

PETITION FOR A SPECIAL HEARING

In the Matter of : EDC ORS P.E.
Petition of : ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Hearing
To the Zoning Commissioner of Baltimore County

Fawn Plastics Co., Inc.
Petitioner

hereby petition for a Special Hearing, under the Zoning Law and
Regulations of Baltimore County, to determine whether or not the
Zoning Commissioner of Baltimore County should approve an application
for ~~amendment of zoning~~ approval of proposed development
plans for Fawn Plastics Co., Inc.

Location of property:

Zoned B-MR-3. See attached legal description of
lots 4 and 5 of Stratford Industrial Site, G.L.B. 24,
folio 36.



George S. Gavelis
Petitioner

Petitioner
YORK RD. TIMONUM
MD.

Address:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 9-6-61
Posted for: Special Hearing for approval of proposed development plan in M-C-3
Petitioner: Fawn Plastics Co., Inc.
Location of property: 437 ft. N. of York Rd., 537 ft. N. of Roundbridge
Road, 437 ft. N. of York Rd., 537 ft. N. of Roundbridge
Road.
Remarks: *George S. Gavelis*
Signed by: *George S. Gavelis* Date of return: 9-7-61

RE: PROPERTY OF FAWN PLASTICS
CO., INC., E. 5. York
Road, 437 ft. N. Roundbridge
Road, 6th District

BEFORE
ZONING COMMISSIONER OF
BALTIMORE COUNTY
No. 5368-Sp.Hearing

The hearing on the above petition was on the proposed plan
for the development of the manufacturing restricted property of Fawn
Plastics Co., Inc., at the above location.

From the facts presented at the hearing it is ORDERED
this 27th day of September, 1961, by the Zoning Commissioner of
Baltimore County, that the Development Plans for Fawn Plastics Co.,
Inc., having been approved by the Office of Planning & Zoning on
September 27, 1961, are hereby approved and copies of said plans
are a permanent part of this file.

George S. Gavelis
Zoning Commissioner of
Baltimore County

FAWN PLASTICS COMPANY, INC.
2750 YORK RD. BALTIMORE, MD. 21216
6th

5368-Sp.H

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 8073
DATE 8/24/61

TO: Fawn Plastics Company, Inc.
York Rd.
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00	COST
		Petition for Special Hearing in M-R Zone	25/00	

3

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

SPECIFICATIONS AND PERTINENT DATA CONCERNING FAWN PLASTICS COMPANY, INC.
EXPANSIONS PER OUR DRAWINGS FP-1451 and FP-1452, SHEET 1 and 2

I - Total area of building floor space - 44,000 square feet
after expansions phase 1 and 2 are completed.

II - Total amount of land, lots 4 and 5 Stratford M.R. Zone owned
by Fawn Plastics, not less than six acres. Proposed expansion
plans for the Fawn Plastics Company, Inc., are divided into
two phases.

III - Phase I Expansion Plans

A - Expansion of 10,400 square feet to the rear (east) of
existing building as shown on drawing FP-1452 sheet
2 of 2 to be accomplished during 1962.

B - This will increase the total number of employees on the
largest shift (day) from an existing 60 to 90 employees.

C - Parking area will be provided for 38 cars.

IV - Phase II Expansion Plans

A - Phase II will add an additional 22,000 square feet to the
north of Phase I expansion. This is to be accomplished
during 1963. This area will be leveled in the spring of
1962 and planted in grass seed and allowed to settle
until such time as proposed phase II expansion is started.

B - This will increase the total number of employees on the
largest shift (day) from phase I, 90 employees, to
approximately 200 employees.

C - Paved parking area will be provided for 80 cars.

D - No outdoor flood lights or signs are to be installed
without approval of the Baltimore County Planning Department.

V - Operations to be performed in completed expansion plans are
to be the same as now being performed at Fawn Plastics Company,
Inc., existing building, mainly the molding and processing of
Plastic Products.

IV - Lawn areas, landscaping and buildings will be maintained in
an orderly and proper manner as is now being accomplished so
that Fawn Plastics Company, Inc., will maintain its standing
as a good neighbor in the Timonium Community.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rowe, Zoning Commissioner Date: May 21, 1963

FROM: Mr. George S. Gavelis, Deputy Director
Office of Planning & Zoning

SUBJECT: #5368-Sp.H. Addition to Fawn Plastics

The staff of the Office of Planning and Zoning has reviewed
an amended development plan for the Fawn Plastics Company in some
B-MR-3 in Timonium. This property was the subject matter of
Petition #5368-Sp.H. wherein the Zoning Commissioner approved an
over-all plan and use for the Fawn Plastics Company. In that
proceeding, the Petitioner presented plans for initial building
and ultimate expansion. Since that date phase one of the
expansion has been completed in accordance with the approved plans,
but the needs of Fawn Plastics now demand additional building
expansion which is not in exact compliance with the plans as
presented for phase two.

The Planning Staff believes that the proposed 4,000 square
foot addition to Fawn Plastics is in accordance with the spirit,
intent, and standards of the over-all development plan approved
by the Zoning Commissioner in Petition #5368-Sp.H. The Planning
Staff therefore, is transmitting to you a copy of an Amended Site
Plan for the proposed addition for inclusion in the zoning file as
required by Section 25.5 (old 14.5) of the Regulations. Again,
this amended plan falls within the scope of the approval previously
granted for ultimate development of the Fawn Plastics property and
represents simply a minor refinement of the phase of construction as
part of the total plan.

