

66: PETITION FOR RECLASSIFICATION
5/3 York Road 745 feet North
of Roundridge Road
8th District
Fawn Plastics Co., Inc., Petitioner
80, 67-14-R

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn
his petition and the matter is dismissed without prejudice.

David D. Hardisty
David D. Hardisty
Deputy Zoning Commissioner
of Baltimore County

Date: July 26, 1966

ORDER RECEIVED

DATE 7/26/66
BY [Signature]
COUNTY CLERK

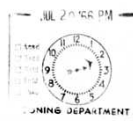
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. H. B. Staab
SUBJECT: Industrial Development Commission
PETITION 67-14-R
FAWN PLASTIC COMPANY
8th Election District

We believe the operations of the petitioner are being
limited by his present zoning classification and would
respectfully recommend that his request for reclassi-
fication be given favorable consideration.

H. B. Staab
H. B. STAAB
Director
Industrial Development Commission



**PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Fawn Plastics Company, 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 re-classified, pursuant
to the Zoning Law of Baltimore County, from an MANUFACTURING RESTRICTED zone to an
MANUFACTURING LIGHT zone; for the following reasons:

The area now zoned Manufacturing Restricted has been developed and landscaped. The
surrounding area has undergone relative zoning changes. Manufacturing
Restricted hampers our operation to the extent that any changes however slight
that may be required in the future cannot be made in less than 90 to 120 days
and requires public hearing.

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:

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.

Contract purchaser
Address: 2301 YORK ROAD
TIMONIUM, MARYLAND

Legal Owner
Address: 2301 YORK ROAD
TIMONIUM, MARYLAND

Petitioner's Attorney
Address: 1111 FRANKFURT AVENUE
BALTIMORE, MARYLAND

Protestant's Attorney
Address: 24 JONES AVENUE
BALTIMORE, MARYLAND

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day
of July, 1966, that the subject matter of this petition be advertised,
as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 25th day of July, 1966, at 11:00 o'clock
A.M.

David D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #67-14-R. East side of York Road 745 feet North of Roundridge Road.
Petition for Reclassification from M.R. to M.L. Zone.
Fawn Plastics Company - Petitioners.
8th District
HEARING: Monday, July 25, 1966. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject
petition and offers the following comment:

1. We have been informed that the subject proposal arises from the petitioner's
desire to accommodate an electroplating process and to avoid future hearings
regarding the expansion of the manufacturing facilities on this property.

As to the first problem, we quote the following material from the planning board's
May 4th preliminary report on five proposed amendments to the Baltimore County
Zoning Regulations: "... The amendments proposed would clarify the present
M-R Zone Use Regulations by indicating specifically that 'electroplating' is a
permitted use and that 'light processing' of articles of merchandise from certain
materials is permitted. (The current regulations use the language 'other comparable
treatment of articles of merchandise ...' which, in itself, is not broad enough
to cover all of the processes intended to be permitted in M-R zones.)" In other
words, the Planning Board believes that electroplating is currently intended to
be a permitted use, but is recommending an amendment only to clarify the Zoning
Regulations. This proposed amendment, in fact, stems from the Industrial
Development Commission's knowledge of - and recommendation on - the problem
encountered by this petitioner.

Regarding the second problem, a development plan, as described in Subsections
240.3 and 240.4 of the Zoning Regulations and which allows for expansion of
present facilities, has been approved for the subject property. Assuming that the
petitioner wishes to expand the existing plant in accordance with this plan, no
additional hearings would be necessary.

FROM THE OFFICE OF
WILLIAM STEPHENS, JR. & ASSOCIATES
ENGINEERS
200 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

#67-14-R
April 22, 1966

Description of Property of Fawn Plastics Company, Inc.
To Accompany Petition for Rezoning from M-R to M-L

