

MEMORANDUM FOR A SPECIAL HEARING -
East Side of York Road, 730 Feet
N. Mountridge Road, 8th District -
Fawn Plastics Co., Inc., Petitioner

ORDER OF ZONING COMMISSIONER
OF BALTIMORE COUNTY

The property involved here is located on the east side of the York Road, opposite the northern portion of the Titanium Pair property.

It is a portion of a large tract which was zoned "Manufacturing Restricted" by the County Commissioners upon the recent adoption of the new zoning map for the Eighth District.

The petitioner has filed in this proceeding a complete preliminary development plan showing the existing topography, proposed grading, screening and planting and the extent, location and character of proposed structures, uses, and open areas as required by Section 250.2 of the Zoning Regulations. A copy of this development plan has been transmitted to the Planning Commission and its recommendation has been received and is a part of the record in this case.

A public hearing has been held and the Zoning Commissioner and the Director of Planning visited the property and there met with and discussed the development plan with neighboring property owners who now appear to be satisfied with the plan as amended in some minor respects.

It is the opinion of the Zoning Commissioner the development plan as it will be approved is a sound one which will afford ample protection for the residential area to the east and south. This plan contemplates a service road running parallel to York Road which will eventually serve this property and the other industries which will be erected on this tract and my Order will require the Petitioner to build and maintain this service road in front of its property when directed to do so by the Department of Public Works of Baltimore County.

ORDER OF THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

It is this 11th day of September, 1956, by the Zoning Commissioner of Baltimore County, ORDERED that the Development Plan filed herein and marked "Approved Development Plan for Fawn Plastics Co., Inc.," be and the same is hereby approved subject to the following conditions:

1. That Fawn Plastics Co., Inc., will build and maintain that portion of the proposed service road fronting on its property and as shown on said Development Plan when directed to do so by the Department of Public Works of Baltimore County.
2. That screening and planting will be carried out in accordance with said Development Plan.
3. That buildings and grounds shall be continually maintained so that they will not adversely affect vicinal properties.

Walter H. Adams
Walter H. Adams,
Zoning Commissioner of
Baltimore County

PETITION FOR A SPECIAL HEARING

IN THE MATTER OF

Fawn Plastics Company, Inc.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Hearing

To the County Commissioners of Baltimore County:

Fawn Plastics Company, Inc.

Petitioner

hereby petitions for a Special Hearing, under the Zoning Law and Regulations of Baltimore County, to determine whether or not a permit should be issued

for the erection of a manufacturing plant _____ location:
East side of York Road, beginning 730 feet North of Mountridge Road,
8th District.

Fawn Plastics Co. Inc.

John F. Adams V.P.
Petitioner

2900 HAMILTON AVE
Address
BALTIMORE 14, MD

7 P.M.

ORDERED BY the Zoning Commissioner of Baltimore

County this 11th day of July, 1956,
that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 27th day of August, 1956, at 2 o'clock
P.M.

Zoning Commissioner
of Baltimore County

August 27, 1956

MEMORANDUM

TO: Walter H. Adams

FROM: Malcolm H. Dill

SUBJECT: Recommendations on proposed M-4 development for Fawn Plastics, on the east side of York Road, north of Titanium Pair Grounds.

The subject property is part of a tract of land which was zoned M-4 by the County Commissioners in adopting the new Zoning Map for the 8th Election District. The Planning Board had not originally recommended this property for M-4 use. A request for M-4 zoning was submitted to the Zoning Commissioner after the Planning Board had forwarded its recommendations to him.

