



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 4, 2024

James Wayne Gillespie
5929 Williams Road
Hydes, MD 21082

RE: Petitions for Special Hearing & Variance
Case No. 2023-0264-SPHA
Property: 5929 Williams Road

Dear Petitioner:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order 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 dark ink, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dln
Enclosure
C: Stephen Perry – premiertitlellc@gmail.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(5929 Williams Road)	*	OFFICE OF
11 th Election District		
3rd Council District	*	ADMINISTRATIVE HEARINGS
James Wayne Gillespie	*	FOR BALTIMORE COUNTY
<i>Legal Owner</i>	*	
Petitioner	*	Case No. 2023-0264-SPHA
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of James Wayne Gillespie, legal owner (“Petitioner”) for the property located at 5929 Williams Road, Hydes (the “Property”). The Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to permit an accessory building (1064 sq. ft.) which has a building footprint larger than the principle use dwelling (897.12 sq. ft.) In addition, Variance relief was also requested from BCZR, §400.3 to approve an accessory building (garage) in the rear yard at a height of 18 ft., in lieu of the maximum height of 15 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner, James Wayne Gillespie, appeared at the hearing. Stephen Perry also appeared and assisted the Petitioner. There were no Protestants or interested citizens that appeared at the hearing.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) they did not oppose the relief.

The Property is 2.75 acres +/- and is zoned RC 2. The property is located in Hydes area of Baltimore County. The property is improved with wooden barns and a 2-story red brick principal

dwelling with building footprint of 897.12 sq. ft. (Including the chimney area in the calculation would result in a building footprint of slightly over 900 sq. ft.) The subject property is oddly shaped and slopes toward the rear. (Pet. Exs. 1 & 3) Rural residential dwellings, forest conservation and agricultural purposes surround the property.

Petitioner's family constructed the dwelling on the subject property in 1966 and he currently lives in the dwelling with his son. The Petitioner proposes the construction of a 1064 sq. ft. pole barn in the rear of the subject property. There is a small tree line along the back property line that would substantially shield this barn from the nearest neighboring property. (Pet. Ex. 2) The proposed structure would not be visible from Williams Road as well. The Petitioner desires to house his trucks, lawn tractors and equipment trailers in the proposed pole barn. Petitioner would also like to install a car lift for servicing his vehicles that would require the additional 3 ft. in height. The pitch of the roof accounts for approximately 5 ft. of the proposed 18 ft. height and the proposed roof pitch will be designed to match that of the principal dwelling.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative

practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

Based on the evidence, I find that the Special Hearing relief should be granted and that such relief is within the spirit and intent of the BCZR. The Property is located in a rural setting where such structures are common. The Petitioner originally requested a 1200 sq ft. building footprint, but has agreed to amend his request to a 28 ft. by 38.sq. ft. structure, for a total building footprint of 1064 sq. ft. Due to the fact that the principal dwelling was built in 1966 it is not uncommon for the building footprint of such an accessory structure to slightly exceed that of the principal dwelling.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Property is uniquely shaped with steep topography sloping toward the rear of the property. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if he proposes larger size of the barn and additional 3 ft. height were not granted because he would not be able to construct a reasonably sized barn to store his vehicles and yard maintenance equipment. The barn will not be visible from Williams Road and will be partially shield from the adjoining property by an evergreen tree line. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED this 4th day of **March** , **2024** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR §500.7 to approve an accessory building (garage) in the rear yard at a height of 18 ft., in lieu of the maximum height of 15 ft. be and it is hereby, **GRANTED**; and

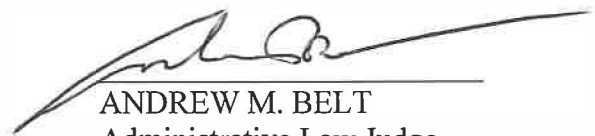
IT IS FURTHER ORDERED that Variance relief from BCZR, §400.3 to approve an accessory building (garage) in the rear yard at a height of 18 ft., in lieu of the maximum height of 15 ft. be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is 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, Petitioner would be required to return the subject property to its original condition.
2. The Revised Site Plan (Pet. Ex. 1A) attached hereto is incorporated into this Order.
3. Petitioners and/or subsequent owners shall not convert the accessory building (garage) into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
4. The garage shall also not be used for commercial or industrial purposes. It may be used for agricultural purposes.
5. The garage shall not have a separate utility or electric connection and shall connect to the electrical/utility in the home.

