter in the space provided below. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,

Thomas J. Hoff, RLA

APPROVED:

Arnold Jablon
Director - Permits, Approvals & Inspections

Date

Approved
OKB 3-9-2017
S+I Plan dated
3-7-17

To: AT
S+I
3/2/17 ucn
#17-098
\$150.00

1A04.2

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

To: AT
S+I
5/16/18 uca

May 15, 2018

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

#18-186
\$150.00
4th
S+I

Re: 21213 York Road, Heart & Solar Brewing
Spirit & Intent Request
Case No. 2016-0112-X

Dear Mr. Jablon:

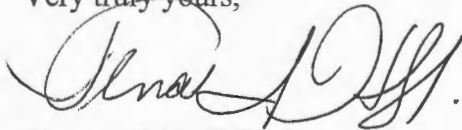
As shown on the attached redlined "Plan to Accompany Petition" We are requesting to make the following changes to the development of the property.

The changes consist of:

- Moving the proposed building and parking lot west 64' from the property line. The reason for this relocation is due to an error found in the property line location. The new location is shown in red.

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0112-X, please indicate your approval in writing. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,



Thomas J. Hoff, RLA

June Wisnom

From: Thomas J. Hoff <tom@thomasjhoff.com>
Sent: Thursday, May 17, 2018 11:28 AM
To: June Wisnom
Subject: FW: Airport Zoning Permit 18-100 Approval
Attachments: Beck Av.pdf

This goes with building permits #B947504 & B947505.
Any questions, let me know.

Thomas J. Hoff
Landscape Architect
512 Virginia Ave.
Towson, MD 21286
410-296-3669
FAX 410-825-3887

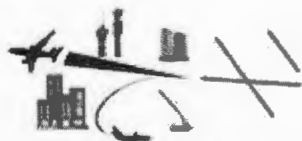
From: Richard Shepley <rshepley@bwiairport.com>
Sent: Wednesday, May 16, 2018 12:43 PM
To: Thomas J. Hoff <tom@thomasjhoff.com>
Cc: Karen L Lewis <KLLewis@baltimorecountymd.gov>
Subject: Airport Zoning Permit 18-100 Approval

Mr. Hoff:

Our office has reviewed and approved your Airport Zoning Permit (AZP) application, AZP 18-100, (Single Family Dwelling and Temporary Crane Operation at 500 Beck Avenue). A copy has been attached for your records. This approval has been sent to the County by way of this email.

If you have any questions regarding this approval, please contact our office directly.

*J. Richard (Rich) Shepley
Airport Planner/ Airport Zoning Permits*



Office: 410-859-7692
Fax: 410-859-7082
Email: rshepley@bwiairport.com

Governor Hogan is committed to outstanding customer service. Tell us how we are doing. [Click here.](#)



KEVIN KAMENETZ
County Executive

May 17, 2018

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

Thomas Hoff
Landscape Architects and Land Development Consultants
512 Virginia Avenue
Towson, Maryland 21286

Dear Mr. Hoff:

RE: Spirit and Intent (4th Revision)
Zoning Case No. 2016-0112-X
21213 York Road, Heart & Solar Brewing

This refers to your May 15, 2018 letter to Mr. Arnold Jablon, Director of Permits, Approvals, and Inspections, attaching a proposed revised site plan for the subject property. You stated in your letter that the revised plan shows a proposed change to move the proposed building and parking lot west 64 feet from the property line. The reason for this relocation is due to an error found in the property line location; all changes are shown in red on the submitted plan. You requested a zoning S&I (Spirit and Intent) verification that the proposed changes are within the S&I as in a granted Special Exception Zoning Case #2016-0112-X.

Please be advised that after careful consideration and the discussion between you and the undersigned on May 17, 2018, this Office has determined that the proposed changes are within the Spirit and Intent of the Zoning Case # 2016-0112-X. This is not the final approval of the plan, and, please proceed with the Development Plan approval process pursuant to the County codes accordingly.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui".

Aaron Tsui
Planner II, Zoning Review

File: 18-186
Zoning Case no.2016-0112-X

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

May 15, 2018

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: 21213 York Road, Heart & Solar Brewing
Spirit & Intent Request
Case No. 2016-0112-X

Dear Mr. Jablon:

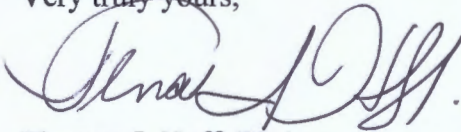
As shown on the attached redlined "Plan to Accompany Petition" We are requesting to make the following changes to the development of the property.

The changes consist of:

- Moving the proposed building and parking lot west 64' from the property line. The reason for this relocation is due to an error found in the property line location. The new location is shown in red.

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0112-X, please indicate your approval in writing. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,



Thomas J. Hoff, RLA

To: AT
S+I
5/16/18 u a

4th
S&I

#18-186
\$150.00



KEVIN KAMENETZ
County Executive

October 24, 2017

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

Thomas J. Hoff
Landscape Architects and Land Development Consultant
512 Virginia Avenue
Towson, Maryland 21286

RE: Spirit and Intent Request, Case # 2016-0112-X
21213 York Road, Heart & Solar Brewing
Tax Account # 0723000627, 7th Election District

To Whom it May Concern:

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information provided therein, my review of the available zoning records the following has been determined:

The Red Line Plan submitted showing the proposed building and parking lot move of 20 feet further from Old York Road was reviewed by this Office. It was noted that the proposed changes would meet the required setbacks and the requested change to the granted relief is minor in nature. It is therefore the opinion of this office that your request is within the Spirit and Intent of Case # 2016-0112-X. Be advised that this is not a final approval; all new construction is subject to final review and approval through the Baltimore County building permit process.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Hucik", is written over the typed name.

Gary Hucik
Planner
Zoning Review

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

TO: GH
10/23/17
SF I
#17-406
\$150.00

October 23, 2017

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

Re: 21213 York Road, Heart & Solar Brewing
Spirit & Intent Request
Case No. 2016-0112-X

Dear Mr. Jablon:

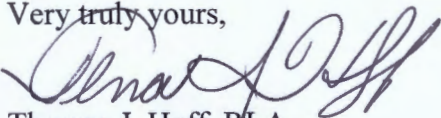
As shown on the attached redlined "Plan to Accompany Petition" We are requesting to make the following changes to the development of the property.

The changes consist of:

- Moving the proposed building and parking lot further back from Old York Road and further east by 20'. The reason for this relocation is to provide more distance from some existing trees that the owner would like to keep. The new location is shown in red.
- Relocating the entrance per SHA comments.

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0112-X, please indicate your approval by countersigning this letter in the space provided below. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,


Thomas J. Hoff, RLA

APPROVED:

Arnold Jablon
Director - Permits, Approvals & Inspections

Date



KEVIN KAMENETZ
County Executive

May 17, 2018

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

Thomas Hoff
Landscape Architects and Land Development Consultants
512 Virginia Avenue
Towson, Maryland 21286

Dear Mr. Hoff:

RE: Spirit and Intent (4th Revision)
Zoning Case No. 2016-0112-X
21213 York Road, Heart & Solar Brewing

This refers to your May 15, 2018 letter to Mr. Arnold Jablon, Director of Permits, Approvals, and Inspections, attaching a proposed revised site plan for the subject property. You stated in your letter that the revised plan shows a proposed change to move the proposed building and parking lot west 64 feet from the property line. The reason for this relocation is due to an error found in the property line location; all changes are shown in red on the submitted plan. You requested a zoning S&I (Spirit and Intent) verification that the proposed changes are within the S&I as in a granted Special Exception Zoning Case #2016-0112-X.

Please be advised that after careful consideration and the discussion between you and the undersigned on May 17, 2018, this Office has determined that the proposed changes are within the Spirit and Intent of the Zoning Case # 2016-0112-X. This is not the final approval of the plan, and, please proceed with the Development Plan approval process pursuant to the County codes accordingly.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui", written in a cursive style.

Aaron Tsui
Planner II, Zoning Review

File: 18-186
Zoning Case no.2016-0112-X

THOMAS J. HOFF
Landscape Architects and Land Development Consultants
512 VIRGINIA AVENUE
TOWSON, MD. 21286
410-296-3668
FAX 410-825-3887

To: AT
S+I
5/16/18 uca

May 15, 2018

Arnold Jablon, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, MD 21204

#18-186
\$150.00
4th
S&I

Re: 21213 York Road, Heart & Solar Brewing
Spirit & Intent Request
Case No. 2016-0112-X

Dear Mr. Jablon:

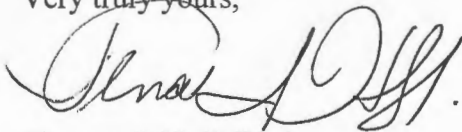
As shown on the attached redlined "Plan to Accompany Petition" We are requesting to make the following changes to the development of the property.

The changes consist of:

- Moving the proposed building and parking lot west 64' from the property line. The reason for this relocation is due to an error found in the property line location. The new location is shown in red.

If your office is in agreement that the proposed changes are within the spirit and intent of Case No 2016-0112-X, please indicate your approval in writing. Attached is a check in the amount of \$150.00 representing payment for this request.

Very truly yours,



Thomas J. Hoff, RLA

THOMAS J. HOFF

Landscape Architects and Land Development Consultants

512 VIRGINIA AVENUE

TOWSON, MD. 21286

410-296-3668

FAX 410-825-3887

LETTER OF TRANSMITTAL

DATE 1/5/16	JOB NO. 63401
ATTENTION	
RE: 21213 YORK RD.	