At its regular meeting on September 11, 1955 the Planning Board discussed this request and approved a revision of its previously recommended plan so as to include the proposed M-4 zoning. The proponents had submitted a plan showing the proposed M-4 zone set up into several industrial lots, having their access from a proposed service drive along the east side of York Road, with an entrance and exit only at each end of the tract. In discussion of the M-4 proposal by the Planning Board, the question was raised as to whether the fact that the individual industrial lots as shown would each be considerably less than five acres, would be in violation of the Zoning Regulations. It was agreed, however, that the intent of the Regulations was that no M-4 zone area should be less than five acres, but that there was no reason why an M-4 zone could not be further subdivided into industrial tracts provided each of the latter met the setback and area requirements specified in the M-4 Zoning Regulations. The approval of the Planning Board at that time related only to the ideas of the M-4 zoning, and did not imply clearance or "tentative approval" of the subdivision plan as such, although its general character as presented was felt to be acceptable. The subsequent subdividing and sale of two lots from this development without the customary processing of it as a subdivision

plat, was therefore in error. This office, which was responsible in a large degree in drawing up the Zoning Regulations and therefore is quite cognizant of the intent of these Regulations, feels that it was also an error not to have requested a hearing at which to present the detailed plans for the proposed development of an individual industrial lot. It was definitely not the intent of the Regulations that the general hearing on the zoning map of a major part of the 8th District, which included the M-4 zone in question, should preclude the hearing on the specific development plans. The above background information is given in order to clarify the previous history of the M-4 zone of which the Fawn Plastics lot is a part.

With regard to the detailed plans submitted by the Fawn Plastics Company, we wish to make the following comments:

1. Setback from York Road: It is desired to establish a service road with a 24 foot pavement parallel to York Road and set back from York Road about 20 feet. This service road would serve Fawn Plastics Company and other developments to the north and south of it. It is felt that the front yard setback should be established from this service road rather than from York Road. Since the service road will be for public use it should be decided to the County, after proper improvement, and a front property line for the Fawn Plastics property set up to the east of it. This property line should be set up five feet or so east of the service road pavement and would establish the line from which the front yard setback could be determined.
2. Parking Area: The parking area as shown at the rear of the proposed building is inadequate, and should be a minimum of 65 feet wide, to permit parking on both sides.

3. Screen Planting or Fence: There is some 300 feet or more of depth to the property east of the parking space. The land slopes upward steeply to the east at this point, and on the hill above there are several new residences on acre lots. It is desirable that as far as possible the factory building and its parking space should be screened from the view of the houses on top of the hill. At the same time it can be assumed that these houses would not wish screen planting to be so located that eventual growth could interfere with desired views from the residences. The site plan as submitted indicates screen planting immediately east of the parking space, back of the building. It is understood that residents on the adjoining property on the hill have expressed the preference for screen planting along the east property boundary line. It would appear that the logical thing would be to have the residential owners involved, a representative of the Fawn Plastics Company, and also of this office to meet and look at the situation on the ground so as to arrive at the most effective location for the placing of screen planting.

4. Appearance of the Building: This office felt that the building elevations as originally submitted, lacked architectural merit. We feel that the revised drawing, showing a perspective, with improved architectural treatment of the front elevation, is acceptable. The satisfactoriness of the other three elevations, which are admittedly plain, would depend largely on the original treatment, including painting the surface with a harmonious color, and also the manner in which this surface continues to be maintained, for example, the

avoidance of ugly streaks from rusting of nails. It is suggested that vines such as English and Boston Ivy be used extensively on the north, east, and south elevations in order to soften the appearance. Suitable tree and shrub planting would also be of help in this respect.

Malcolm H. Dill

MD
11/68

August 6, 1956

\$25.00

RECEIVED of Pwn Plastics Company, Inc., petitioner,
the sum of Twenty-five (\$25.00) dollars, being cost of
Special Hearing and posting the property on the East side of
York Road, beginning 730 feet North of Roundridge Road,
Eighth District of Baltimore County.

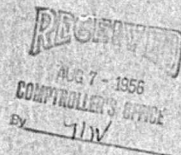
Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Monday, August 27, 1956
at 2:00 P. M.

Room 118
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3903

District 8th Date of Posting 8-14-56
Posted for: Special Hearing to permit the erection of manufacturing plant
Petitioner: Pawn Plastics Company, Inc.
Location of property: 815 ft. York Rd., beg. 730 ft. N. of Roundridge Rd.
at 1st. Dist.
Location of Signs: East side of York Rd. 865 ft. N. of Roundridge Rd.
Remarks: _____
Posted by George R. White Date of return: 8-15-56
Signature