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

AMB/dlm



ANDREW M. BELT
Administrative Law Judge
for Baltimore County



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 5929 WILLIAMS ROAD HYDES MD 21082 Currently Zoned PC-2
Deed Reference JLE37262, 00271 10 Digit Tax Account # 1107029610
Owner(s) Printed Name(s) JAMES WAYNE GILLESPIE

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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
To permit an accessory building (1,200 sq. ft) which has a building footprint larger than the principle use dwelling (897.12 sq.ft.)

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

BCZR 400.3 To approve an accessory building (garage) in the rear yard at a height of 18 ft in lieu of the maximum height of 15 ft

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

JAMES WAYNE GILLESPIE
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 James Gillespie Signature #2 _____
Mailing Address 5929 WILLIAMS ROAD HYDES MD City _____ State _____
Zip Code 21082 Telephone #'s (Cell and Home) (410) 971-2803 Email Address _____

Representative to be contacted:

STEPHEN PERRY
Name - Type or Print _____
Signature _____
Mailing Address 15505 OLD YORK ROAD MONKTON MD City _____ State _____
Zip Code 21111 Telephone # (410) 916-4434 Email Address PREMIERTITLELLC@GMAIL.COM

Case Number 2023-0264-SPHA Filing Date 1/8/2024 Do Not Schedule Dates _____ Reviewer CJP

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

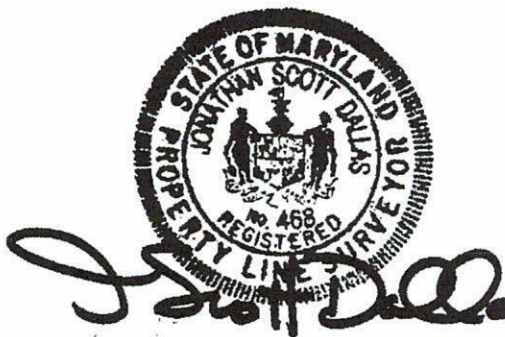
ZONING DESCRIPTION FOR #5929 WILLIAMS ROAD

BEGINNING at a point on the southwest side of Williams Road which is 60 feet wide at the distance of 20 feet northwest from the extended centerline of paving of Bottom Road

BEING Lot #1 as shown on the Plat of "Dickerson Manor" recorded as recorded in Baltimore County Plat Book Number 30 folio 113.

CONTAINING 117,183 square feet or 2.690 acres of land, more or less.

LOCATED the 11th Election District, 3rd Councilmanic District.



2023-0264-SPHA

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2023-0264-SPAA
Property Address: 5929 Williams Rd
Hydes ms 21082
Legal Owners (Petitioners): James Gillespie
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Stephen Perry
Address: 15505 Old York Rd
Monkton ms 21111
Telephone Number: 410-916-4434

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.



Background Photo 1st Sign @ 5929 Williams Rd. ~ 2/4/2024



Background Photo Back of 1st Sign @ 5929 Williams Rd. ~ 2/4/2024
CASE # 2023-0264-SPHA

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/4/2024

Case Number: 20233-0264-SPHA

Petitioner / Developer: JAMES WAYNE GILLESPIE

Date of Hearing: FEBRUARY 28, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
5529 WILLIAMS ROAD

The sign(s) were posted on: FEBRUARY 4, 2024

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and /or in-person upon request (see below) for the property Property identified herein as follows:

CASE # 2023-0264-SPHA

5529 WILLIAMS RD, HYDES, MD 21082
(SW/S OF Williams Rd, 20 ft. N/W of Bottom Rd.
Council District 3 Election District 11
Legal Owners: James Wayne Gillespie

PETITION REQUEST: VARIANCE: From the Baltimore County Zoning Regulations ("BCZR"), Section 400.3, to approve an accessory building (garage) in the rear yard at a height of 18 ft. in lieu of the maximum height of 15 ft.

