

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOSEPH E. SEAGRAN & SONS, INC., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Industrial zone to an Shooting Range zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Shooting Range.

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

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

By JOSEPH E. SEAGRAN & SONS, INC.
President Contract purchaser
Address: 2201 Russell Street
Baltimore, Maryland 21230
By Paul C. Wolman, Jr., Esq. & Bladner & Rosenfeld, P.A.
Petitioner's Attorney
Address: 912 Fidelity Building
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of January, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of February, 1970, at 2:00 o'clock.

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County

Description

PARCEL OF LAND LOCATED ON THE
JOSEPH E. SEAGRAN & SONS, INC. PROPERTY
SITUATED ON BONITA AVENUE IN OUTWELL, MARYLAND
PROPOSED FOR USE AS A SHOOTING RANGE
BY MILLER RESEARCH CORPORATION

Note: This description is based upon a graphical analysis of the Baltimore County Photogrammetric Mapping which is oriented to the Baltimore County Coordinate System and is for the purpose of a zoning petition only.

All that parcel of land, situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows:

Being a Point located N 82° E 185' from a point on the east right of way line of Bonita Avenue, 30' wide, said point being 865' northerly from the north right of way line of Crondall Lane, 30' wide, and running thence the following four courses and distances:

N 82° E 350'
N 8° W 200'
S 82° W 350'
S 8° E 200'

to the place of beginning containing 1.64 acres more or less. The above described parcel to be used as a shooting range.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: January 27, 1970
FROM: Mr. J. Forrest
SUBJECT: Item 127 - Zoning Advisory Committee Meeting, January 8, 1970

Health Department Comments: ADDITIONAL

127. Property Owner: Joseph E. Seagram & Sons, Inc.
Location: 185' E. of E/S of Bonita Ave., 865' No. of Crondall Lane
District: 4th
Present Zoning: M.L.
Proposed Zoning: S.E. for shooting range
No. Acres: 1.64 ±

The information required on the original comments submitted on January 9, 1970 has been received by this office. Therefore, the Department of Health has no objection to a hearing date being set.

John J. Dillon, Jr.
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

LJF/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner Date: January 14, 1970
FROM: H. B. Staab - Industrial Development Commission
SUBJECT: ZAC Item #127 185 ft East of Bonita Avenue 865 ft North of Crondall Lane - 4th District Proposed Zoning: S.E. for shooting range

This office has been working with the Miller Research Corporation for some time to locate a suitable site for their operation in Baltimore County. We have learned that their operation is similar to others located in the zone of the County.

In view of the type of industry and the fine reputation of this company, the Industrial Development Commission recommends that the S.E. zoning for this use (shooting range) be given favorable consideration.

H. B. Staab
Director



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: January 8, 1970
FROM: Mr. J. Forrest
SUBJECT: Item 127 - Zoning Advisory Committee Meeting, January 8, 1970

Health Department Comments:

127. Property Owner: Joseph E. Seagram & Sons, Inc.
Location: 185' E. of E/S of Bonita Ave., 865' No. of Crondall Lane
District: 4th
Present Zoning: M.L.
Proposed Zoning: S.E. for shooting range
No. Acres: 1.64 ±

More information required regarding maximum number of people using range and use of property. Will there be any employees at the site? Require number of days and/or hours per day the property will be in use. This information will be required prior to a hearing date being set.

John J. Dillon, Jr.
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

LJF/ca

BUREAU OF ENGINEERING

Zoning Plat - Comments

127. Property Owner: Joseph E. Seagram & Sons, Inc.
(1969-1970)
Location: 185' E. of E/S of Bonita Avenue, 865' No. of Crondall Lane

District: 4th
Present Zoning: M.L.
Proposed Zoning: S.E. for shooting range
No. Acres: 1.64 ±

Highways

Bonita Avenue and Crondall Lane are existing macadam roads maintained by Baltimore County Bureau of Highways which are proposed to be improved in the future as 40-foot closed roadway sections with flexible type pavement on 50-foot minimum rights-of-way. No highway improvements are required at this time; however, highway right-of-way widening will be required from this property in the future.

The subject property lies in the path of the future proposed Bonita Boulevard which, based on a preliminary alignment, traverses through the easternmost portion of the subject property and possibly would encroach on the proposed location for the shooting range. The plan should be revised to show the proposed alignment, and details of the location and right-of-way width can be obtained by the petitioner's engineer by consultation with the Street, Road and Bridge Design Group of the Bureau of Engineering.

Storm Drainage

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

Sediment Control

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

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers

While sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 100 feet in length, from the existing 24-inch sanitary sewer line, Sanitary Interceptor Sewer traversing this property, shown on Drawing 66-779, A-1.

127. Property Owner: Joseph E. Seagram & Sons, Inc.
(1969-1970)
Page 2

Water

Public water can be made available to serve this property by constructing a public water main extension, approximately 1,000 feet in length, from the existing 36-inch water main in Crondall Lane at Bonita Avenue, shown on Drawing 66-779, A-1.

Grading

7 1/2' N.P. and S.W. Key Sheets
50 and 51 N.P. 31 and 32 Position Sheets
N.W. 31 N 200' Scale Top

Paul C. Wolman, Jr., Esq.
912 Fidelity Building
Baltimore, Maryland 21201

January 23, 1970

RE: Type of Hearing: Special
Exception for Shooting Range
Location: 185' E. of Crondall Lane
Petitioner: Joseph E. Seagram & Sons, Inc.
Committee Meeting of January 6, 1970
4th District
Item 127

Dear Sir:

The attached is addendum to our Zoning Advisory Committee comments of January 15, 1970 under the above referenced subject for Bureau of Engineering.