George S. Gavelis
George S. Gavelis, Deputy Director
Office of Planning & Zoning

GBJ/cn

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date: September 15, 1961

To: John D. Rowe, Zoning Commissioner
From: George S. Gavelis, Deputy Director

Subject: Special Hearing on proposed development
plan, Fawn Plastics Company,
Zone B-MR-3.
6th District HEARING: 9/27/61 (9:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the proposed develop-
ment plan prepared by Fawn Plastics Company indicating a two-phased expansion of
their present M.R. use. The staff is in accord with the basic plans for expansion,
but has these comments and recommendations to make:

1. Examination of the sections indicating proposed changes in grade leads to the
recommendation that the slope areas established by the cut at the rear of the
building be handled in a manner so as to support plant growth. The slope
should be seeded or sodded or, if too steep, covered with a dense ground cover.
Bare rock or dirt should not be left exposed.
2. Architectural plans indicate that several of the exterior walls will be of
painted block. In light of recent experience, it may be desirable to get
concurrence with neighboring property owners concerning the specific color
(or acceptable colors) to be used.
3. Provision for off-street parking is in excess of that required by the Zoning
Regulations. These, however, are minimum requirements. Approval should be
conditional on provision of sufficient off-street parking to provide completely
for any expansion in plant labor force.
4. Screening is indicated on the plans. At the rear, it is our understanding
that agreement has been reached with abutting property owners with respect
to type and location (in the residential properties abutting). This should
be affirmed at the hearing. Additional planting adjacent to the building as
well as the industrial lot itself, should be provided. Specific recommendation
will be made after consultation with the petitioner and the Director of Planning.
5. Inasmuch as Fawn Plastics is now operating on the site, specific comment on
the proposed use is not warranted. Their operation is a known quantity which
can be judged by the Zoning Commissioner and vicinal property owners.

George S. Gavelis
George S. Gavelis
Deputy Director

GBJ:ad

WHITMAN, REQUARDT AND ASSOCIATES

Engineers

ELBA R. WHITMAN, CONSULTANT
GUSTAV F. REQUARDT
A. RUSSELL VOLLMER
ROY M. RITTER
WILLIAM F. HALE
RAYMOND C. REIDER
HENRY A. MARCUS, JR.

1324 ST. PAUL STREET
BALTIMORE 2, MARYLAND
TELEPHONE
SARATOGA 7-3450

August 21, 1961

ERNEST C. NORTH
KENNETH A. MCCORD
ROLAND A. CLARK
CHARLES F. MULLARD
ROGER F. POPPUS
NEWELL E. WEISS
H. HUGHSON WHEELER, JR.
FREDERICK R. KNODEN, JR.

Zoning Commissioner
of
Baltimore County, Maryland
County Office Building
Towson 4, Maryland

Dear Sir:

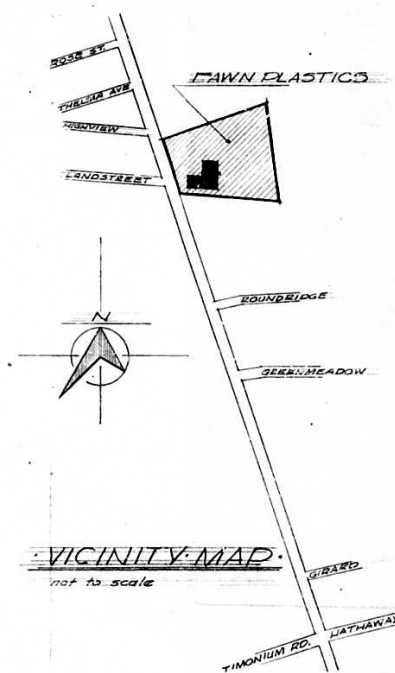
Please be advised that the following is an engineering description
of the outline of the parcel of land which constitutes Lots 4 and 5 as shown
on the record plat titled "Stratford Industrial Site", and recorded among
the Land Records of Baltimore County in Liber G.L.B., Folio 36.

BEGINNING for the same at a point on the easternmost outline
of the Plat of "Stratford Industrial Site", said point being on
the North 02° 02' 46" East, 1334.39 foot line of said Plat, 421.80
feet from the beginning thereof, thence hindling on said line North
02° 02' 46" East, 550.00 feet; thence South 78° 57' 30" West, 630.79
feet to the east side of a service road; thence hindling on said east
side of service road the following three (3) courses and distances;
(1) southeasterly along a curve to the right, having a radius of
82.00 feet, for a distance of 41.84 feet; (2) southeasterly along a
curve to the left, having a radius of 468.00 feet, for a distance of
250.78 feet; (3) south 18° 30' 21" East, 80.21 feet; thence due East
542.61 feet to the point of BEGINNING.

Being Lots 4 and 5 of the Plat of "Stratford Industrial Site",
as recorded among the Land Records of Baltimore County, Maryland in
Plat Book G.L.B. 24, Folio 36, June 25, 1957.

Very truly yours,
Ray H. Ritter
Ray H. Ritter,
Registered Land Surveyor No. 339

RHR/blm



CURVE DATA						
No.	Radius	Δ	Arc	Tan	Long Chord	Bearing
1	42	73°59'15"	54.24	31.64	50.53	S 71°23'27"E
2	62	120°34'52"	172.5	143.71	142.44	S 48°05'40"E
3	468	30°42'07"	250.78	128.48	247.79	S 03°09'18"E
4	195.13	13°42'15"	30.42	41.14	79.53	S 03°39'13"E
5	293.1	13°07'15"	62.16	31.20	62.05	S 05°08'18"W



OFFICE OF PLANNING & ZONING
APPROVED AS TO STIPULATIONS IN
the Zoning Commission Order
NO. 2776 DATED 7/23/57
This Approval Pertains To Submittal
Paving, Screening And Other Requirements
As Specified In The Baltimore County Zoning
Code.
Date 7/23/57 J. J. Ryan

Fawn Plastics Co., Inc.
York Road
Timonium, Maryland

**OWNER
OWNER'S CERTIFICATE**

Certification is hereby made that the requirements of the
annotated code of Maryland, chapter 1016, Act of 1945, have
been complied with on this plat.