SPECIAL HEARING: To permit an accessory building (1,200 sq. ft.) which has a building footprint larger than the principal use dwelling (897.12. sq. ft.)

Hearing Date: Wednesday, February 28, 2024 at 10:00 a.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please Contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext.0
Email: administrativehearings@baltimorecountymd.gov

HANIDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 1/25/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0264-SPHA

INFORMATION:

Property Address: 5929 Williams Road
Petitioner: James Wayne Gillespie
Zoning: RC-2
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing - Under Section 500.7 of the Zoning Regulation of Baltimore County, to determine whether or not the Zoning Commissioner should approve an accessory building (1,200 sq. ft.) which has a building footprint larger than the principal use dwelling (897.12 sq. ft.)

Variance - From Section 400.3 Baltimore County Zoning Regulations to approve an accessory building (garage) in the rear yard at a height of 18 ft. in lieu of the maximum height of 15 ft.

The subject property is located in the Hydes area of Baltimore County. The property consists of 2.75 acres zoned RC-2. The property is improved with wooden barns and a 2-story red brick principal dwelling. Rural residential dwellings, forest conservation and agricultural purposes surround the property.

The RC-2 zone is a zoning district established to preserve the rural character of the area and promote low-density residential development. This district is intended to maintain the natural beauty and peacefulness of the surrounding countryside, while providing for compatible land uses and development patterns. The proposed relief is in harmony with the spirit and intent of the RC-2 zoning regulations. The requested use adheres to the zoning requirements and standards since it does not seek to alter the existing approved design. Therefore, the proposed use ensures that the rural character of the area remains uncompromised. The relief also maintains the low-density residential character of the area and upholds the requirements of the Section 1A01 BCZR.

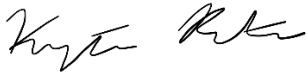
The petitioner has indicated that they intend to present a demonstration of unreasonable hardship or practical difficulty as required to grant this variance at the hearing. No such unreasonable hardship or practical difficulty is readily identifiable through provided documents or accessible information. Yet, the information gathered through the review of potentially relevant guidance, such as community plans, does not require that the requested special hearing and variance be denied.

The Department of Planning does not object to the requested relief with the following conditions:

1. A sufficient demonstration of unreasonable hardship or practical difficulty is presented as determined by the Administrative Law Judge.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial or industrial purposes.

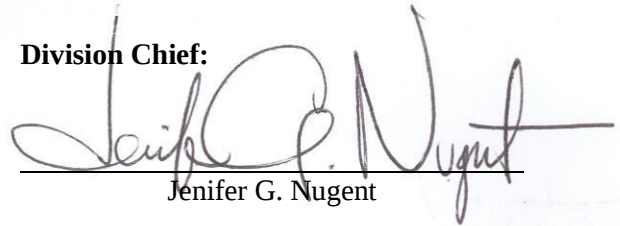
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Stephen Perry
Joseph Wiley & Abigail Rogers, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

The Department of Public Works and Transportation (DPWT) Bureau of Engineering and Construction offers the following comments following the review of the ZAC Agenda for the distribution meeting of January 19, 2024 and comments due January 26, 2024:

Case #2023-0264-SPHA, 5929 Williams Rd.: **No Exception taken**

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2023-0264-SPHA
Address: 5929 WILLIAMS RD
Legal Owner: James Wayne Gillespie

Zoning Advisory Committee Meeting of January 26, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 11 Account Number - 1107029610

Owner Information

Owner Name:

GILLESPIE JAMES WAYNE

Use:

RESIDENTIAL

Mailing Address:

5929 WILLIAMS RD
HYDES MD 21082-9526

Principal Residence: YES

Deed Reference: /37262/ 00271

Location & Structure Information

Premises Address:

5929 WILLIAMS RD
HYDES 21082-9256

Legal Description: 2.758 AC

5929 WILLIAMS RD
DICKERSON MANOR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0054 0008 0318 11060050.04 0000

1 2024

Plat Ref: 0030/ 0113

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1966

1,924 SF

2.7500 AC

04

Stories Basement Type

2 YES

Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

STANDARD UNITS SIDING/4

2 full/ 1 half

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	141,000	141,000		
Improvements	218,700	218,700		
Total:	359,700	359,700	359,700	
Preferential Land:	0			

Transfer Information

Seller: GILLESPIE JAMES WAYNE	Date: 03/09/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37262/ 00271	Deed2:
Seller: GILLESPIE KIMBERLY C	Date: 03/24/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /17717/ 00724	Deed2:
Seller: GILLESPIE SHIRLEY M	Date: 06/06/1995	Price: \$180,000
Type: ARMS LENGTH IMPROVED	Deed1: /11071/ 00719	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/13/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Application Received Date: 07/24/2023

2023-0264-SPHA



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Christina F.
08-Jan-2024 8:54:57A

Transaction 102105
1 Petition Before ALJ \$75.00

Total \$75.00
CREDIT CARD SALE \$75.00
VISA 6216

Retain this copy for statement
validation

Station: Permit Processing - Mini

08-Jan-2024 8:55:22A
\$75.00 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX6216
STEPHEN M PERRY
Reference ID: 400800555043
Auth ID: 05963G
MID: *****2995
AID: A0000000031010
AthNtwkNm: VISA
SIGNATURE

Clover ID: 670M07MNDP24W
Payment VTD0MRN90BAWY

Clover Privacy Policy



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
https://www.baltimorecountymd
.gov

Cashier: Jason S.
12-Oct-2023 8:36:17A

Transaction 101974
1 Petition Before ALJ \$75.00

Total \$75.00
CREDIT CARD SALE \$75.00
VISA 6216

Retain this copy for statement
validation

Station: Permit Processing - Mini

12-Oct-2023 8:36:30A
\$75.00 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX6216
STEPHEN M PERRY
Reference ID: 328500551286
Auth ID: 06840G
MID: *****2995
AID: A0000000031010
AthNtwkNm: VISA
SIGNATURE

Clover ID: N5CC6NVJ4MC06
Payment NEPZC22NE8NYT

Clover Privacy Policy

2023-0264-SAAA



2023-0264-SPHA



2023-0264-SDHA



2023-0264- SPHA



2023-0264. SPHA



2023-0264-SPHA



2023-0264-SPHA

WILLIAMS RD WILLIAMS RD

PAI # 110335

PAI # 110335

PAI # 110335

Pt. Bk./Folio # MPXX035

PAI # 110335

1106046540

1700010126

PAI # 110354 Pt. Bk./Folio # 045133
Pt. Bk. 00045, Folio 0133

1800007808 PAI # 110354
PAI # 110354 1986-0008-SPH

PAI # 110354

BOTTOM RD

1116045920

6000

1996-0045-A

1116035250

Lot # 2

1101035790

5921

PAI # 11014818

NE 16-G

11 ED RC 2

3 CD 054A2

Pt. Bk./Folio # 030113

GROWTH TIER 4

(No New Subdivisions of 4
or More Additional Lots)