TO **ALJ**WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	1/5/16	SP.1	PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

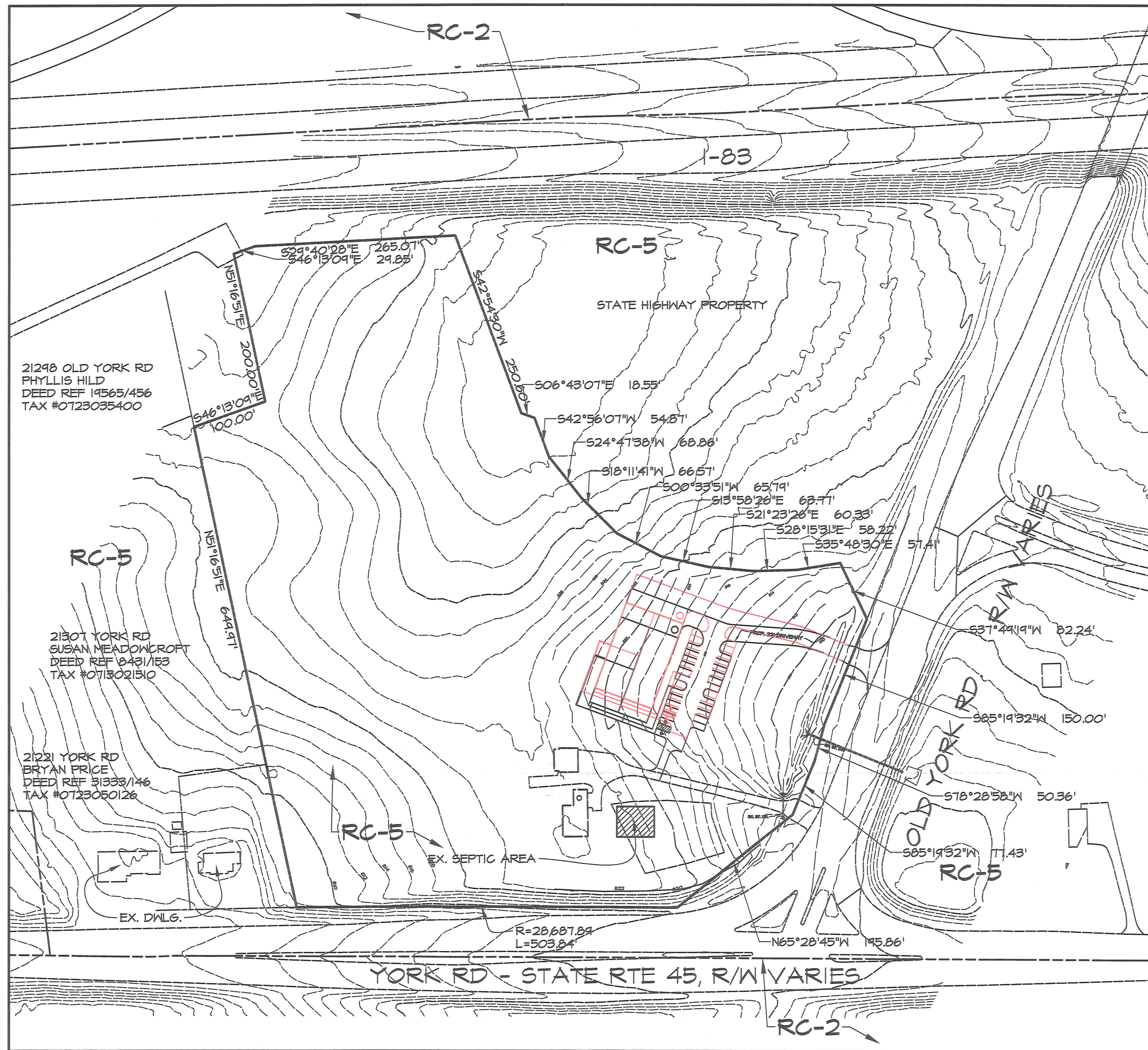
REMARKS **ANY QUESTIONS, PLEASE CALL 410-296-3669****RECEIVED****JAN 05 2016****OFFICE OF ADMINISTRATIVE HEARINGS**

COPY TO _____

SIGNED: **Thomas J. Hoff**

If enclosures are not as noted, kindly notify us at once.





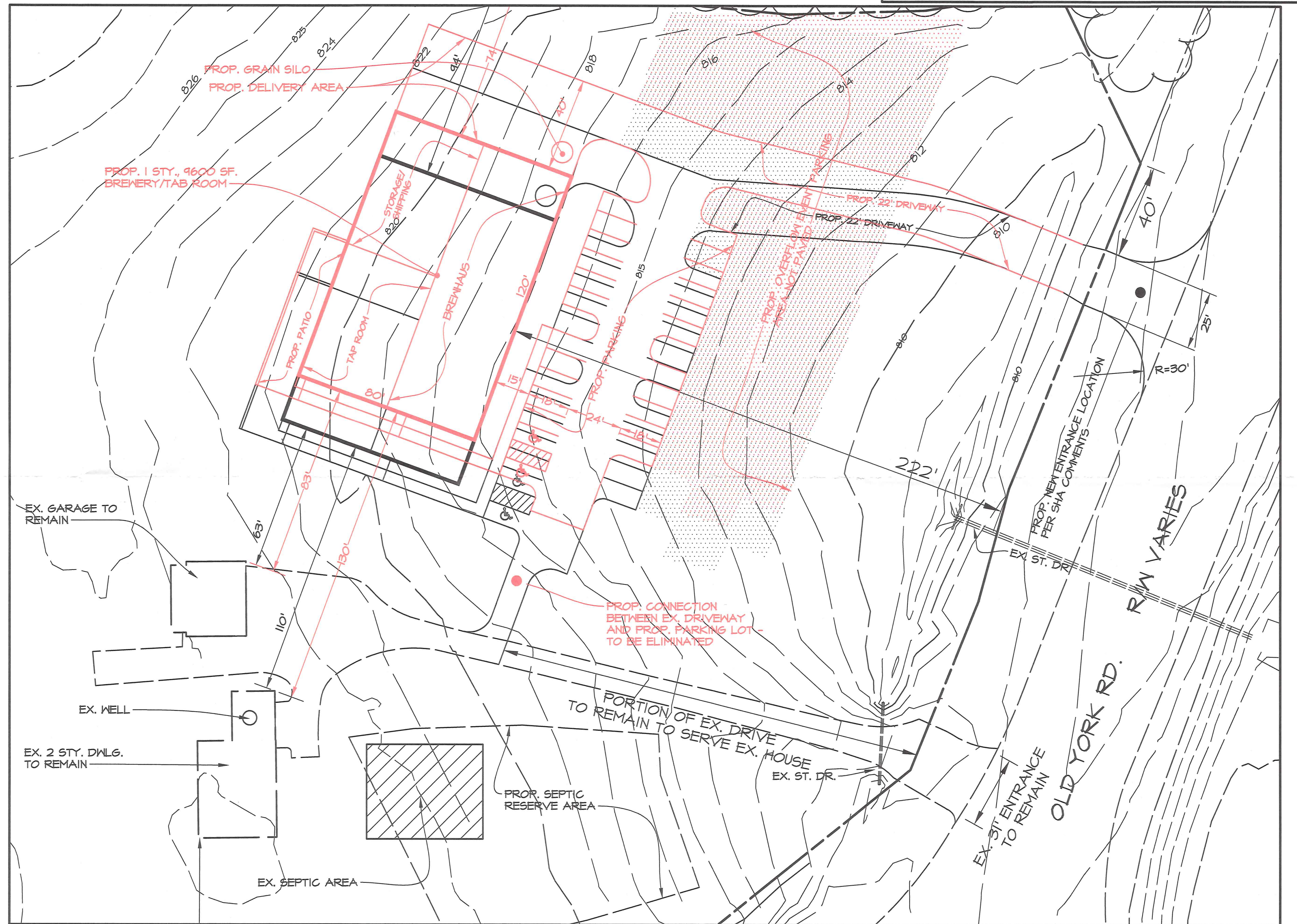
OVERALL SITE PLAN
SCALE: 1"=100'
0 50 100 200

OWNER:
LESLIE A. WHITE
24 NORTH MEADOW RD.
GLEN BURNIE, MD 21202
DEED REF 25461/5060
TAX #0723000627

SITE DATA:
GROSS SITE AREA 11.993 AC±
NET SITE AREA 11.455 AC±
EXISTING ZONING RC-5
ZONING MAP 00TBI
EXISTING USE FARM
PROPOSED USE BREWERY, CLASS B

PARKING CALCULATIONS:
1 SPACE/EMP ON THE LARGEST SHIFT 5
CUSTOMER PARKING 16 19
(INCLUDING 2 ACCESSIBLE SPACES)
TOTAL PARKING PROVIDED 23-24 SPACES

- GENERAL NOTES:
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
 8. THERE ARE NO PRIOR ZONING CASES, CRG OR DRG REQUESTS ON THIS PROPERTY.
 9. THERE ARE NO OUTSTANDING ZONING VIOLATIONS ON THIS PROPERTY.
 10. THERE ARE NO PRIOR COMMERCIAL PERMITS ON THIS SITE.
 11. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.
 12. HOPS WILL BE GROWN ON SITE FOR USE IN THE BREWING PROCESS.
 13. THE EXISTING DWELLING WILL BE OCCUPIED BY THE PROPERTY OWNER.



DETAIL SITE PLAN
SCALE: 1"=30'
0 15 30 60

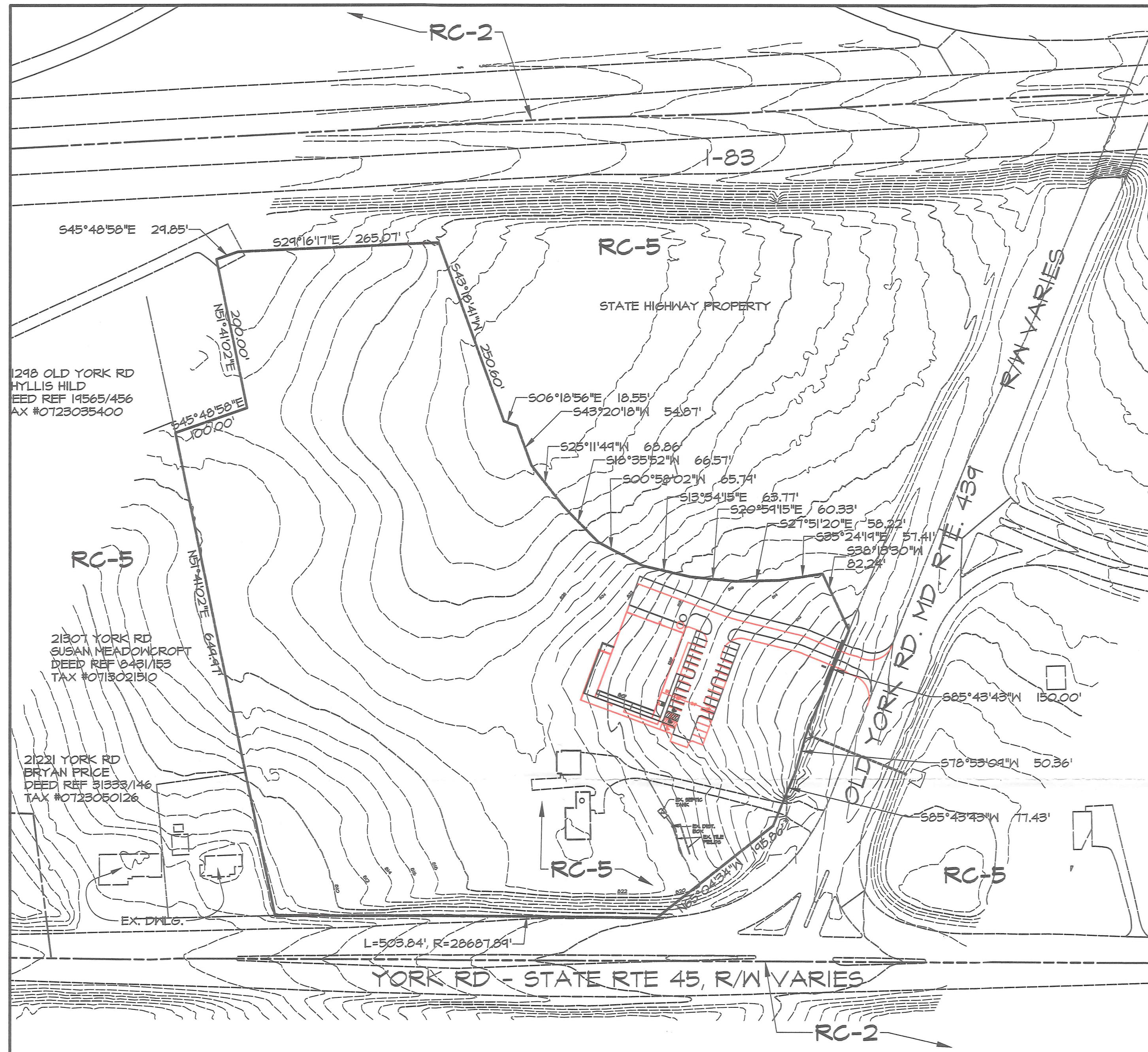
ZONING RELIEF REQUESTED:
SECTION 1A04.2.B.24. - A SPECIAL EXCEPTION TO ALLOW A BREWERY, CLASS B IN A RC-5 ZONE.

