

R-87-249	200' SE c/1 Washington Blvd. and 1240' NE <u>c/1 South St.</u>	13th Elec. Dist.
11/17/86	Petition for Zoning Reclassification - filing fee \$100.00 - Joseph E. Seagram & Sons, Inc.	
11/17/86	Hearing set for 3/5/87, at 10:00 a.m., before County Board of Appeals	
2/25/87	Advertising and Posting - \$281.29	
3/25/87	Ordered by the County Board of Appeals that the subject parcel site presently zoned M.H.-I.M. is RECLASSIFIED to M.L.-I.M. and any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.	

IN THE MATTER OF	:	BEFORE
THE APPLICATION OF	:	
JOSEPH E. SEAGRAM & SONS, INC.	:	COUNTY BOARD OF APPEALS
200 FT. SOUTHEAST OF THE CENTER	:	
LINE OF WASHINGTON BLVD. AND	:	OF
1240 FT. NORTHEAST OF THE CENTER	:	
LINE OF SOUTH STREET	:	BALTIMORE COUNTY
FOR RECLASSIFICATION FROM M.H.-I.M.	:	
TO M.L.-I.M.	:	No. R-87-249
13th DISTRICT	:	

: : : : : : : : : : : :

O P I N I O N

This case comes before this Board on a requested reclassification to down-zone a specific segment of the overall tract of land of Joseph E. Seagram & Sons, Inc.

The Petitioners called Mr. Robert Yount who is the Engineering Manager for Joseph E. Seagram & Sons, Inc. for the Maryland area. Mr. Yount testified that the primary operation at the Seagram's site is warehousing and bottling and that the distillery operation has not been used since 1982. He stated that the parcel of land, approximately 8.5 acres that is the subject of this petition, has not been used by Joseph E. Seagram & Sons, Inc. in 50 years but has merely been maintained as a lawn. A corporate decision has been made to develop this property not as a part of Seagram's Distillery but potentially to develop same as a motel. This witness further testified that approximately 450 employees use the present site and that the proposed development would substantially increase the present tax base.

William F. Kirwin was offered and accepted as an expert land planner and testified regarding the population change, the availability of public facilities, present and future transportation patterns, compatability with existing and proposed development for the area, and the loss of M.L. zoning in the area. He stated that the subject site is basically surrounded by M.L. zoning which allows service oriented industry and usually a buffer for the M.H. zone or the "smoke stack industry". In addition, he stated that a hotel-motel can be built in the M.L. zone but not in the M.H. zone.

Five aerial photographs of the site were submitted for the Board's consideration and the testimony was received regarding the surrounding area. The Board also received in evidence, the report of the Director of Planning to the Baltimore County Planning Board and the Planning Board's conclusion.

The People's Counsel presented James G. Hoswell, Planner for Baltimore County, who testified he was familiar with the subject parcel and the Director of Planning's report, and stated that the requested zoning of M.L. is an appropriate zoning classification for this site and agreed as to the preferability of the M.L. zone.

The issue before this Board is whether error has been shown or should the Petitioners wait for recycling by the Baltimore County Council.

Error is a mistaken judgment or incorrect belief as to the existence or effect of matters of fact, Black's Law Dictionary (4th edition). The Board is of the opinion, based upon all of the testimony received and all of the exhibits, that the totality of the circumstances indicates a mistaken judgment at the time the parcel site was zoned M.H.-I.M. and should have been M.L.-I.M. The Board finds that the error is fairly debatable and therefore the requested reclassification should be granted. There was considerable testimony to show that either as a result of lack of anticipation of trends of development at the time of the M.H.-I.M. zoning or as a result of changes in trend which have occurred since then, whether anticipated or not, the existing zoning was in error at the time of the hearing. Rohde vs. County Board 234 Md. 259 (1963) at 268.

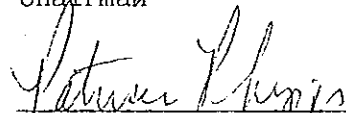
O R D E R

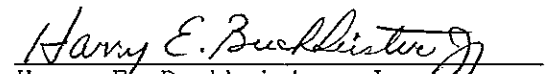
For the reasons set forth in the foregoing Opinion, it is this 25th day of MARCH, 1987, by the County Board of Appeals, ORDERED that the subject parcel site presently zoned M.H.-I.M. be and the same is hereby RECLASSIFIED to M.L.-I.M.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Thomas J. Bollinger, Acting
Chairman


Patricia Phipps


Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

March 25, 1987

RECEIVED

MAR 27 1987

ZONING OFFICE

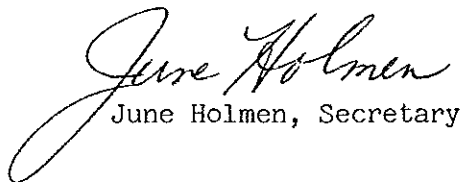
John B. Howard, Esq.
210 Allegheny Ave.
Towson, Md. 21204

Dear Mr. Howard:

Re: Case No. R-87-249
Joseph E. Seagram & Sons, Inc.