1107029610

Lot # 1

Pt. Bk. 000030, Folio 0113

5929

054B2

Lot # 3
1102088960

Lot # 4 1118012380

5927

Pt. Bk./Folio # 042056

Pt. Bk. 0000042, Folio 0056

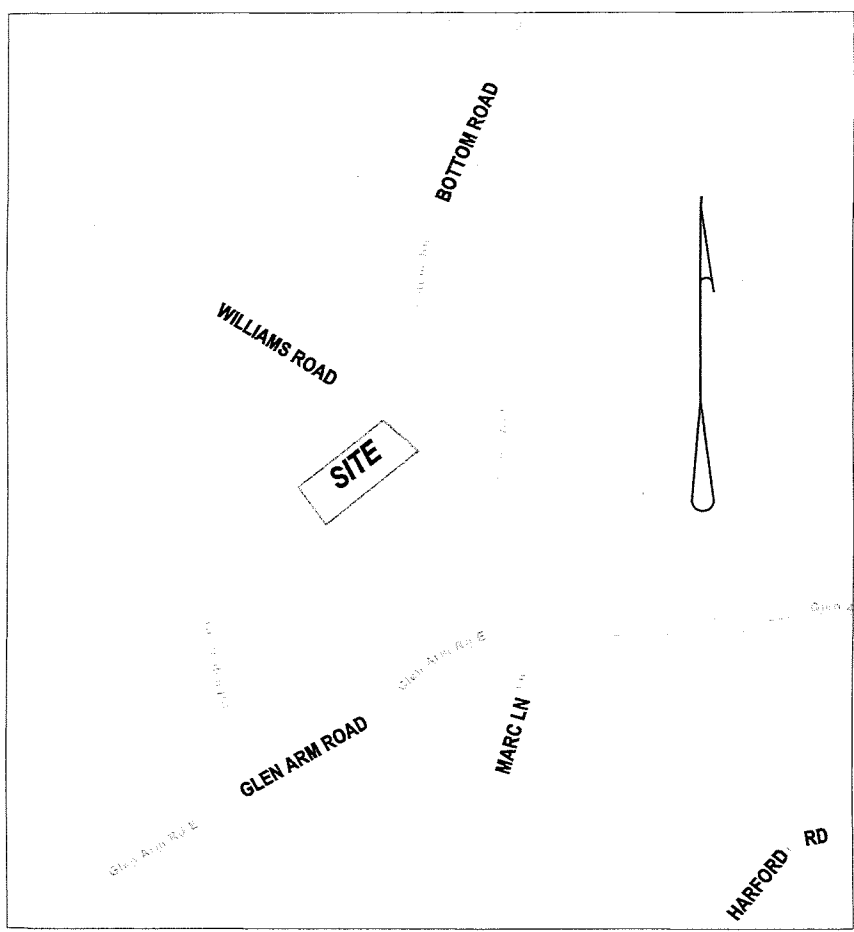
PAI # 110295

1102058940

PAI # 110295

1600003870

2023 0264-SPHA



VICINITY MAP
1"=1000'

GENERAL NOTES:

1. OWNER: JAMES WAYNE GILLESPIE
5929 WILLIAMS ROAD
HYDES, MD. 21082-9526
2. EXISTING LOT AREAS
117,183 Sq.Ft. OR 2.690 Ac.+-
3. PROPOSED BUILDING AREA:
TOTAL 1200 Sq. Ft.
4. UTILITIES:
PRIVATE SEWER
PRIVATE WATER
5. THE SITE LIES WITHIN ZONE 'X' AS SHOWN
ON F.I.R.M. 2400100445F DATED SEPTEMBER 26, 2008.
6. EX. STRUCTURE = 2 STORY SINGLE FAMILY DWELLING
7. DEED REF: JLE 37262-271
8. TAX ACCOUNT: #1107029610
9. COUNCILMANIC DISTRICT: 3RD
10. CENSUS TRACT: 4112.02
11. WATERSHED: LOWER GUNPOWDER FALLS
12. TAX MAP: #54 GRID 08, PARCEL 318, LOT 1
13. ZONING: RC-2
14. NEIGHBORHOOD: 11060050.04
15. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
16. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
17. NO KNOWN PREVIOUS DRC MEETINGS
18. NO KNOWN PERMITS ON FILE.
19. NO KNOWN PREVIOUS ZONING CASE ON FILE
20. ZONING MAP NO. 054A2
21. HEIGHT OF PROPOSED POLE BARN = 18'