PLAN TO ACCOMPANY S&I LETTER - 11/29/17
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
21213 YORK ROAD
7th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3887

REVISIONS:

SCALE: AS SHOWN
DATE: 11/02/15
JOB NO.: 0634-01
DESIGNED: TJH
DRAWN: TJH
DRAWING NUMBER:
SP-1
SHEET 1 OF 1



OVERALL SITE PLAN

SCALE: 1"=100'
0 50 100 200

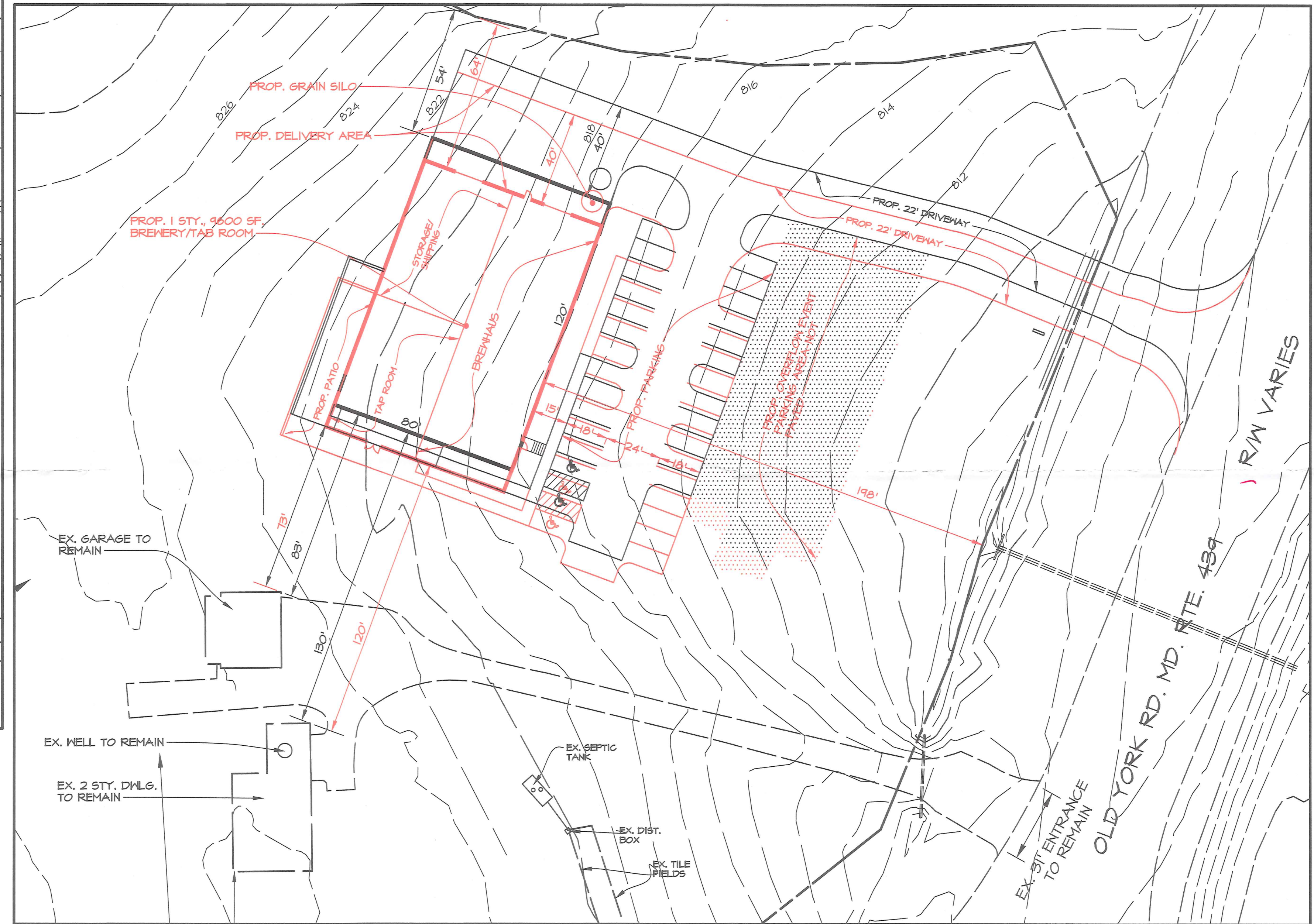
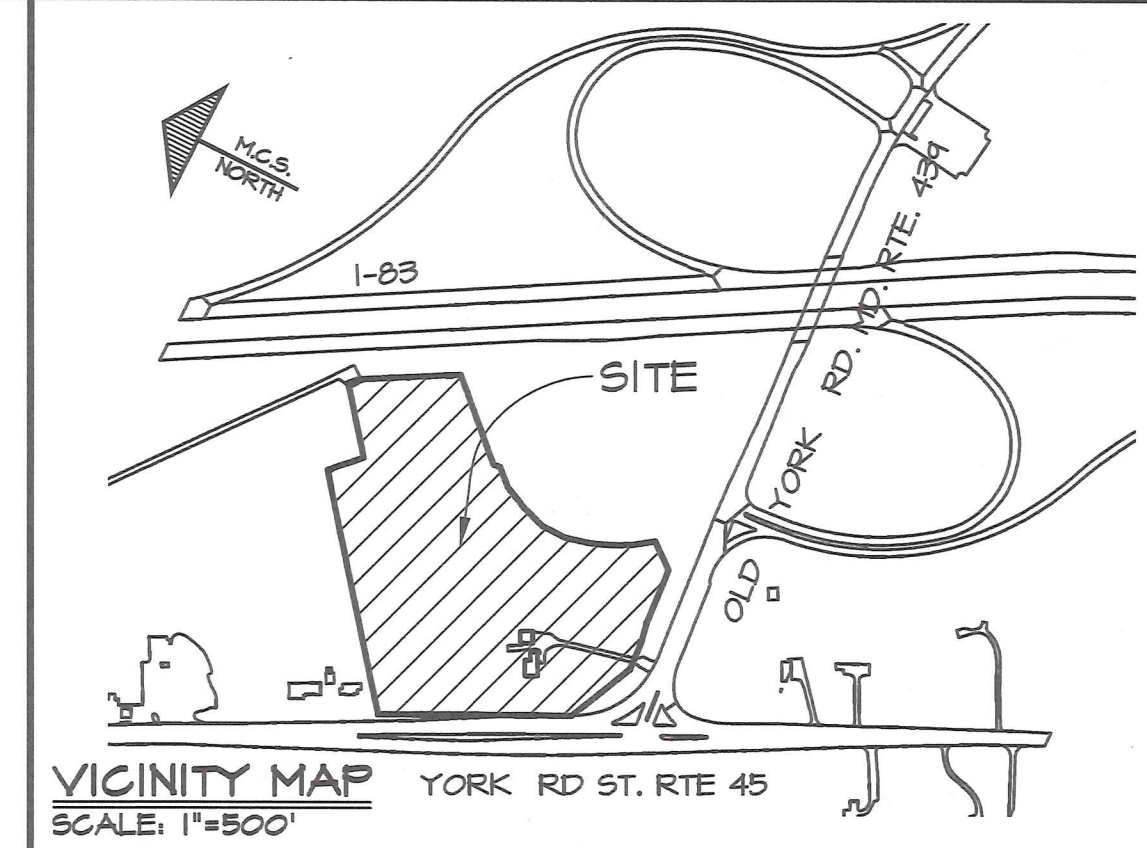
OWNER:
LESLIE A. WHITE
21213 YORK RD.
PARKTON, MD 21120
DEED REF 25461/5060
TAX #0723000627

SITE DATA:
GROSS SITE AREA 11.993 AC±
NET SITE AREA 11.455 AC±
EXISTING ZONING RC-5
ZONING MAP 007B1
EXISTING USE FARM
PROPOSED USE BREWERY, CLASS B

PARKING CALCULATIONS:
1 SPACE/EMP ON THE LARGEST SHIFT 5
CUSTOMER PARKING 18 19
(INCLUDING 2 ACCESSIBLE SPACES)
TOTAL PARKING PROVIDED 23-24 SPACES

GENERAL NOTES:

1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
8. THERE ARE NO PRIOR ZONING CASES, CRG OR DRC REQUESTS ON THIS PROPERTY.
9. THERE ARE NO OUTSTANDING ZONING VIOLATIONS ON THIS PROPERTY.
10. THERE ARE NO PRIOR COMMERCIAL PERMITS ON THIS SITE.
11. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.
12. HOPS WILL BE GROWN ON SITE FOR USE IN THE BREWING PROCESS.
13. THE EXISTING DWELLING WILL BE OCCUPIED BY THE PROPERTY OWNER.



DETAIL SITE PLAN

SCALE: 1"=30'
0 15 30 60

ZONING RELIEF REQUESTED:
SECTION 1A04.2.B.24. - A SPECIAL EXCEPTION TO ALLOW A BREWERY, CLASS B IN A RC-5 ZONE.