(John Franzoni)
John Franzoni
(Vice President)

Michael Blair and Sons Co., Inc.
York Road
Timonium, Maryland

**OWNER
OWNER'S CERTIFICATE**

Certification is hereby made that the requirements of the
annotated code of Maryland, chapter 1016, Act of 1945, have
been complied with on this plat.

(Michael S. Blair pres.)
Michael S. Blair
(President)

GLB 24 FOLIO 36
GLB No. Folio

APPROVED

Baltimore County Health Department

William H. Edwards, Jr.
Deputy State and County Health Officer
Date 7/23/57

Coordinates shown are extensions made from
Baltimore City coordinates as established by
Baltimore City Topographical Commission.
Bearings refer to true north Baltimore, and are
based on Baltimore County Metropolitan Dis-
trict control points X-1287 and
X-1288

ENGINEERS

Whitman Requardt & Associates
2 West Preston Street
Baltimore 1, Maryland

Roy H. Ritter
Registered Land Surveyor
MO. 339

The Belmont Building Co.
1606 Kelly Avenue
Baltimore 9, Maryland

OWNER

OWNER'S CERTIFICATE

Certification is hereby made that the requirements of the
annotated code of Maryland, chapter 1016, Act of 1945, have
been complied with on this plat.

(Leon J. Panitz)
Leon J. Panitz
(Vice President)

The streets or roads as shown hereon are for the purpose of descrip-
tion only and the same are not intended to be dedicated to public use;
the fee simple title to the beds thereof is especially reserved in the
owner.

* Approved Baltimore County Planning Board
By: [Signature] Date: 6/19/57
Approved Baltimore County Highways Department
By: [Signature] Date: 6/11/57

STRATFORD INDUSTRIAL SITE

ELECTION DISTRICT No. 8

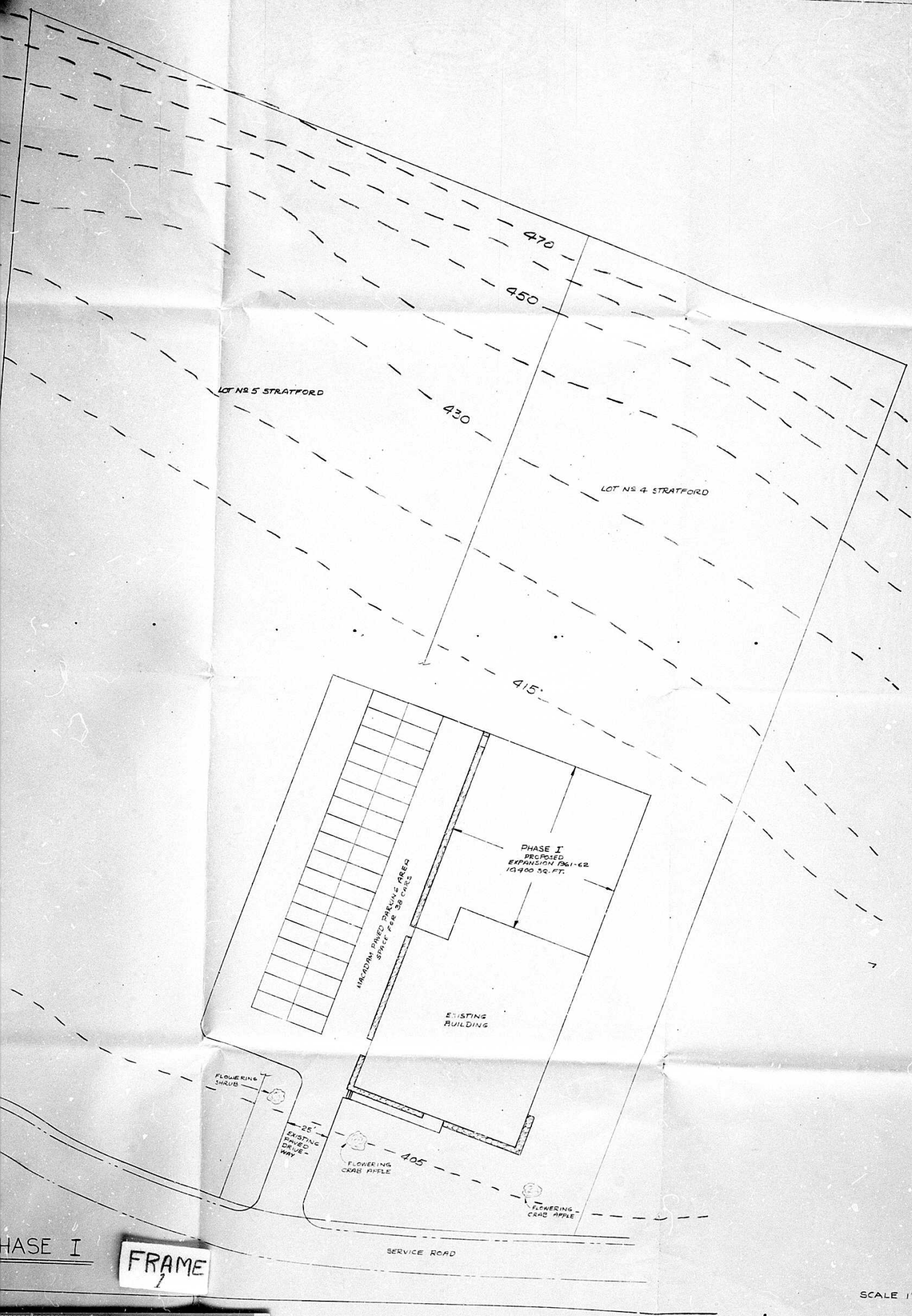
BALTIMORE COUNTY, MARYLAND

JUNE 19, 1957

SCALE: 1"