IMPERVIOUS AREA CALCULATIONS

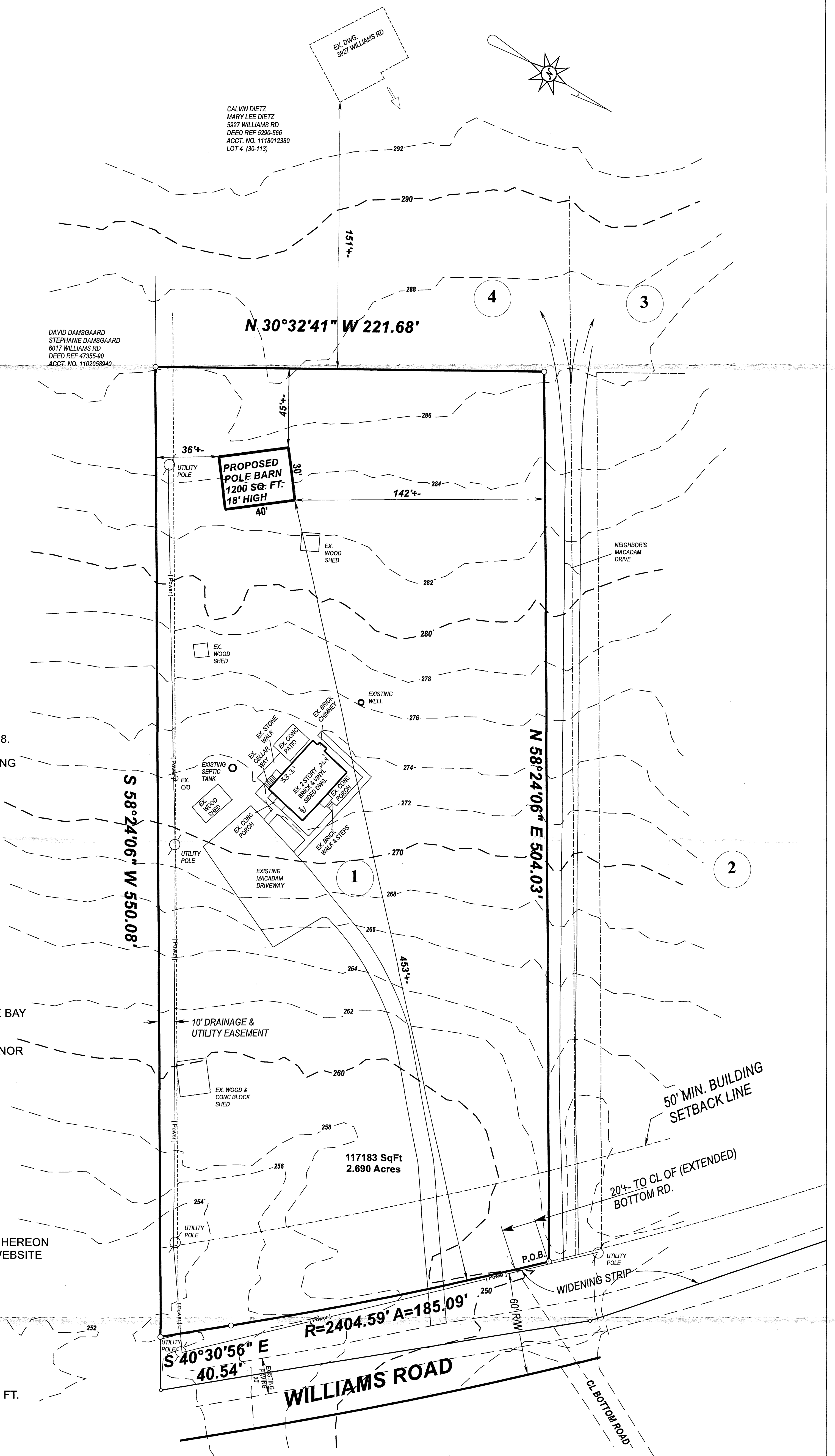
22. TOPOGRAPHY AND ADJACENT DWELLING SHOWN HEREON
PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE

EXISTING:

DRIVE, HOUSE WALKS
PATIOS & SHEDS: 7521 SQ. FT.
7521 / 117183 = 6%

PROPOSED:

SAME DRIVE, HOUSE WALKS
PATIOS SHEDS PLUS PROPOSED POLE BARN: 8721 SQ. FT.
8721 / 117183 = 7%



PLAN TO ACCOMPANY
APPLICATION FOR
ZONING VARIANCE
#5929 WILLIAMS ROAD
DEED REFERENCE - JLE 37262-271
LOT 1 "DICKERSON MANOR" (30:113)
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=30' DATE: 12-11-2023

DATE OF FIELD WORK: 08-16-2023

FILE NAME 23-1932 WILLIAMS.TRV		
SCALE 30 FT/in	DATE 12-11-2023	DRAWN BY R.N.G.
JOB GILLESPIE	REVISION 1/1	SHEET 1/1

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



12-11-2023
DATE



VICINITY MAP
1"=100'

GENERAL NOTES:

- OWNER: JAMES WAYNE GILLESPIE
5929 WILLIAMS ROAD
HYDES, MD. 21082-9526
- EXISTING LOT AREAS
117,163 Sq Ft. OR 2.690 Ac. ±
- PROPOSED BUILDING AREA:
TOTAL 1064 Sq Ft.
- UTILITIES:
PRIVATE SEWER
PRIVATE WATER
- THE SITE LIES WITHIN ZONE 'X' AS SHOWN
ON F.L.R.M. 2400100445F DATED SEPTEMBER 26, 2008.
- EX. STRUCTURE = 2 STORY SINGLE FAMILY DWELLING
- DEED REF: JLE 37262-271
- TAX ACCOUNT: #1107029610
- COUNCILMANIC DISTRICT: 3RD
- CENSUS TRACT: 4112.02
- WATERSHED: LOWER GUNPOWDER FALLS
- TAX MAP: #54 GRID 08, PARCEL 318, LOT 1
- ZONING: RC-2
- NEIGHBORHOOD: 11060050.04
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
- NO KNOWN PREVIOUS DRC MEETINGS
- NO KNOWN PERMITS ON FILE.
- NO KNOWN PREVIOUS ZONING CASE ON FILE
- ZONING MAP NO. 054A2
- HEIGHT OF PROPOSED POLE BARN = 18'
- TOPOGRAPHY AND ADJACENT DWELLING SHOWN HEREON
PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE
- EX. DWELLING: 1001 SQ. FT.