PLAN TO ACCOMPANY 4TH S&I LETTER - 5/15/18
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
21213 YORK ROAD
7th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3887

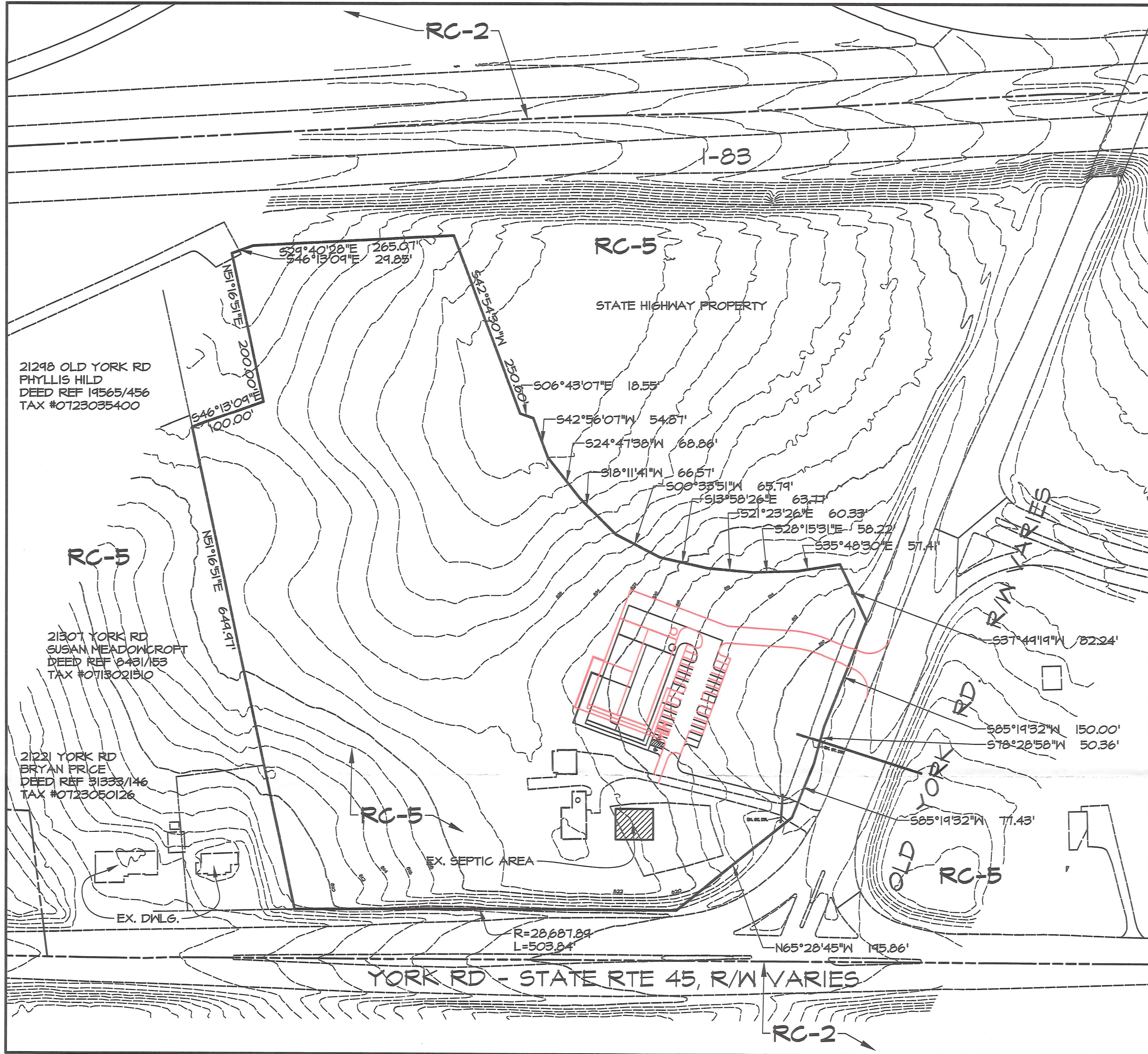
REVISIONS:

SCALE: AS SHOWN
DATE: 11/02/15
JOB NO.: 0634-01
DESIGNED: TJH
DRAWN: TJH

DRAWING NUMBER:

SP-1

SHEET 1 OF 1



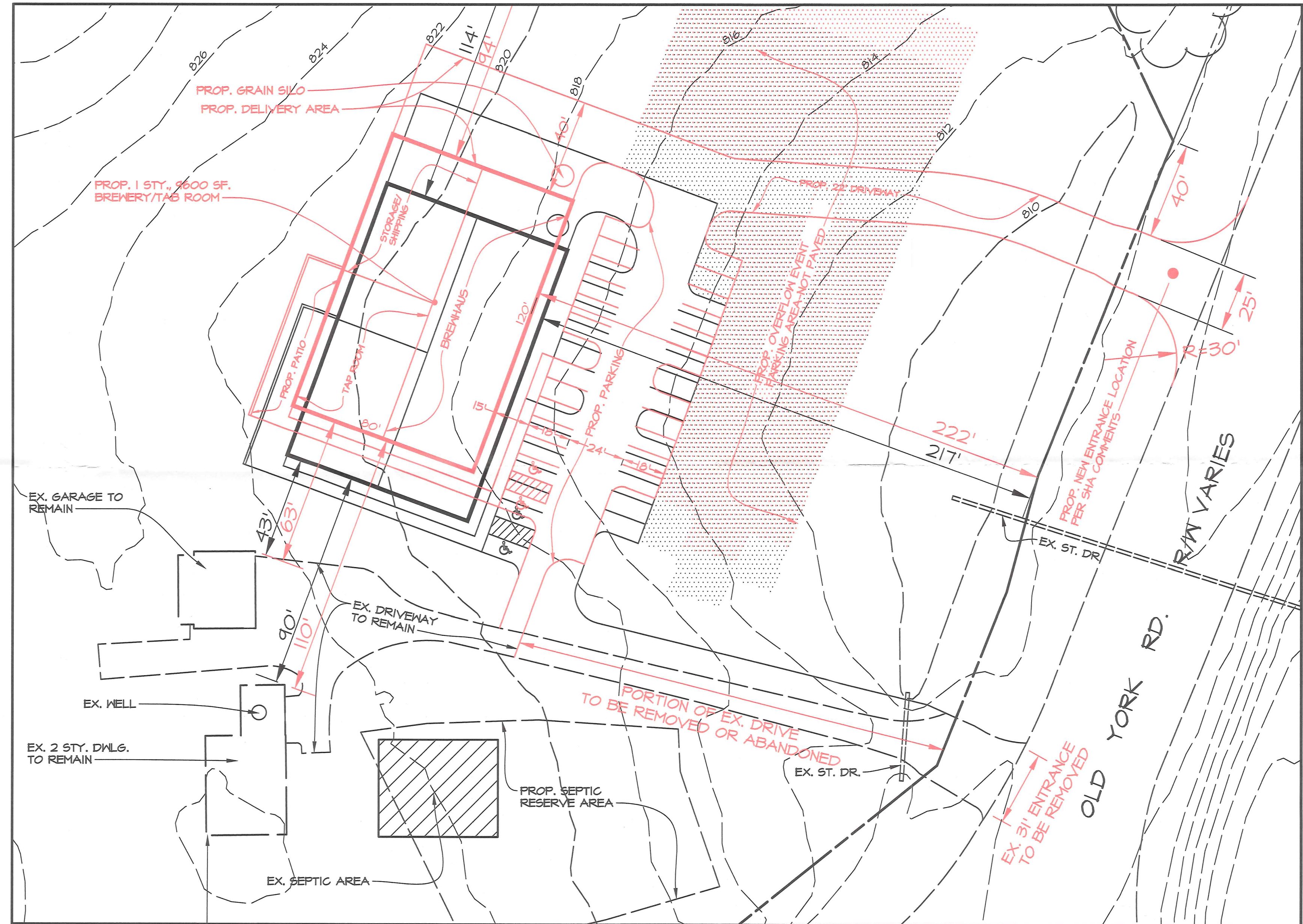
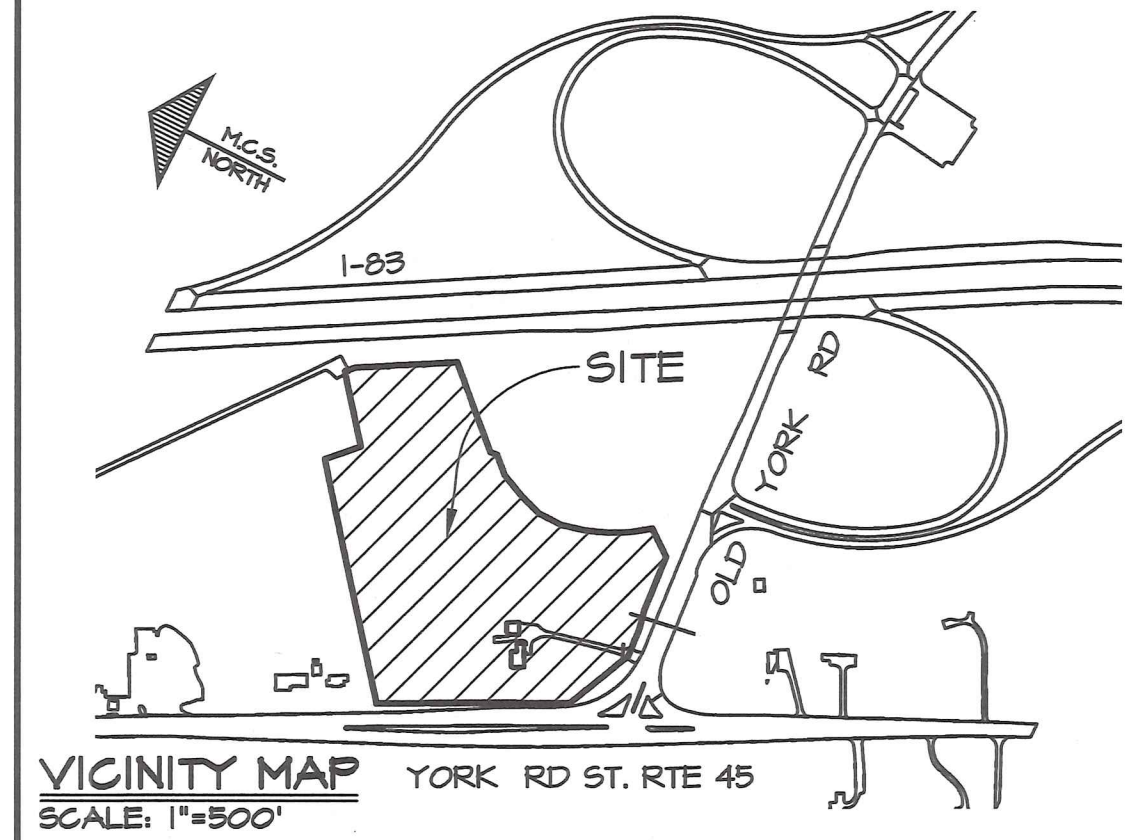
OVERALL SITE PLAN
SCALE: 1"=100'
0 50 100 200

OWNER:
LESLIE A. WHITE
24 NORTH MEADOW RD.
GLEN BURNIE, MD 21220
DEED REF 25461/5020
TAX #0723000627

SITE DATA:
GROSS SITE AREA 11.943 AC±
NET SITE AREA 11.455 AC±
EXISTING ZONING RC-5
ZONING MAP 007B1
EXISTING USE FARM
PROPOSED USE BREWERY, CLASS B

PARKING CALCULATIONS:
1 SPACE/EMP ON THE LARGEST SHIFT 5
CUSTOMER PARKING 10-14
(INCLUDING 2 ACCESSIBLE SPACES)
TOTAL PARKING PROVIDED 23-24 SPACES

- GENERAL NOTES:**
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
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 5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
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 11. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.
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 13. THE EXISTING DWELLING WILL BE OCCUPIED BY THE PROPERTY OWNER.