GLB 24 FOLIO 36

RECEIVED for Record
JUN 25 1957 at 2:22 PM
same day recorded in Liber
G.L.B. No. 2903
One of the Records of
Baltimore County and ex-
hibited, per
[Signature]
Clerk



PHASE I
 FRAME
 1



SCALE 1"=25'

OFFICE OF PLANNING & ZONING
 APPROVED AS TO STIPULATIONS IN
 THE ZONING COMPTONARY ORDINANCE
 NO. 544 DATED 12/1/61
 This Approval Pertains To:
 Parking, Setback And Other Restrictions
 As Specified in the Baltimore County Zoning
 Code.
 By: *[Signature]*

DATE DRAWN 6-17-61	LANDSCAPE & GRADING
DRAWN CL. HERBST	PROPOSED BLDG. EXPANSION
DESIGN	STRATFORD M.R.L. INDUSTRIAL SITE
CHECKED	
APPROVED <i>[Signature]</i>	SHEET 2 OF 2
FAWN PLASTICS CO. INC.	DWG. No. FP 1452 R1
2301-2303 YORK RD.	
TIMONILIN, MD.	

AUSTRIAN RED OR SYLVESTER PINE
5' TO 6' HIGH ON 10 FT. CENTERS TO
BE MAINTAINED BY RESIDENTS OF
STRATFORD TOTAL OF 35 TREES
ACROSS REAR PROPERTY LINE

LOT N25 STRATFORD

LOT N24 STRATFORD

LOADING PLATFORM
TRUCK LOADING

MAINTENANCE PAVED DRIVEWAY N24
SPACE FOR 76 CARS

PHASE II
PROPOSED
EXPANSION 1962-63
22,000 SQ. FT.

EXISTING
BUILDING

PHASE I

FLOWERING
SHRUB BED

FLOWERING
SHRUB

FLOWERING
CRAB APPLE

FLOWERING
SHRUB

FLOWERING
CRAB APPLE

FLOWERING
CRAB APPLE

SERVICE ROAD

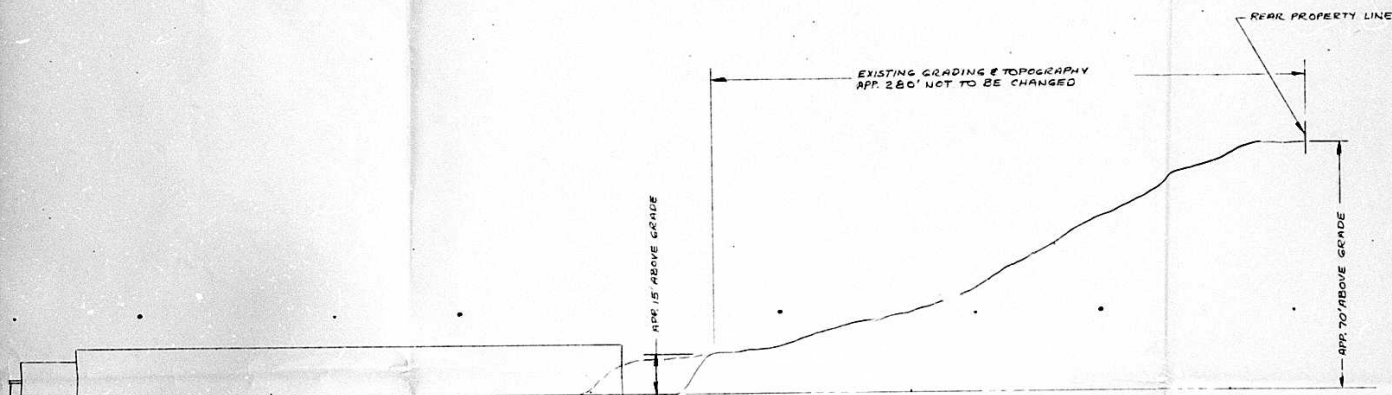
SCALE 1"=25'