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,


June Holmen, Secretary

Encl.

cc: Joseph E. Seagram & Sons, Inc.
James Earl Kraft
Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret du Bois

1 R-87-249 #1 Cycle IV PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an MH-IM zone to an ML-IM zone, and (2) for a Special Exception, under the zone, for the reasons given in the attached statement; and (3) for a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

MAPS 220
E. D. 13
DATE 5/21/87
200
1000
DP

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser: Joseph E. Seagram & Sons, Inc.
(Type or Print Name)
Signature By: J. Richard O'Connell, Esq. V.P.
One Center Park Suite 300
Address
Columbia, MD 21045
City and State
Attorney for Petitioner:
John B. Howard, Esq.
(Type or Print Name)
Signature
210 Allegheny Avenue
Address
Towson, MD 21204
City and State
Attorney's Telephone No.: 823-4111
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
John B. Howard, Esq.
Name 823-4111
210 Allegheny Ave., Towson, MD 21204
Address Phone No.

BARC-Form 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 1 - Cycle No. IV
Petitioner: Joseph E. Seagram & Sons, Inc.
Reclassification Petition

Dear Mr. Howard:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before October 28, 1986. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two
Item No. 1, Cycle IV
February 27, 1987

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kkb (MS018)

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Appeals Board Date: December 1, 1986
FROM: Charles R. Burnham, Plans Review Chief, Department of Permits & Licenses
SUBJECT: October 1986 - April 1987 Zoning Reclassification - Cycle IV

Item # 1 Property Owner: Joseph E. Seagram & Sons, Inc.
Contract Purchaser: K.M.S., Inc.
Location: 200' SE c/l Washington Blvd. and 1240' NE C/L South Street
Existing Zonings: M.L. - I.M.
Proposed Zonings: M.L. - I.M.
Acres: 8.5
District: 13th

- 1) It is assumed the parcel is not affected by a riverine flood plain.
- 2) Any proposed construction will require acquisition of the necessary permits and shall comply to the applicable building and fire codes.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Walter Hackett, Chairman
TO: Board of Appeals Date: December 3, 1986
Office of Planning and Zoning
FROM: Jan J. Forrest
SUBJECT: Reclassification Petitions - Cycle IV

This office is unable at this time to make comments regarding the seventeen properties listed for zoning reclassification without more detailed information on the attached plats.

If you have any questions concerning this matter, you may contact Mr. Gerard A. Zitnik at 494-2762.

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP:pb

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERARD
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

CYCLE IV, OCT. TO APR. 1986-87

OCTOBER 15, 1986

Re: Zoning Advisory Meeting of OCTOBER 14, 1986
Item # CYCLE IV - #1
Property Owner: JOSEPH E. SEAGRAM & SONS, INC.
Location: 200' SE & WASHINGTON BLVD. + 1240' NE & SOUTH ST.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment, AT THIS TIME
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
- ☒ Additional comments: IF SUBJECT PROPERTY IS REZONED, ANY FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BILL #56-87 "THE DEVELOPMENT REGULATIONS"

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



Maryland Department of Transportation
State Highway Administration

William K. Hellman
Secretary
Hal Kassoff
Administrator

November 5, 1986

Mr. William Hackett
Chairman
Board of Appeals
County Office Bldg.
Towson, Md. 21204

Re: October 1986 - April 1987
Zoning Reclassification Cycle IV
Item: #1.
Property Owner: Joseph E. Seagram & Sons, Inc.
Contract Purchaser: K.M.S. Inc.
Location: 200' SE centerline Washington Blvd - Route 1-8 and 1240' NE centerline South Street
Existing Zoning: M.H. - I.M.
Election District: 13th
Area: 8.5
Proposed Zoning: M.L. - I.M.

Att: Mr. James Dyer

Dear Mr. Hackett:

On review of the submittal of August 20, 1986 and field inspection, the State Highway Administration recommends that all access to the area to be rezoned be by way of an interior connection.