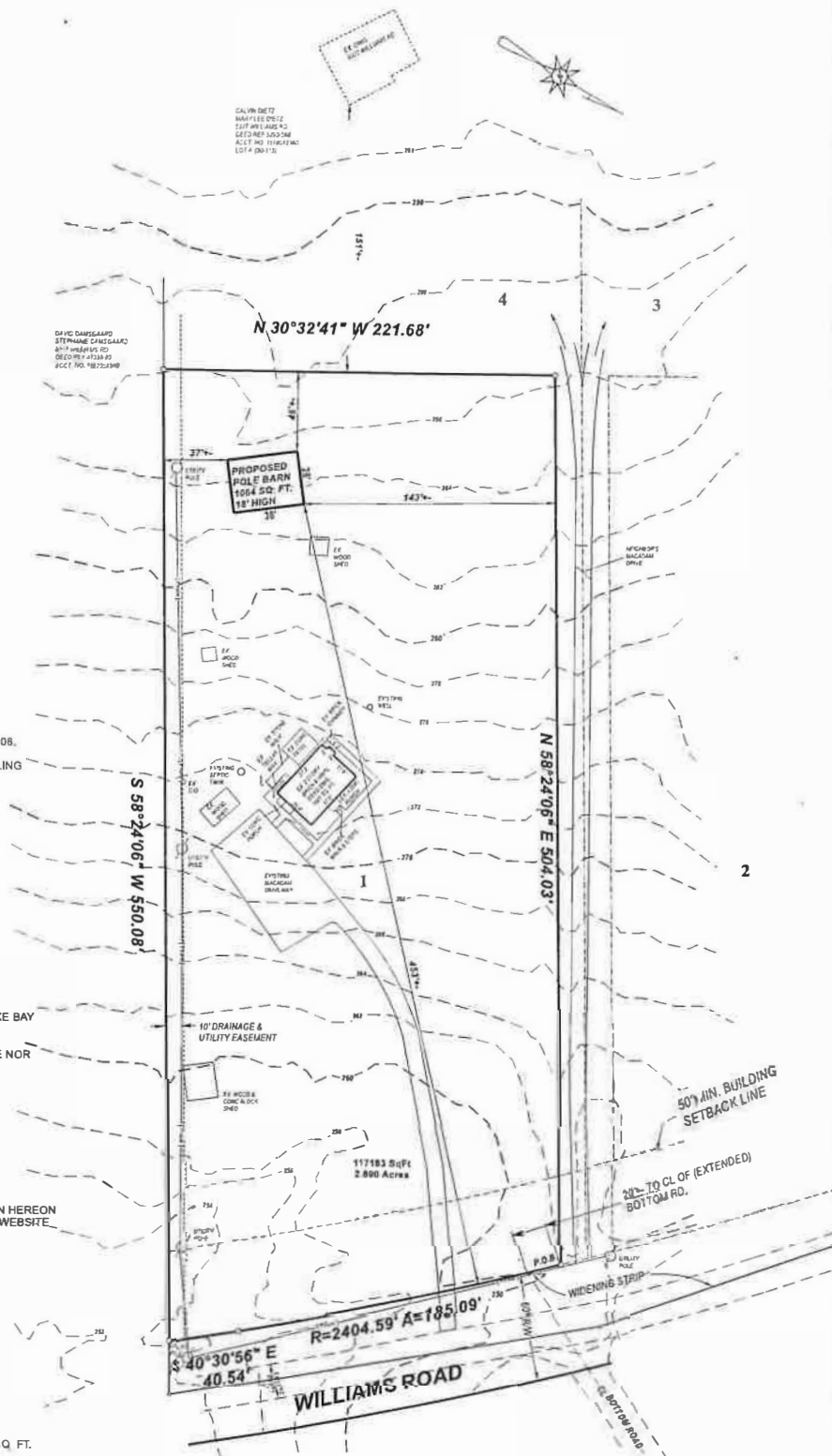
IMPERVIOUS AREA CALCULATIONS

EXISTING:

DRIVE, HOUSE WALKS
PATIOS & SHEDS: 7521 SQ. FT.
7521 / 117163 = 6%

PROPOSED:

SAME DRIVE, HOUSE WALKS
PATIOS SHEDS PLUS PROPOSED POLE BARN: 8721 SQ. FT.
8721 / 117163 = 7%



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02-28-2024
DATE

PLAN TO ACCOMPANY
APPLICATION FOR
ZONING VARIANCE
#5929 WILLIAMS ROAD
DEED REFERENCE - JLE 37262-271
LOT 1 "DICKERSON MANOR" (30:113)
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=30' DATE: 02-28-2024
DATE OF FIELD WORK: 08-16-2023

FILE NAME	DATE	SCALE	DRAWN BY
24-02-28-2024	02-28-2024	1"=30'	J.S. DALLAS
24-02-28-2024	02-28-2024	1"=30'	J.S. DALLAS

Revised Site Plan

Exh. 1A