DETAIL SITE PLAN
SCALE: 1"=30'
0 15 30 60

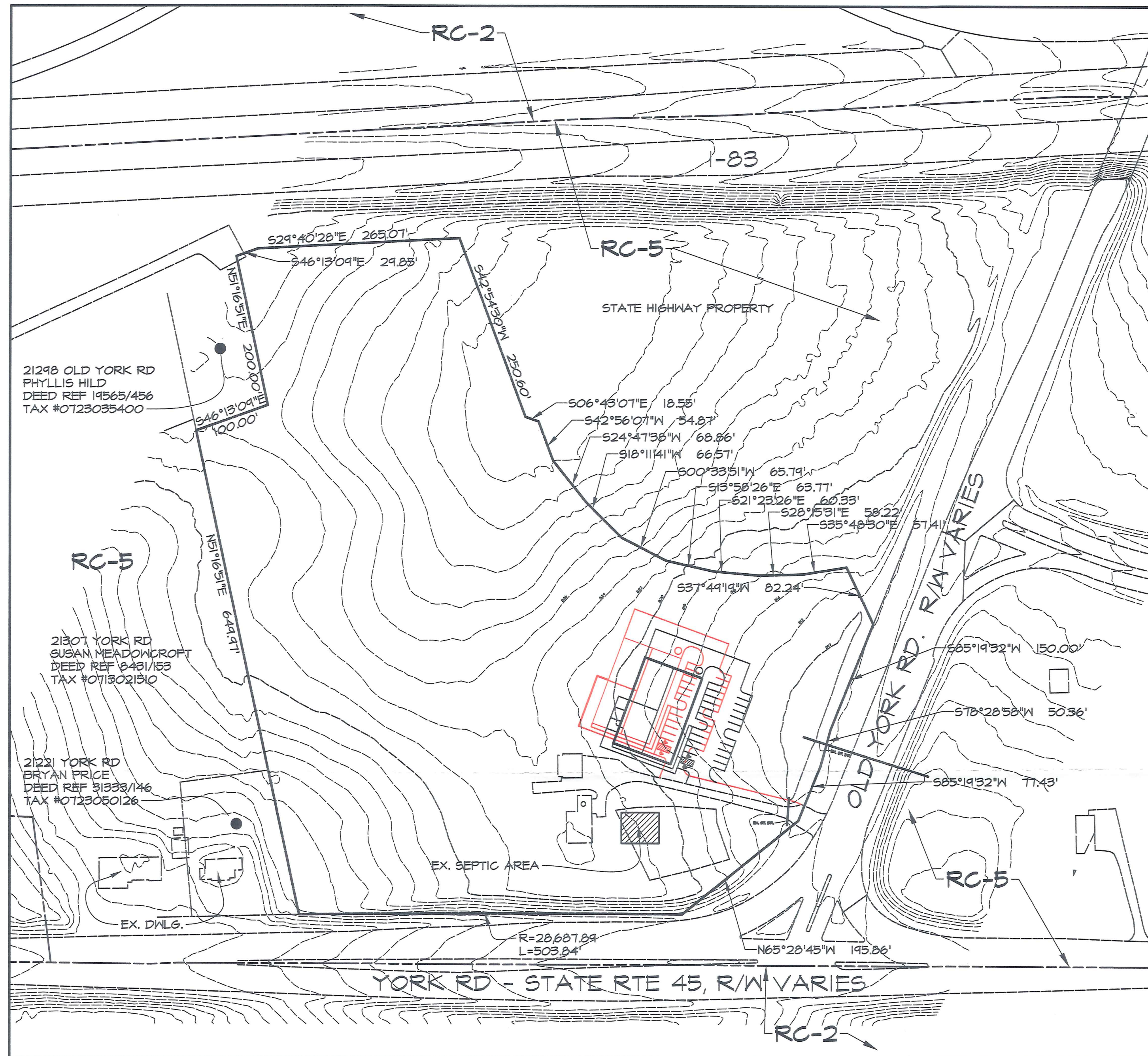
ZONING RELIEF REQUESTED:
SECTION 1A04.2.B.24. - A SPECIAL EXCEPTION TO ALLOW A BREWERY, CLASS B IN A RC-5 ZONE.

PLAN TO ACCOMPANY S&I LETTER - 10/23/17
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
21213 YORK ROAD
7th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-246-3668 FAX 410-825-3887

REVISIONS:
1/5/16-REDUCED PARKING LOT TO 23 SPACES & ADDED
NOTES 12 & 13.

SCALE: AS SHOWN
DATE: 11/02/15
JOB NO.: 0634-01
DESIGNED: TJH
DRAWN: TJH
DRAWING NUMBER:
SP-1
SHEET 1 OF 1



OVERALL SITE PLAN

SCALE: 1"=100'
0 50 100 200

OWNER:
GEORGE & VIRGINIA WAMPLER
21119 YORK RD.
PARKTON, MD 21120
DEED REF 25461/56
TAX #0723000621

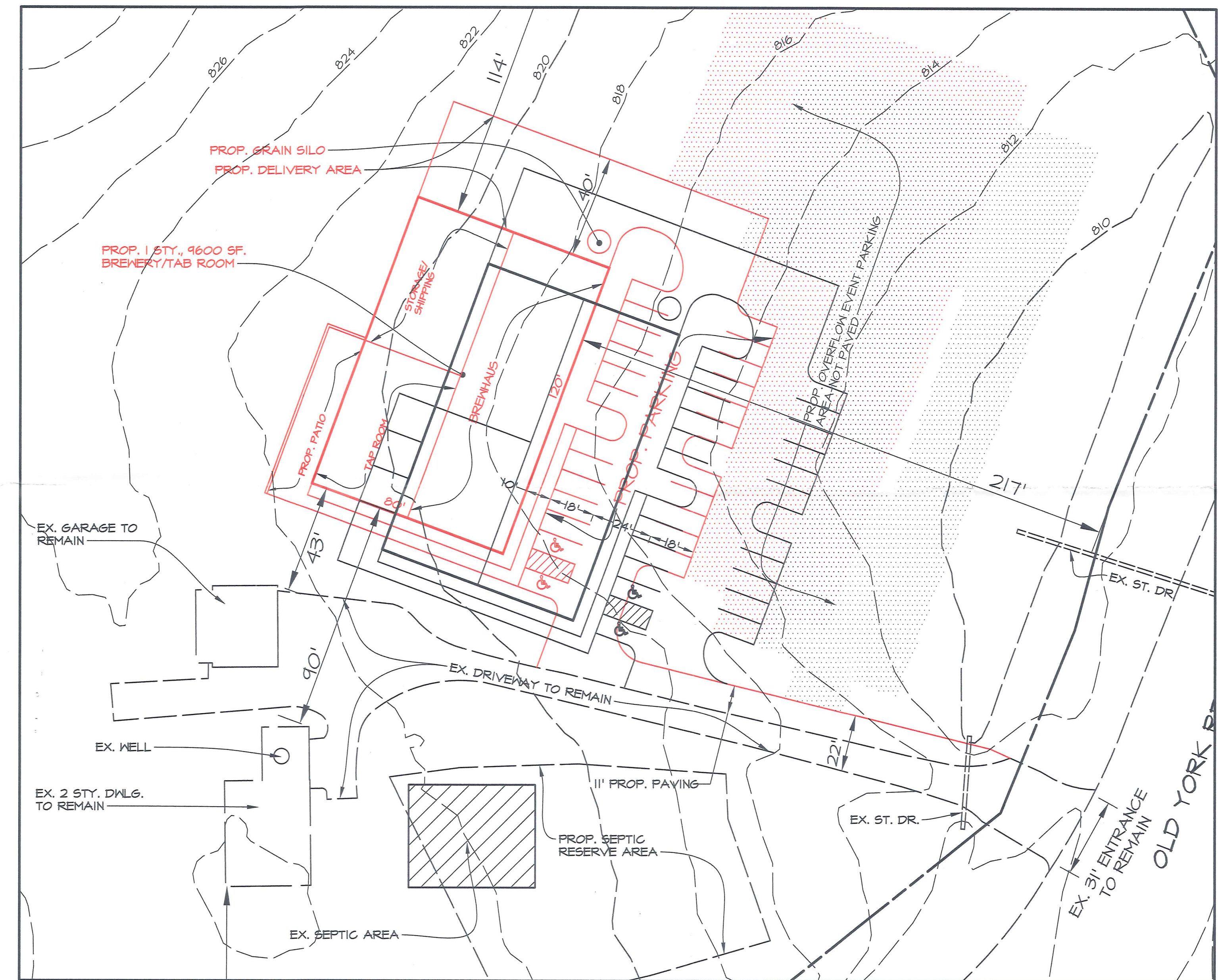
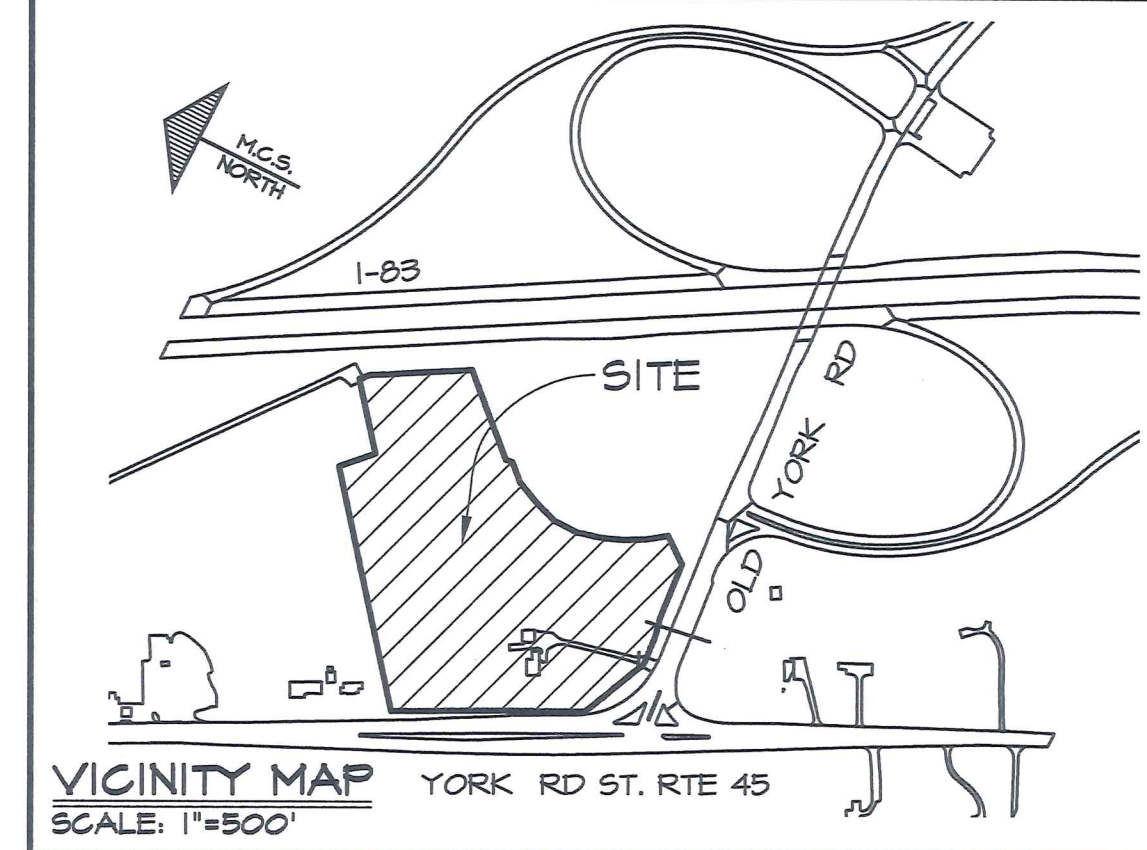
CONTRACT PURCHASER:
LES WHITE
24 NORTH MEADOW DR.
GLEN BURNIE, MD 21060

SITE DATA:
GROSS SITE AREA 11.993 AC±
NET SITE AREA 11.455 AC±
EXISTING ZONING RC-5
ZONING MAP 007B1
EXISTING USE FARM
PROPOSED USE BREWERY, CLASS B

PARKING CALCULATIONS:
1 SPACE/EMP ON THE LARGEST SHIFT 5
CUSTOMER PARKING 18-19
(INCLUDING 2 ACCESSIBLE SPACES)
TOTAL PARKING PROVIDED 23-24 SPACES

GENERAL NOTES:

1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
8. THERE ARE NO PRIOR ZONING CASES, CRG OR DRG REQUESTS ON THIS PROPERTY.
9. THERE ARE NO OUTSTANDING ZONING VIOLATIONS ON THIS PROPERTY.
10. THERE ARE NO PRIOR COMMERCIAL PERMITS ON THIS SITE.
11. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.
12. HOPS WILL BE GROWN ON SITE FOR USE IN THE BREWING PROCESS.
13. THE EXISTING DWELLING WILL BE OCCUPIED BY THE PROPERTY OWNER.