Any and all request for access to Washington Blvd. - Route 1-8 must be through State Highway Administration permit and approval.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro -- 565-0451 D.C. Metro -- 1-800-492-5082 Statewide Toll Free
P.O. Box 717 177 North Calvert St., Baltimore, Maryland 21203 - 0717

RECEIVED
COUNTY BOARD OF APPEALS
NOV 10 A 10

Joseph E. Seagram & Sons, Inc.
Case No. R-87-249

Five aerial photographs of the site were submitted for the Board's consideration and the testimony was received regarding the surrounding area. The Board also received in evidence, the report of the Director of Planning to the Baltimore County Planning Board and the Planning Board's conclusion.

The People's Counsel presented James G. Hoswell, Planner for Baltimore County, who testified he was familiar with the subject parcel and the Director of Planning's report, and stated that the requested zoning of M.L. is an appropriate zoning classification for this site and agreed as to the preferability of the M.L. zone.

The issue before this Board is whether error has been shown or should the Petitioners wait for recycling by the Baltimore County Council.

Error is a mistaken judgment or incorrect belief as to the existence or effect of matters of fact, Black's Law Dictionary (4th edition). The Board is of the opinion, based upon all of the testimony received and all of the exhibits, that the totality of the circumstances indicates a mistaken judgment at the time the parcel site was zoned M.H.-I.M. and should have been M.L.-I.M. The Board finds that the error is fairly debatable and therefore the requested reclassification should be granted. There was considerable testimony to show that either as a result of lack of anticipation of trends of development at the time of the M.H.-I.M. zoning or as a result of changes in trend which have occurred since then, whether anticipated or not, the existing zoning was in error at the time of the hearing. Rohde vs. County Board 234 Md. 259 (1963) at 268.

JOSEPH E. SEAGRAM & SONS, INC.

#R-87-249

200' SE c/l Washington Boulevard
and 1240' NE c/l South Street
M.H. - I.M. to M.L. - I.M.

Item #1, Cycle IV, 1986-87
13th District
8.5 acres

August 28, 1986 Petition Filed

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

Counsel for Petitioner

Joseph E. Seagram & Sons, Inc.
Bruce L. Smith, Vice President
800 3rd Avenue
New York, NY 10022

Petitioner

KMS, Inc.
J. Richard O'Connell, Exec. VP
One Center Park, Suite 300
Columbia, MD 21045

Contract Purchaser
Contract of Sale
terminated per 11/9
etc from Hoffman, Esq.
Seagram to pursue
reclass.

James Earl Kraft
Baltimore County Board of Education
940 York Road 21204

People's Counsel

Phyllis Cole Friedman, Esquire

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

Petition for Reclassification
Property located at southeast side of
Washington Boulevard, northwest side of
Harbor Tunnel Thruway
Existing Zoning: MH-IM
Proposed Zoning: ML-IM

KMS, Inc., Petitioner

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

August 28, 1986

JAMES H. COOK
JOHN B. HOWARD
DAVID S. DOWNES
ROBERT A. TRACY, JR.
JOHN A. DUNN, JR.
JOSEPH E. SEAGRAM
J. RICHARD O'CONNELL
JAMES EARL KRAFT
J. MICHAEL BRADSHAW
J. CURRY WELLS, JR.
K. KIM HILL, JR.

GEORGE A. REYNOLDS, III
LAWRENCE L. HODDER, JR.
ROBERT A. HOFFMAN
MICHAEL C. DODSON
CYNTHIA A. HARRIS
KATHLEEN GALLOGLY COX
JAMES R. SMITH
J. MICHAEL BRADSHAW
R. ROBERT PETERSON, JR.

JAMES D. & DOWNES
(1908-1978)
TELEPHONE
(301) 823-4111
TELECOPIER
(301) 821-0147

The County Board of Appeals
of Baltimore County
Room 200
Old Court House
Towson, Maryland 21204

RE: Petition for Reclassification
Property located at southeast side of
Washington Boulevard, northwest side of
Harbor Tunnel Thruway
Existing Zoning: MH-IM
Proposed Zoning: ML-IM
KMS, Inc., Petitioner

Dear Board Members:

This firm represents KMS, Inc. ("KMS") in its petition seeking reclassification of a portion of certain property owned by Joseph E. Seagram and Sons, Inc. ("Seagram's Property") from MH-IM to ML-IM.