PHASE I

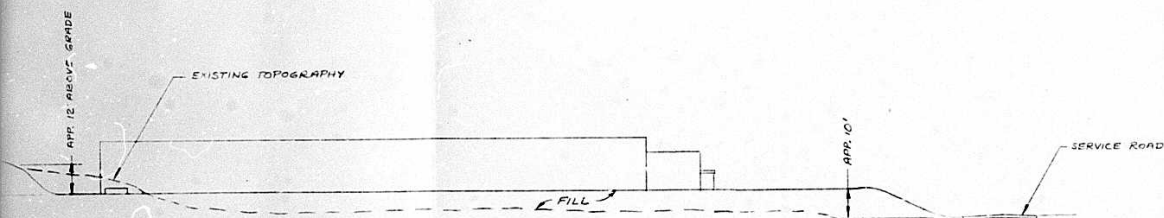
FRAME 2

YORK ROAD



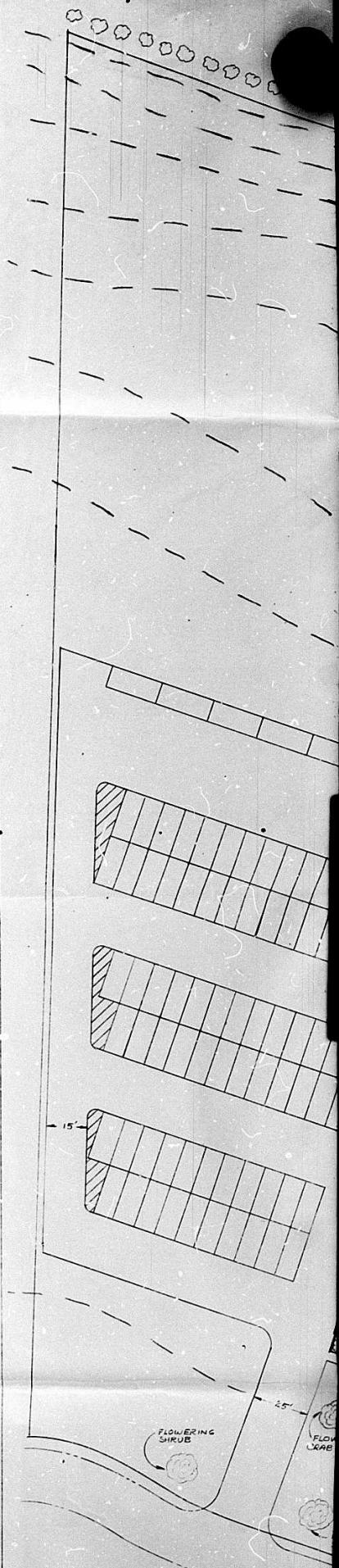


SOUT ELEVATION

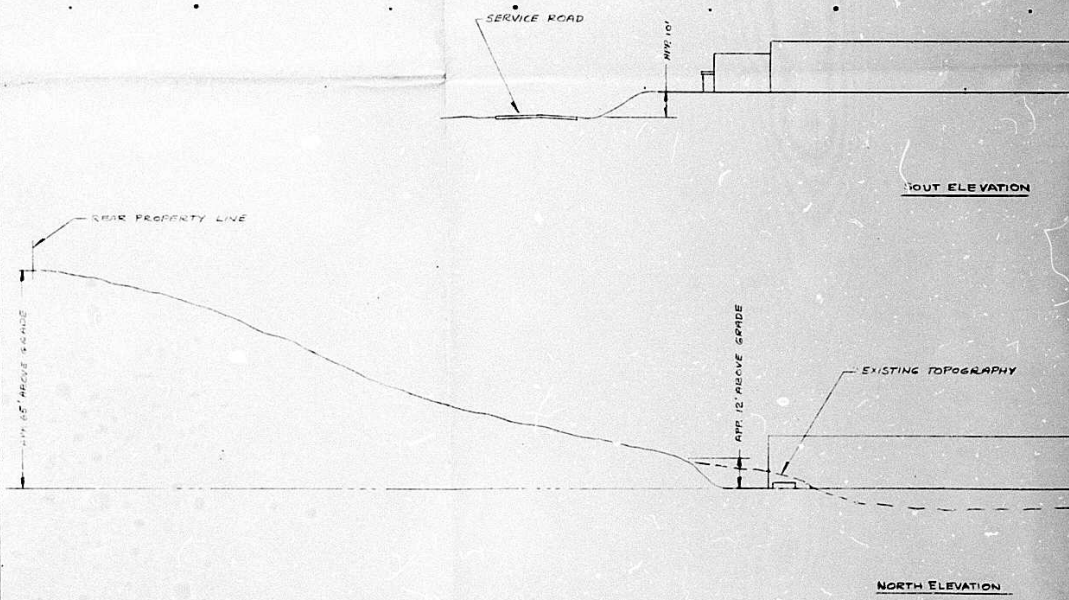


NORTH ELEVATION

SCALE 1"=25'



PHASE II



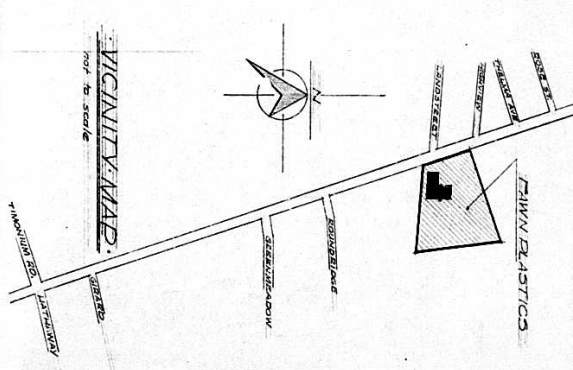
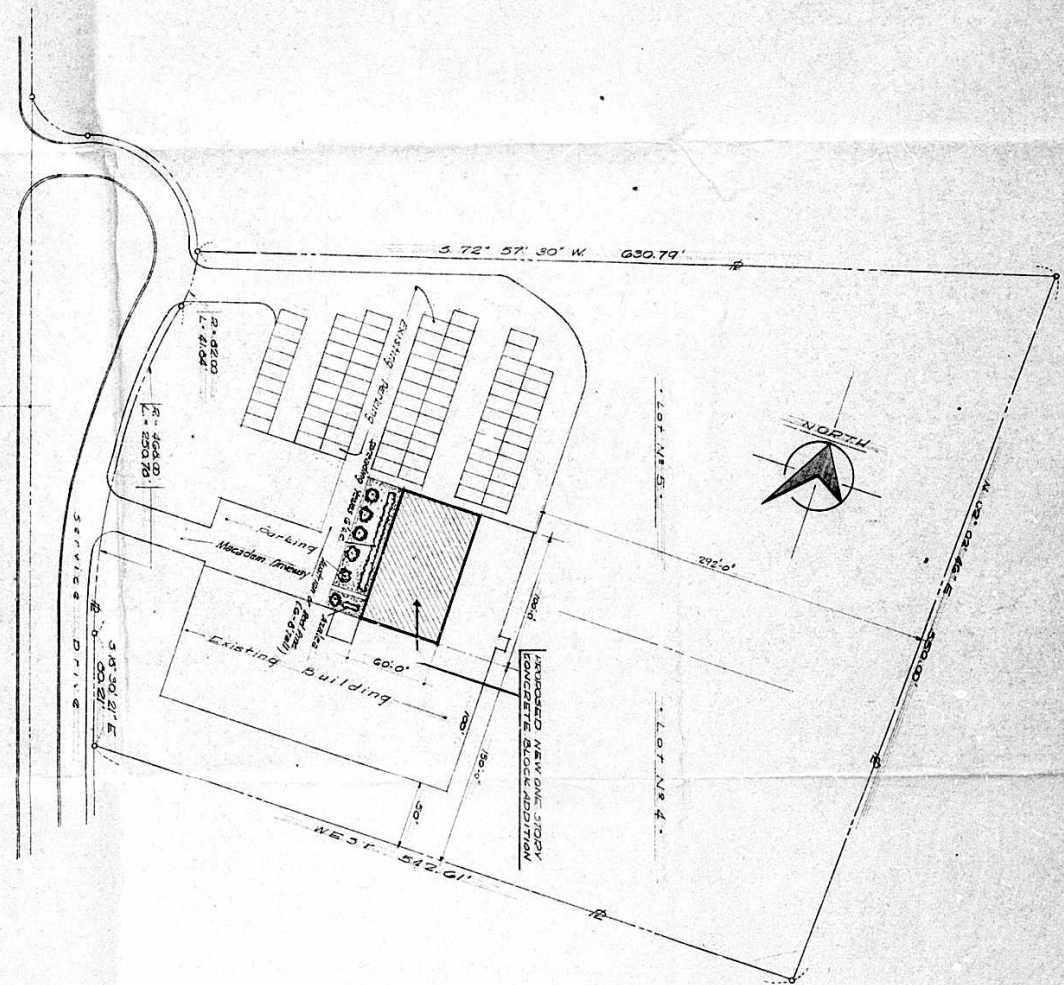
522-65