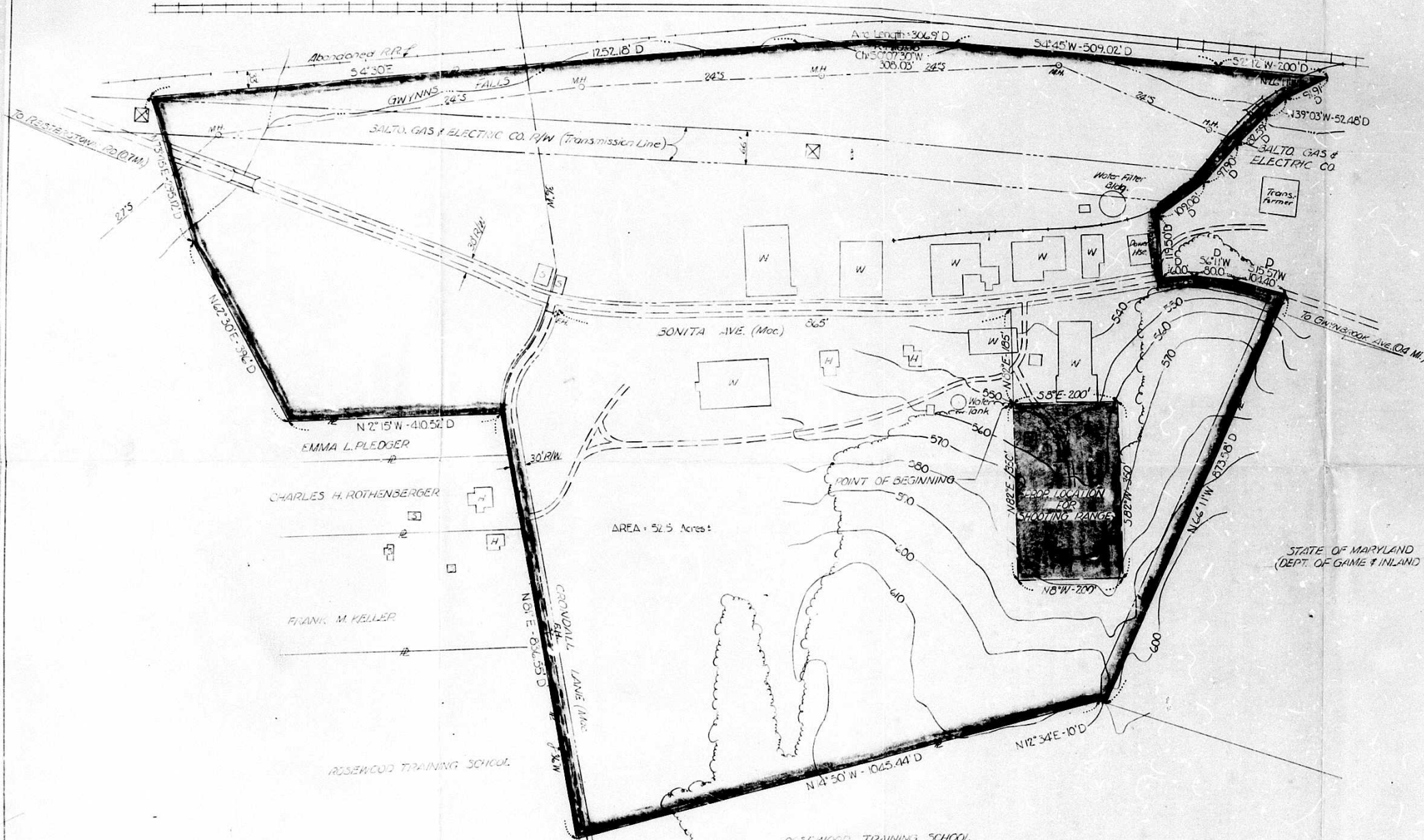
Very truly yours,

John J. Dillon, Jr.
Planning & Zoning Technician II

JJD:JD
Enc.

11-2-70

WESTERN MARYLAND R.R.



STRUCTURE LEGEND

- W - Warehouse
- H - Residential House
- S - Shed

Notes:

1. Property line information shown on this plot is based upon the recorded deed information in Liber 3846 folio 41 dated April 30, 1961 and is for the purpose of a zoning petition only. (D indicates deed information)
2. Topographic information shown is based upon the photogrammetric mapping prepared for Baltimore Co.
3. The metes and bounds description indicated for the Shooting Range Site is based upon a graphical analysis of the Photogrammetric Mapping of Baltimore County which is oriented to the Baltimore County Coordinate System and is for the purpose of a zoning petition only.



OFFICE COPY

#70-164 X

MAP #4
SEC. 2-C
NW-13-N

"X"

STATE OF MARYLAND
(DEPT. OF GAME & INLAND FISH)

TOPOGRAPHY AND PROPERTY OUTLINE
TO ACCOMPANY ZONING PETITION BY
MILLER RESEARCH CORPORATION ON
JOSEPH E. SEAGRAM & SONS INC. PROPERTY
LOCATED AT OWINGS MILLS, MARYLAND
ELECTION DISTRICT 4

PREPARED BY:
THE WILSON T. BALLARD COMPANY
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

DATE: DECEMBER 10, 1969

SCALE: 1"=100'