The section of the Seagram's Property, which is the subject of this request, is bounded by I-895 ("Harbor Tunnel Thruway") on the south, I-195 ("Metropolitan Boulevard") presently under construction on the west, U.S. Route 1 on the east and Seagram's Calvert Distilleries on the north. Except for two small strips of property along Washington Boulevard and I-195, which are zoned ML, the entire Seagram's Property is zoned MH-IM.

When property was acquired for the construction of I-195, any usable portion of ML zoned land was removed from the Seagram's Property. Moreover, the taking of that land eliminated an appropriate ML transition into the existing MH-IM zone. Failure to down-zone a portion of Seagram's MH-IM zoned land to ML and allow for a proper transition between I-195 and the Calvert Distilleries clearly constituted an error on the part of the County Council during the 1984 Comprehensive Map process.

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
8.5 ACRES, MORE OR LESS PARCEL
PART OF JOSEPH E. SEAGRAM & SONS TRACT
SOUTHWEST OF WASHINGTON BOULEVARD,
NORTHWEST SIDE OF I-895
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT distant South 49 degrees 58 minutes 00 seconds East 200 feet more or less from a point in the center of Washington Boulevard, said point in Washington Boulevard being distant 1240 feet, more or less as measured northeasterly along the center of said Washington Boulevard from the southeasterly extension of the center line of South Street, running thence (1) South 49 degrees 58 minutes 00 seconds East 930 feet, more or less, thence binding on northwest side of Harbor Tunnel Thruway (I-895) (2) southwesterly 580 feet, more or less, thence binding on the existing ML-IM zone line (3) North 46 degrees 59 minutes 30 seconds West 480 feet, more or less, thence binding on the outline of the land of Joseph E. Seagram & Sons, (4) North 15 degrees 39 minutes 17 seconds West 310 feet more or less, thence binding on the existing ML-CS-1 zone (5) North 41 degrees East 330 feet more or less to the place of beginning.

CONTAINING 8.5 acres more or less.

RWB/rax KCI Job Order No. 01-86194

August 26, 1986

Work Order No. 42626



PETITION FOR RECLASSIFICATION

LOCATION: Case No. R-87-249
200 feet Southeast of the Centerline of Washington Boulevard
and 1240 feet Northeast of the Centerline of South Street

PUBLIC HEARING: Thursday, March 5, 1987, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
To reclassify the property from an M.H.-I.M. Zone to an M.L.-I.M. Zone

All that parcel of land in the 13th Election District of Baltimore County

BEGINNING AT A POINT distant South 49 degrees 58 minutes 00 seconds East 200 feet more or less from a point in the center of Washington Boulevard, said point in Washington Boulevard being distant 1240 feet, more or less as measured northeasterly along the center of said Washington Boulevard from the southeasterly extension of the center line of South Street, running thence (1) South 49 degrees 58 minutes 00 seconds East 930 feet, more or less, thence binding on northwest side of Harbor Tunnel Thruway (I-895) (2) southwesterly 580 feet, more or less, thence binding

The County Board of Appeals
of Baltimore County
August 28, 1986
Page 2

KMS further submits that had the County Council been presented with this issue on the 1984 Comprehensive Map, it would have seen the wisdom of extending the transitional ML zone into the existing MH-IM zone, since it was aware that the construction of I-195 was to begin and that such construction removed substantially all of the ML zone.

For these reasons, KMS respectfully requests that the subject property be reclassified to ML-IM.

Very truly yours,

John B. Howard

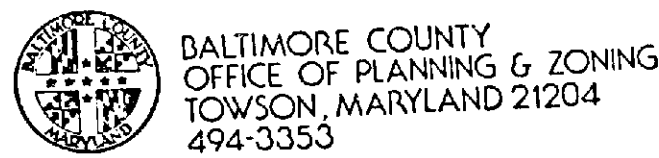
JBH:RAH/dmh

on the existing ML-IM zone line (3) North 46 degrees 59 minutes 30 seconds West 480 feet, more or less, thence binding on the outline of the land of Joseph E. Seagram & Sons, (4) North 15 degrees 39 minutes 17 seconds West 310 feet more or less, thence binding on the existing ML-CS-1 zone (5) North 41 degrees East 330 feet more or less to the place of beginning.

CONTAINING 8.5 acres more or less.