ADDITION TO LAWN PLASTICS CO., INC.

JOSE ROAD, TIMONIA, MARYLAND

LAVERN KERN ROSSA, ARCHITECT
 10 W. MADISON ST.
 BALTIMORE 2, M.D.
 BLAIR & SONS CO., INC., LANDSCAPE ARCHITECTS
 1000 N. W. 10th St.
 MIAMI, FLA. 33136

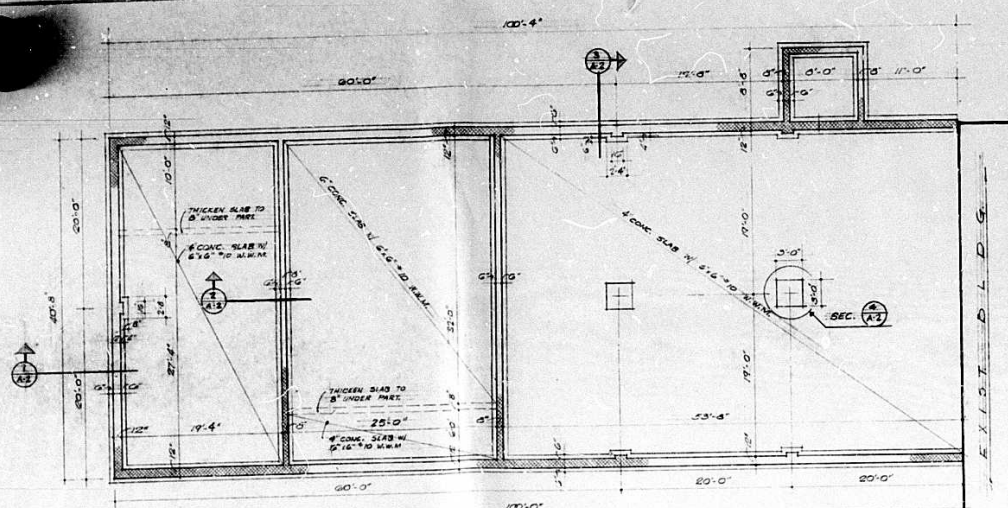
Scale: 1" equals 50'-0"



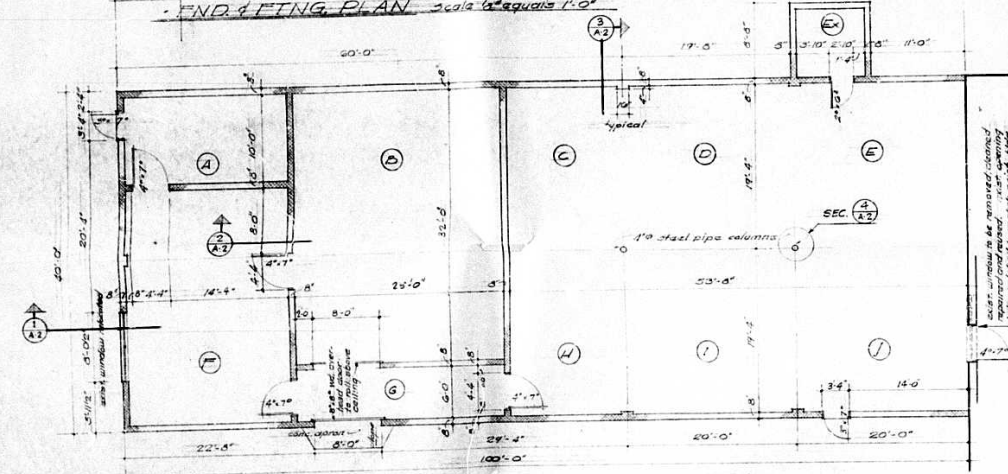
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: _____
 DATE: _____
 BY: EDWIN COMPTON
 DATE: 10/15/65