DETAIL SITE PLAN

SCALE: 1"=30'
0 15 30 60

ZONING RELIEF REQUESTED:
SECTION 1A04.2.B.24. - A SPECIAL EXCEPTION TO ALLOW A BREWERY, CLASS B IN A RC-5 ZONE.

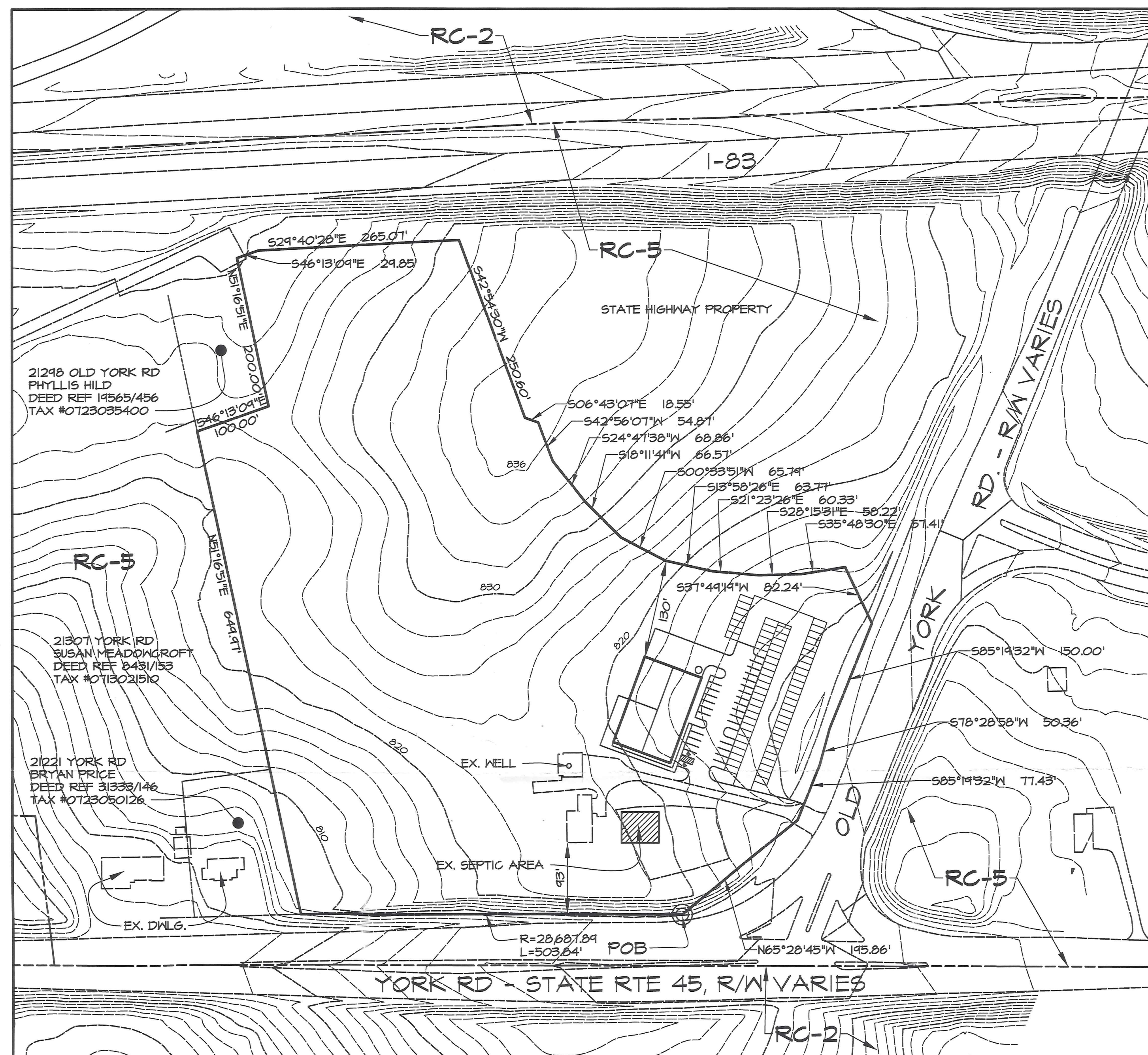
PLAN TO ACCOMPANY S&I LETTER - 3/7/17
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
21213 YORK ROAD
7th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3887

REVISIONS:
1/5/16-REDUCED PARKING LOT TO 23 SPACES & ADDED
NOTES 12 & 13.

DRAWING NUMBER:
SP-1

SHEET 1 OF 1



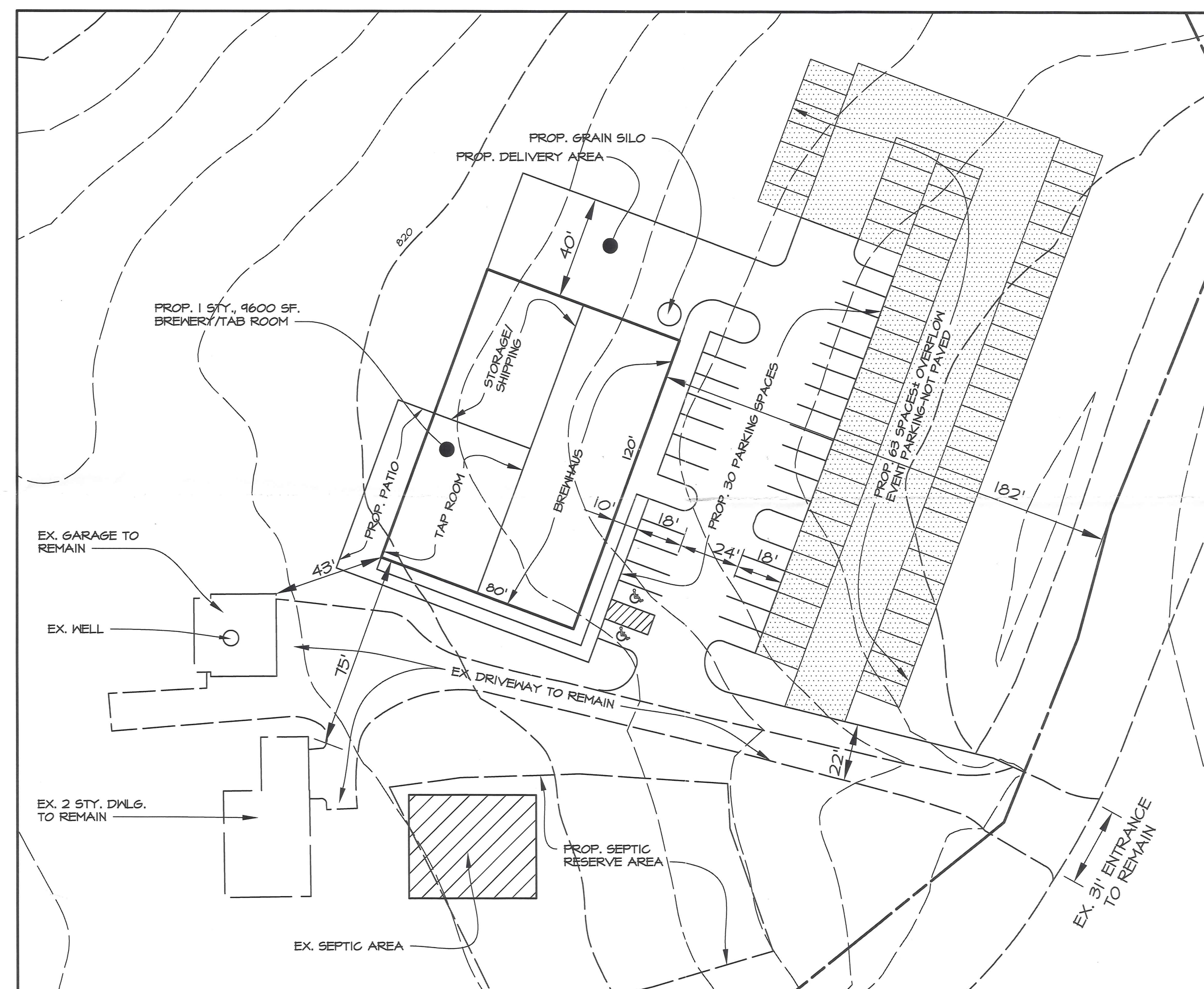
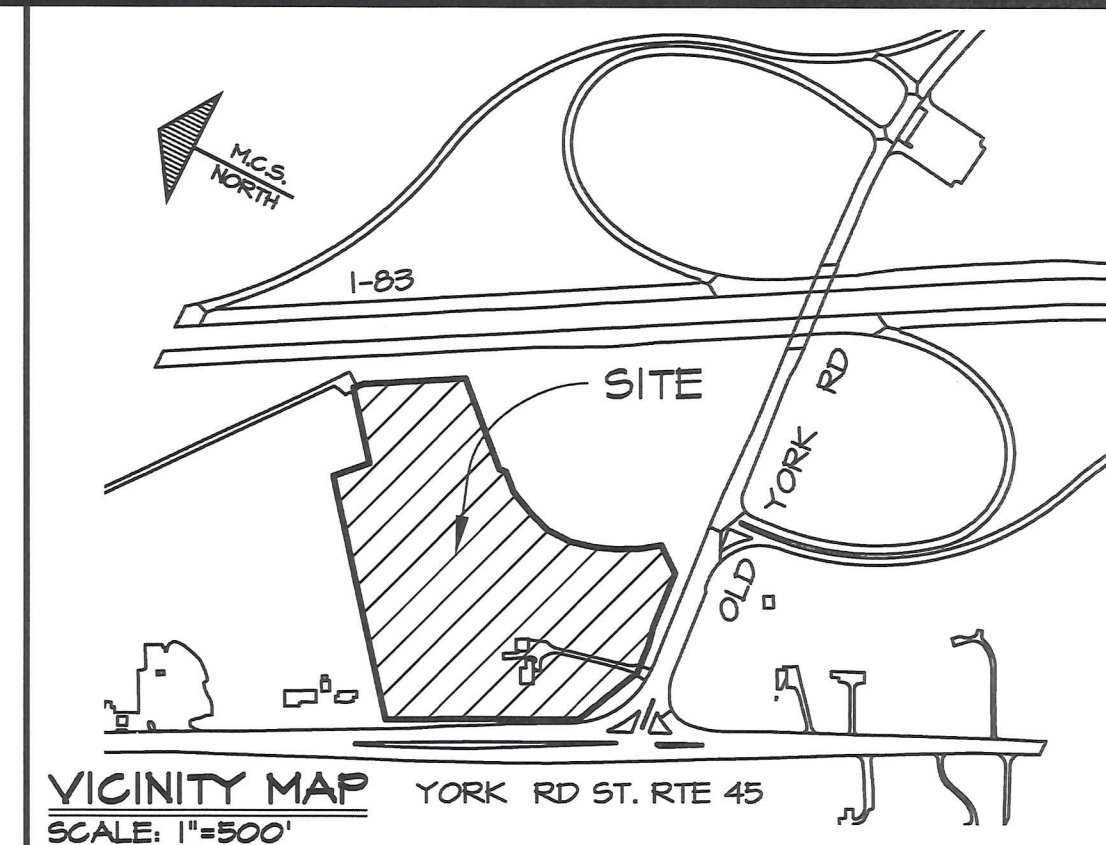
OVERALL SITE PLAN
SCALE: 1"=100'
0 50 100 200