Being the property of Joseph E. Seagram & Sons, Inc.
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY



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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 25, 1987

Robert A. Hoffman, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION
200' SE of the c/l of Washington Blvd. and
1240' NE of the c/l of South St.
13th Election District - 1st Councilmanic District
Joseph E. Seagram & Sons, Inc. - Petitioner
Case No. R-87-249 (Cycle IV, Item No. 1)

Dear Mr. Hoffman:

This is to advise you that \$281.29 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

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

No. 33064

DATE 2/12/87 ACCOUNT 2-01-615-000

SIGN & POST
RETURNED AMOUNT \$ 281.29

RECEIVED FROM Cook, Howard, Downes & Tracy, 210 Allegheny Ave., Towson, Md. 21204

ADVERTISING & POSTING RE CASE #R-87-249

FOR B 8152*****20429:a 310:f

VALIDATION OR SIGNATURE OF CASHIER

IN THE MATTER OF THE PETITION : BEFORE THE COUNTY BOARD OF APPEALS
FOR RECLASSIFICATION FROM : OF BALTIMORE COUNTY
M.H.-I.M. TO M.L.-I.M. ZONE
200' SE of C/L of Washington
Blvd., 1240' NE of South St.
13th District
JOSEPH E. SEAGRAM & SONS, INC., : Case No. R-87-249 (Item 1, Cycle IV)
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner; and KMS, Inc., J. Richard O'Connell, Executive Vice-President, One Center Park, Suite 300, Columbia, MD 21045, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

January 27, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
200' SE of the c/l of Washington Blvd. and
1240' NE of the c/l of South St.
13th Election District - 1st Councilmanic District
Joseph E. Seagram & Sons, Inc. - Petitioner
Case No. R-87-249

TIME: 10:00 a.m.

DATE: Thursday, March 5, 1987

PLACE: Room 218, Courthouse, Towson, Maryland

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

No. 025910

DATE 2/8/87 ACCOUNT 01-615

RECEIVED FROM Cook, Howard, Downes & Tracy

FOR Filing Fee for Reclassification

SEAGRAM, INC. - Petitioner

VALIDATION OR SIGNATURE OF CASHIER

T. J. Hackett
T. J. Hackett, Chairman
Board of Appeals

ZONING OFFICE FOR ADVERTISING AND
A WEEK BEFORE THE HEARING. THE
ZONING OFFICE ON THE DAY OF THE

J. Richard O'Connell
Executive Vice President
KMS, Inc.
One Center Park, Suite 300
Columbia, Maryland 21045

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

R 87-249

District 13th Date of Posting 2-16-87
Posted for: Reclassification
Petitioner: Joseph E. Seagram & Sons, Inc.
Location of Property: 200' SE of the c/l of Washington Blvd. and
1240' NE of the c/l of South St.
Location of Signs: SE of Washington Blvd. in front of
subject property
Remarks: S. J. P. [Signature]
Posted by: [Signature]
Number of Signs: 1 Date of return: 2-20-87

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 12, 1987.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

46.48

PETITION FOR RECLASSIFICATION

Case No. R-87-249

LOCATION: 200 feet Southeast of the Centerline of Washington Boulevard and 1240 feet Northeast of the Centerline of South Street. PUBLIC HEARING: Thursday, March 5, 1987, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.

To reclassify the property from an M.H.-I.M. Zone to an M.L.-I.M. Zone.

All that parcel of land in the 13th Election District of Baltimore County, BEGINNING AT A POINT distant South 49 degrees 58 minutes 00 seconds East 200 feet more or less from a point in the center of Washington Boulevard; and point in Washington Boulevard being distant 1240 feet, more or less as measured northeasterly along the center of said Washington Boulevard from the southeasterly extension of the center line of South Street, running thence (1) South 49 degrees 58 minutes 00 seconds East 930 feet, more or less, thence binding on the northwestern side of Harbor Tunnel Thruway (1895) (2) southeasterly 500 feet, more or less, thence binding on the existing M.L.-I.M. zone line (3) North 46 degrees 29 minutes 50 seconds West 400 feet, more or less, thence binding on the outline of the land of Joseph E. Seagram & Sons, (4) North 15 degrees 29 minutes 17 seconds West 310 feet more or less, thence binding on the existing M.L.-I.M. zone (5) North 41 degrees East 330 feet more or less to the place of beginning. CONTAINING: 8.5 acres more or less.

Being the property of Joseph E. Seagram & Sons, Inc., as shown on plat plan filed with the Zoning Office.

By Order Of
WILLIAM T. HACKETT
Chairman
County Board
of Appeals
of Baltimore County
2088 Feb. 12.



February 17 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR RECLASSIFICATION
85075

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 14 day of February 1987, that is to say, the same was inserted in the issues of

February 12, 1987

PATUXENT PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