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: _____
 DATE: 10/15/65

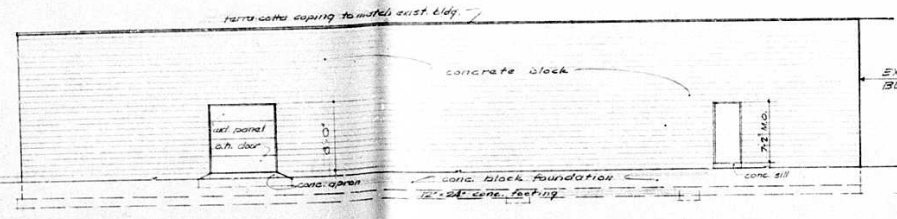
Plans of 10/15/65



END ELEVATION PLAN - scale 1/8" equals 1'-0"



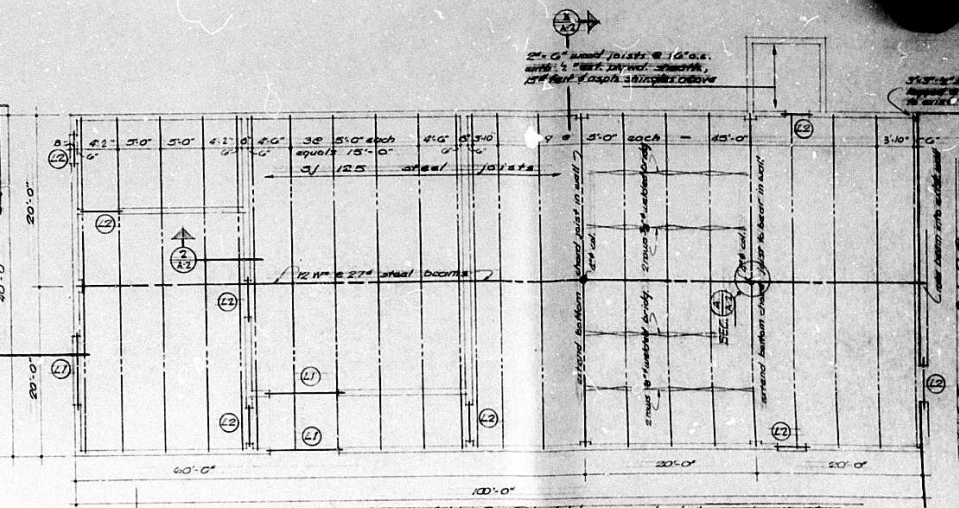
FLOOR PLAN of ADDITION - scale 1/8" equals 1'-0"



WEST ELEVATION - scale 1/8" equals 1'-0"

LINEAL SCHED.

1	12" x 12" x 1/2" x 1/2"
2	12" x 12" x 1/2" x 1/2"



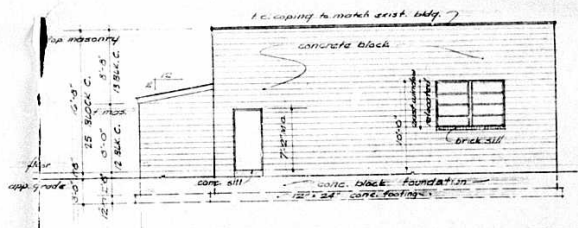
STRUCTURAL FRAMING PLAN - scale 1/8" equals 1'-0"

GENERAL NOTES

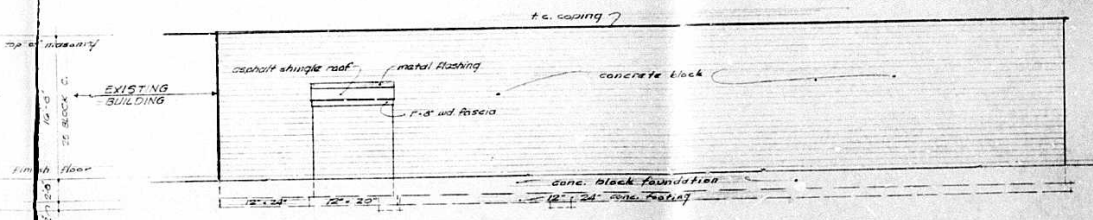
1. ALL UNDER F. FRAMES SHALL BE HOLLOW METAL EXCEPT ON DOORS
2. CONG. SLAB - 2500 P.S.I. - 28 DAYS
3. CONG. FOOTING - 2500 P.S.I. - 28 DAYS
4. CONTRACTOR SHALL CHECK IN FIELD TO MAKE SURE NEW FLOOR LINE, ROOF LINE, WINDOW HEADS, ETC. MEET WITH THOSE IN EXISTING BUILDING

STRUCTURAL NOTES

1. ALL STEEL SHALL CONFORM TO A.I.S.C. SPEC.
2. WELDING BY CERTIFIED WELDERS IN ACCORDANCE WITH A.I.S.C. SPEC.
3. PROVIDE 12" x 6" x 1/2" BEARING IN. FOR ALL BEAMS (MIN.) 3 BRICK C.
4. PROVIDE 3 BRICK C. (MIN.) BEARING UNDER LIGHTS.