OWNER:
GEORGE & VIRGINIA WAMPLER
21119 YORK RD.
PARKTON, MD 21120
DEED REF 25461/56
TAX #0723000621

CONTRACT PURCHASER:
LES WHITE
24 NORTH MEADOW DR.
GLEN BURNIE, MD 21060

SITE DATA:
GROSS SITE AREA 11.993 AC±
NET SITE AREA 11.435 AC±
EXISTING ZONING RC-5
ZONING MAP 00TBI
EXISTING USE FARM
PROPOSED USE BREWERY, CLASS B

- GENERAL NOTES:**
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
 8. THERE ARE NO PRIOR ZONING CASES, CRG OR DRG REQUESTS ON THIS PROPERTY.
 9. THERE ARE NO OUTSTANDING ZONING VIOLATIONS ON THIS PROPERTY.
 10. THERE ARE NO PRIOR COMMERCIAL PERMITS ON THIS SITE.
 11. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.



DETAIL SITE PLAN
SCALE: 1"=30'
0 15 30 60

ZONING RELIEF REQUESTED:
SECTION 1A04.2.B.24. - A SPECIAL EXCEPTION TO ALLOW A BREWERY, CLASS B IN A RC-5 ZONE.

**PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
21213 YORK ROAD**

7th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF

LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS

512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3287

REVISIONS:

PETITIONER'S

EXHIBIT NO.

SCALE: AS SHOWN

DATE: 11/02/15

JOB NO.: 0634-01

DESIGNED: TJH

DRAWN: TJH

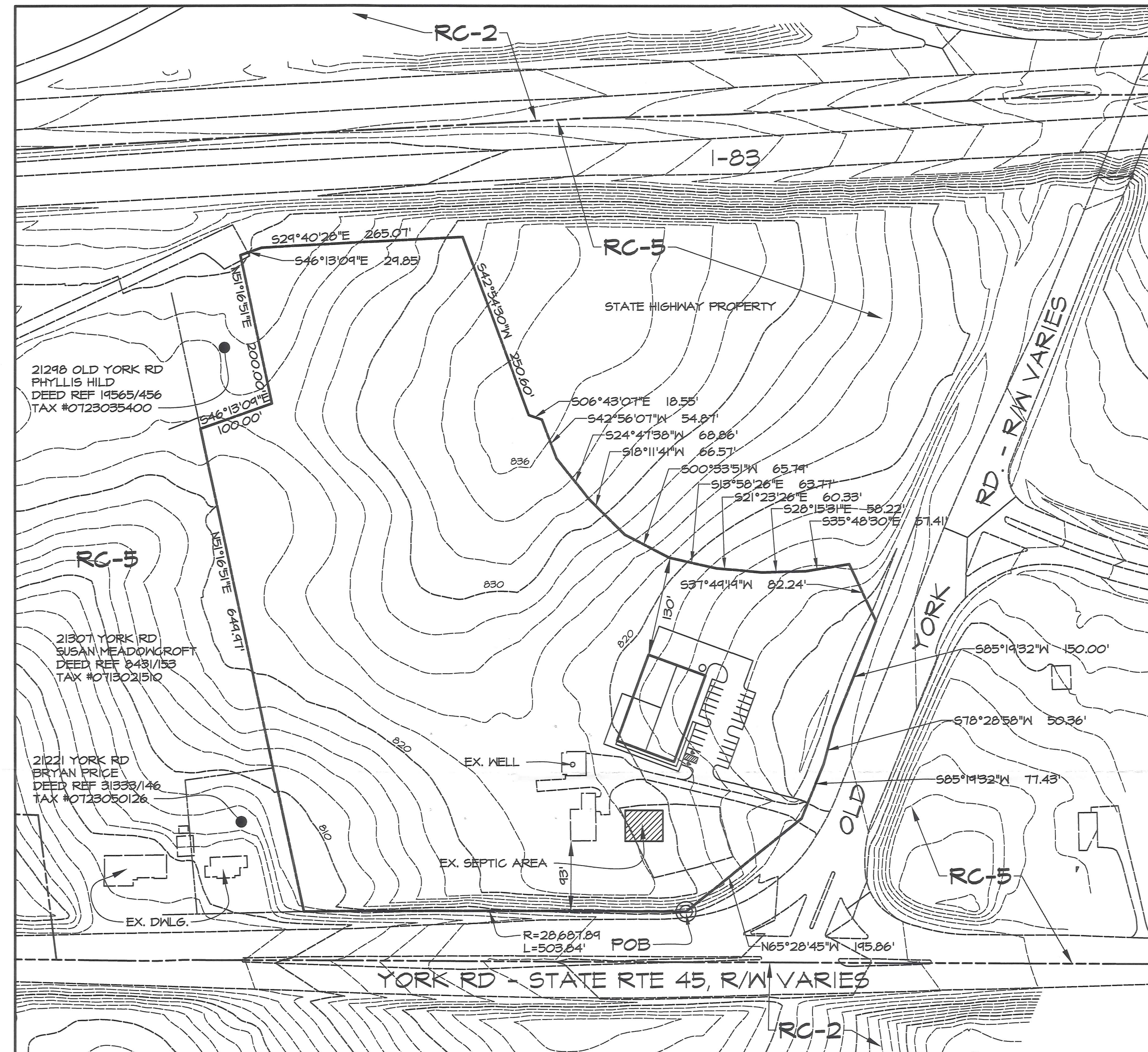
DRAWING NUMBER:

SP-1

SHEET 1 OF 1

2016-0112-X





OVERALL SITE PLAN
SCALE: 1"=100'
0 50 100 200

OWNER:
GEORGE & VIRGINIA WAMPLER
21119 YORK RD.
PARKTON, MD 21120
DEED REF 25461/56
TAX #0723000621

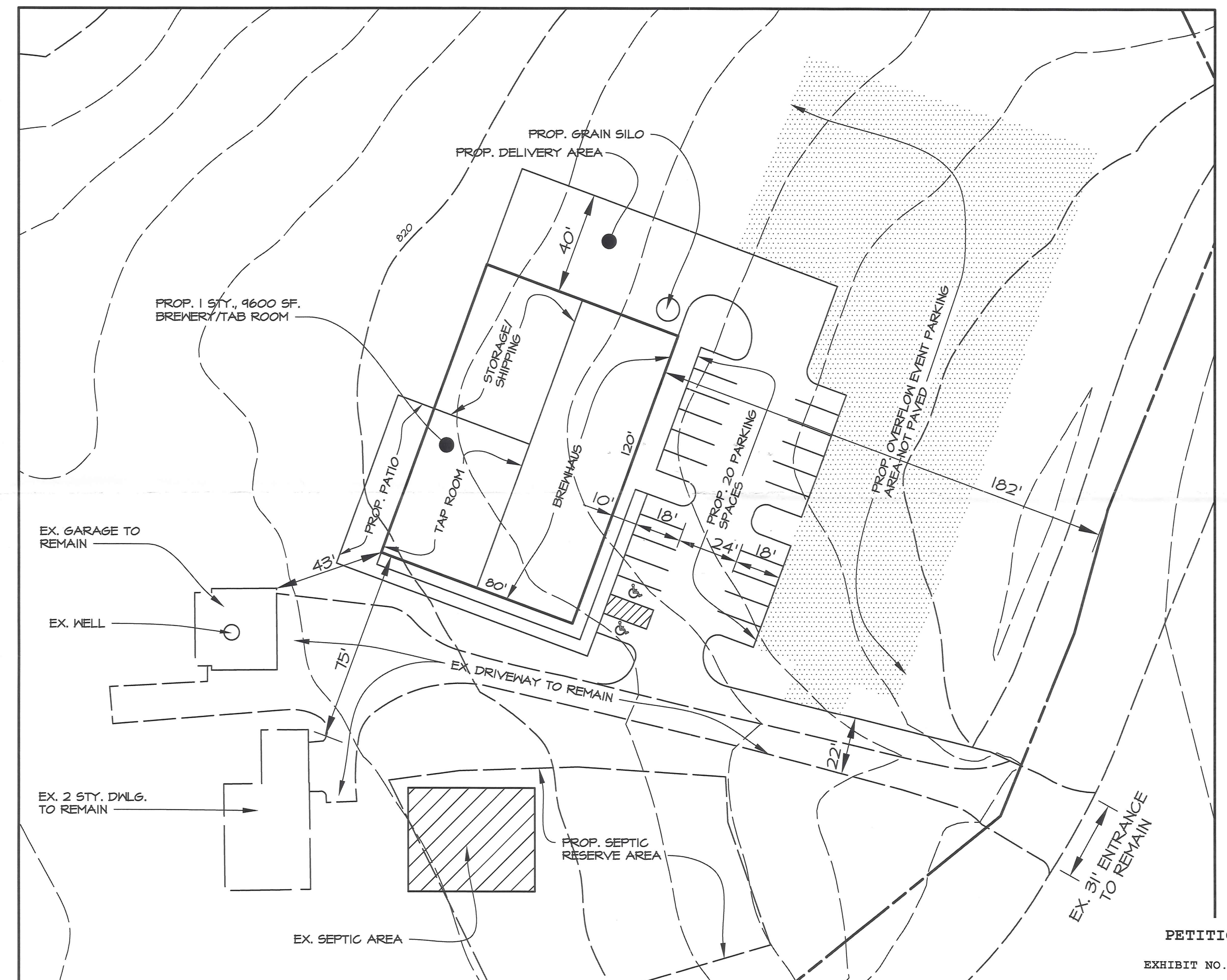
CONTRACT PURCHASER:
LES WHITE
24 NORTH MEADOW DR.
GLEN BURNIE, MD 21060

SITE DATA:
GROSS SITE AREA 11.993 AC±
NET SITE AREA 11.455 AC±
EXISTING ZONING RC-5
ZONING MAP 00TBI
EXISTING USE FARM
PROPOSED USE BREWERY, CLASS B

PARKING CALCULATIONS:
1 SPACE/EMP ON THE LARGEST SHIFT 5
CUSTOMER PARKING 16
(INCLUDING 2 ACCESSIBLE SPACES)
TOTAL PARKING PROVIDED 23 SPACES

GENERAL NOTES:

1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
8. THERE ARE NO PRIOR ZONING CASES, CRG OR DRC REQUESTS ON THIS PROPERTY.
9. THERE ARE NO OUTSTANDING ZONING VIOLATIONS ON THIS PROPERTY.
10. THERE ARE NO PRIOR COMMERCIAL PERMITS ON THIS SITE.
11. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.
12. HOPS WILL BE GROWN ON SITE FOR USE IN THE BREWING PROCESS.
13. THE EXISTING DWELLING WILL BE OCCUPIED BY THE PROPERTY OWNER.



DETAIL SITE PLAN
SCALE: 1"=30'
0 15 30 60

ZONING RELIEF REQUESTED:
SECTION 1A04.2.B.24. - A SPECIAL EXCEPTION TO ALLOW A BREWERY, CLASS B IN A RC-5 ZONE.

**PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
21213 YORK ROAD**

7th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
SCALE: AS SHOWN

LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
DATE: 11/02/15

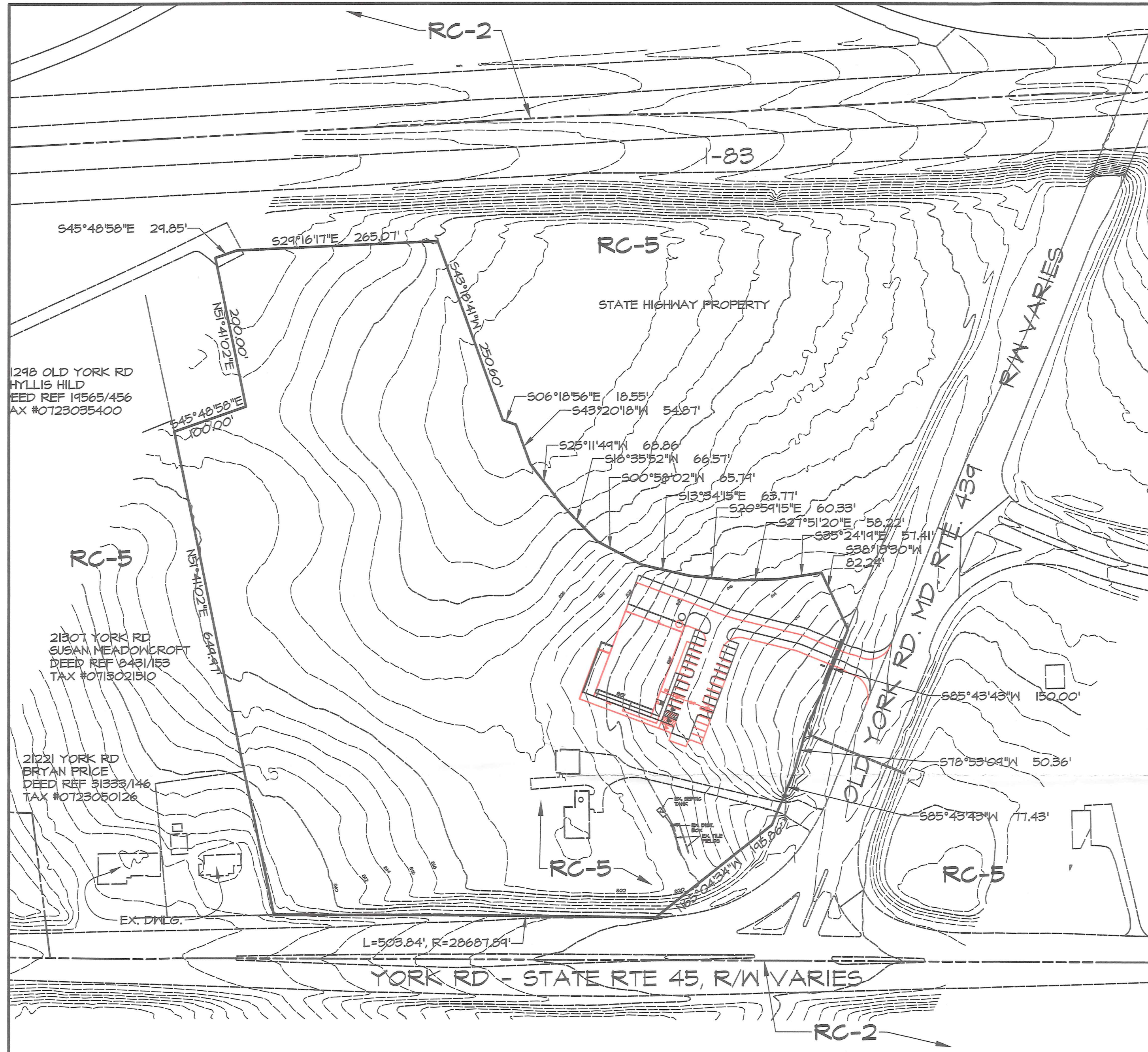
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
JOB NO.: 0634-01

410-296-3668 FAX 410-825-3887
DESIGNED: TJH

REVISIONS:
1/5/16-REDUCED PARKING LOT TO 23 SPACES & ADDED
NOTES 12 & 13.
DRAWN: TJH

2016-0112-X
DRAWING NUMBER:
SP-1

SHEET 1 OF 1



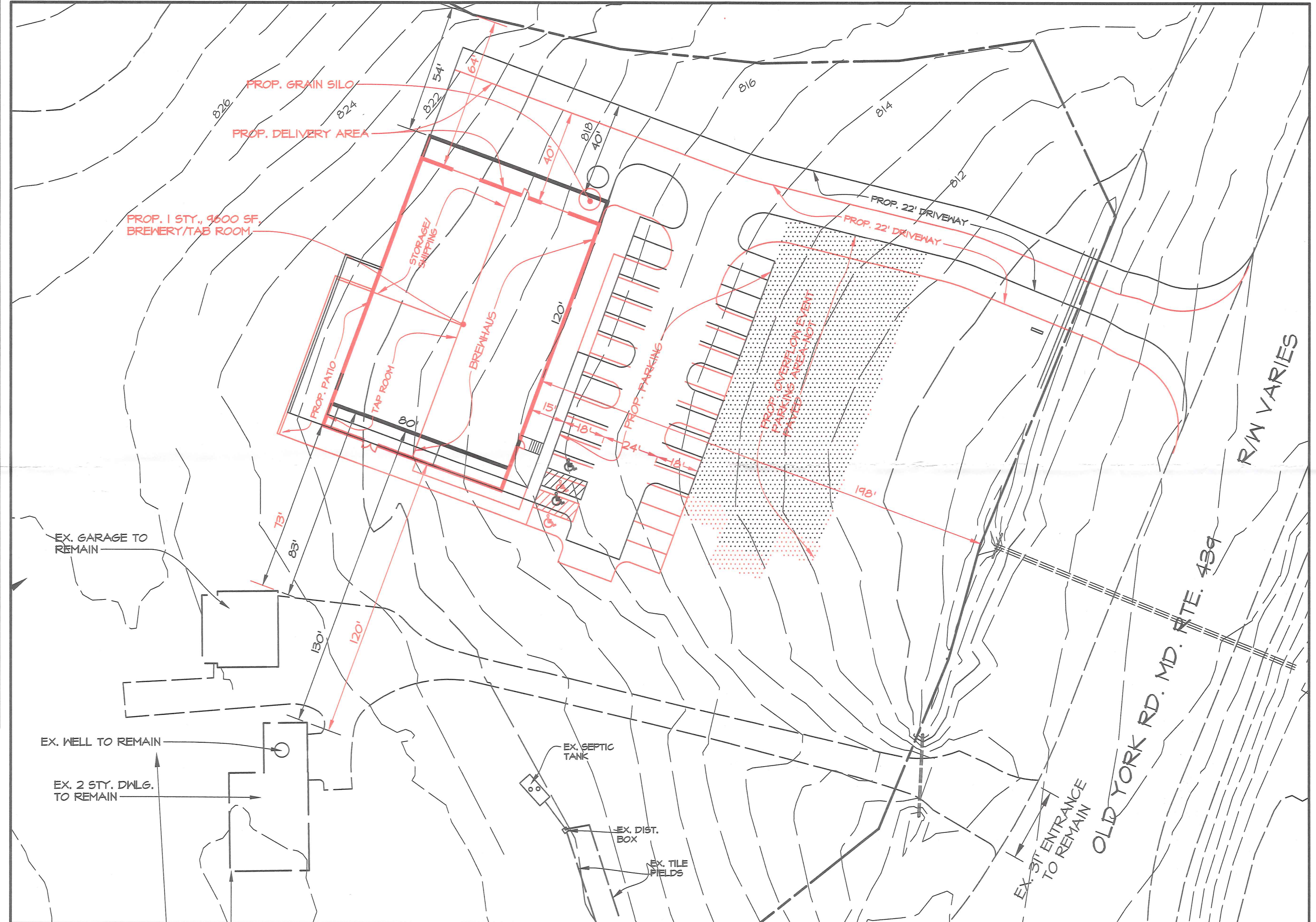
OVERALL SITE PLAN
SCALE: 1"=100'
0 50 100 200

OWNER:
LESLIE A. WHITE
21213 YORK RD.
PARKTON, MD 21120
DEED REF 25461/5060
TAX #0723000621

SITE DATA:
GROSS SITE AREA 11.993 AC±
NET SITE AREA 11.458 AC±
EXISTING ZONING RC-5
ZONING MAP 00TBI
EXISTING USE FARM
PROPOSED USE BREWERY, CLASS B

PARKING CALCULATIONS:
1 SPACE/EMP ON THE LARGEST SHIFT 5
CUSTOMER PARKING 19
(INCLUDING 2 ACCESSIBLE SPACES)
TOTAL PARKING PROVIDED 23-24 SPACES

- GENERAL NOTES:**
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
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 12. HOPS WILL BE GROWN ON SITE FOR USE IN THE BREWING PROCESS.
 13. THE EXISTING DWELLING WILL BE OCCUPIED BY THE PROPERTY OWNER.



DETAIL SITE PLAN
SCALE: 1"=30'
0 15 30 60

ZONING RELIEF REQUESTED:
SECTION 1A04.2.B.24. - A SPECIAL EXCEPTION TO ALLOW A BREWERY, CLASS B IN A RC-5 ZONE.

PLAN TO ACCOMPANY 4TH S&I LETTER - 5/15/18
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
21213 YORK ROAD
7th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-823-3887

REVISIONS:

SCALE: AS SHOWN
DATE: 11/02/15
JOB NO.: 0634-01
DESIGNED: TJH
DRAWN: TJH

DRAWING NUMBER:

SP-1

SHEET 1 OF 1