NORTH ELEVATION - scale 1/8" equals 1'-0"



EAST ELEVATION - scale 1/8" equals 1'-0"

FINISH SCHEDULE

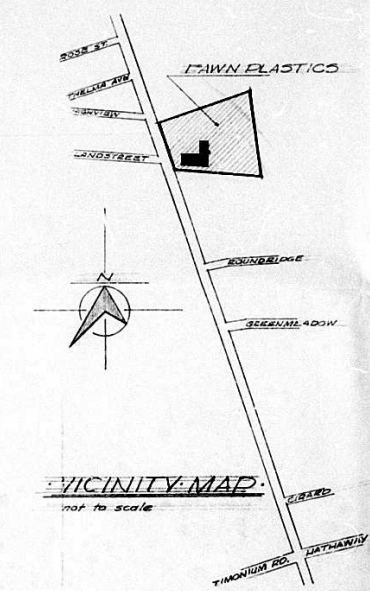
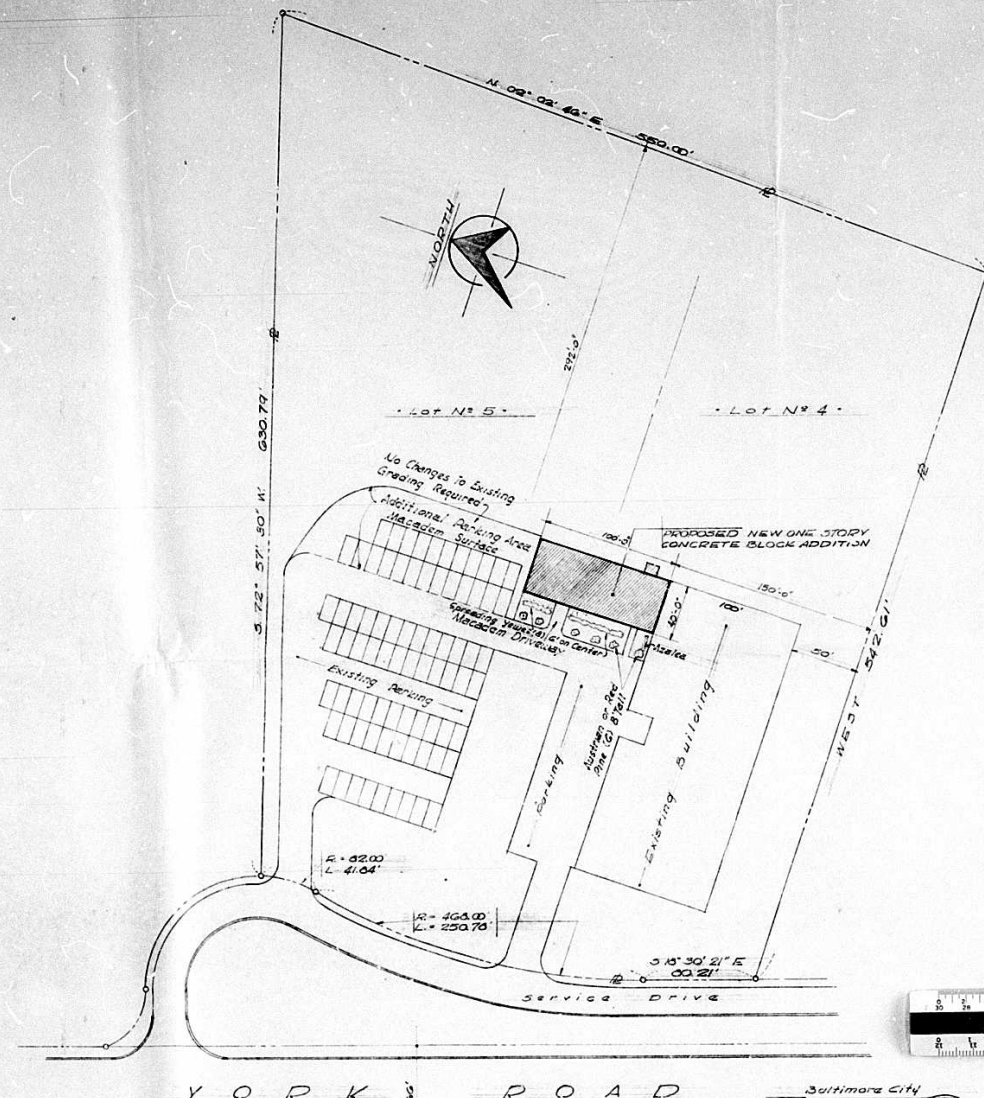
AREA	WALL	FLOOR	CEILING
1	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
2	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
3	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
4	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
5	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
6	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
7	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
8	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
9	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER
10	8" CONC. BLOCK	4" CONC. SLAB W/ HARDENER	4" CONC. SLAB W/ HARDENER

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Murray Bodek*
DATE: *3/14/63*
BY: *John S. Kern*
DATE: *3/14/63*

ADDITION TO FAWN PLASTICS CO., INC.
YORK ROAD TIMONIUM, MARYLAND
CALVIN KERN KOBISA ARCHITECT 6713 YORK ROAD BALTIMORE 12, MD.
BLAIR AND SONS CO., INC. YORK ROAD TIMONIUM, MD.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John S. Kern*
DATE: *3/14/63*
APR 15, 1963
A-1

TRIM LINE



S I T E P L A N

ADDITION TO FAWN PLASTICS CO., INC.

YORK ROAD, TIMONIUM, MARYLAND

CALVIN KERN KOBISA ARCHITECT 6712 YORK RD. BALTIMORE 12, MD.

BLAIR & SONS CO., INC. CONTRACTORS YORK RD. TIMONIUM, MD.

Date: April 15, 1963 drawn by: H. W. Conroy

PLANS APPROVED
OFFICE OF PLANNING & ZONING
 BY: *William Bodie*
 DATE: *May 2, 1963*
 BY: *John S. Conner*
 DATE: *May 3, 1963*

PLANS APPROVED
OFFICE OF PLANNING & ZONING
 BY: *John S. Conner*
 DATE: *5/3/63*



TRIM LINE