Beginning for the same at the southwest corner of Lot 4, as shown on a
plat entitled "Stratford Industrial Site", dated June 19, 1957 and recorded among
the Plat Records of Baltimore County in Liber G.L.B. 24, folio 36, said point of
beginning being on the east side of a service road at a point distant 745 feet
more or less, measured northerly along the east side of said service road, as shown
on said plat, and the east side of York Road, 50 feet wide,
the said east side of York Road and the center line of Roundridge Road, 50 feet wide,
and running thence binding on the east side of said service road as shown on said
plat the three following courses and distances, viz: first North 14° 30' 21" West
80.21 feet, second Northerly along a curve to the right with a radius of 450.00 feet,
for a distance of 230.78 feet, said curve being subtended by a chord bearing North
3° 09' 18" West 247.79 feet, and third Northerly along a curve to the left with a
radius of 82.00 feet for a distance of 41.84 feet, said curve being subtended by a
chord bearing North 2° 25' 17" West 41.39 feet to the northeast corner of Lot 5 as
shown on said plat, thence binding on the north side of said Lot 5, North 72° 57' 30"
East 630.79 feet to the northeast corner of said Lot 5, thence South 2° 02' 46" West,
binding on the east side of Lots 5 and 4 as shown on said plat, and binding on the
eastern boundary of an existing M-R Zoning Area, in all 550.00 feet to the southeast
corner of Lot 4, thence binding on the south side of said Lot 4, as shown on said plat,
due West 542.61 feet to the place of beginning.

Containing 6.170 acres of land, more or less.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #67-14-R

2. One of the purposes of establishing M-R zoning at this location was the fact
that residential properties overlook this and adjacent tracts. With M-L zoning,
compatibility of the uses on the subject property with development of the
surrounding area can be maintained. M-L zoning would permit outdoor display
of materials and other unsightly conditions. For this reason the zoning pattern
here should not be disturbed.

Statement made by John Franzone before
the Zoning Commissioner on July 25, 1966

Fawn Plastics Company, Inc., is a Maryland Corporation
whose principal and only office and plant is located at
2301 York Road, Timonium, Maryland. The plant and office
site is situated on approximately seven acres of ground.
Its principal operation is that of molding plastics and the
assembling thereof. Its customers consist of local as well
as national concerns and also the U. S. Government.

The petition to have our property rezoned from
Manufacturing Restricted to Manufacturing Light is not moti-
vated by any thoughts of changing our manufacturing processes
or methods. It is motivated by the fact that it is the only
method of seeking relief from a very restricting section of
the present Manufacturing Restricted Zoning Regulations.

Our company is extremely compatible with all of the
rules and regulations governing uses, screening, set backs,
maintenance of the property, etc., that are governed by
the Manufacturing Restricted Zoning requirements.

Our company does not wish to establish a precedent
in the community to permit unfavorable uses of a Manu-
facturing Light Zone in our area.

It must however, be realized that our company is a
growth type of industrial concern. We employ 240 people
on three shifts. Our annual payroll approximates \$1,000,000,
our taxes to the county help pay a necessary part of industries

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

William A. Krob, Engineer
1111 Frankfurt Avenue
Baltimore, Maryland 21205

Reclassification From M-R to
M-L for Fawn Plastics Company
1111 York Road N.E. at
Roundridge Road, 8th District
(Item 1, June 11, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes
the following comments:

BUREAU OF ENGINEERING:
Water - Existing 30" and 18" water mains in York Road.
Sewer - Sanitary sewer exists as indicated on the submitted plan.
Adequacy of existing utilities to be determined by developer or his engineer.

BUREAU OF TRAFFIC ENGINEERING: Although the zoning requirements only require 7 spaces,
it appears more spaces are required since 99 cars are presently parked on the lot.

The above comments are not intended to indicate the appropriateness of the
zoning action requested, but to assure that all parties are made aware of plans or
problems that may have a bearing on this case. The Director and/or the Deputy Director
of the Office of Planning and Zoning will submit recommendations on the appropriateness
of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Office of Planning and Zoning

Very truly yours,

John G. Rose
John G. Rose, Principal
Zoning Technician

JGR:lm

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. G. Richard Moore-Bureau of Traffic Engineering

contribution to a sound financial state and county government.

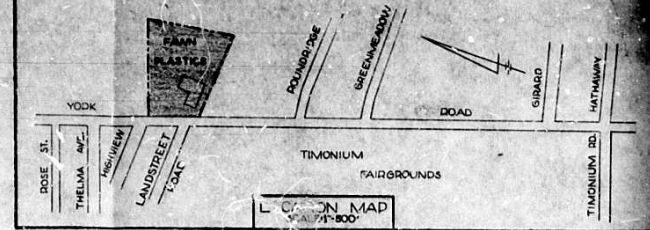
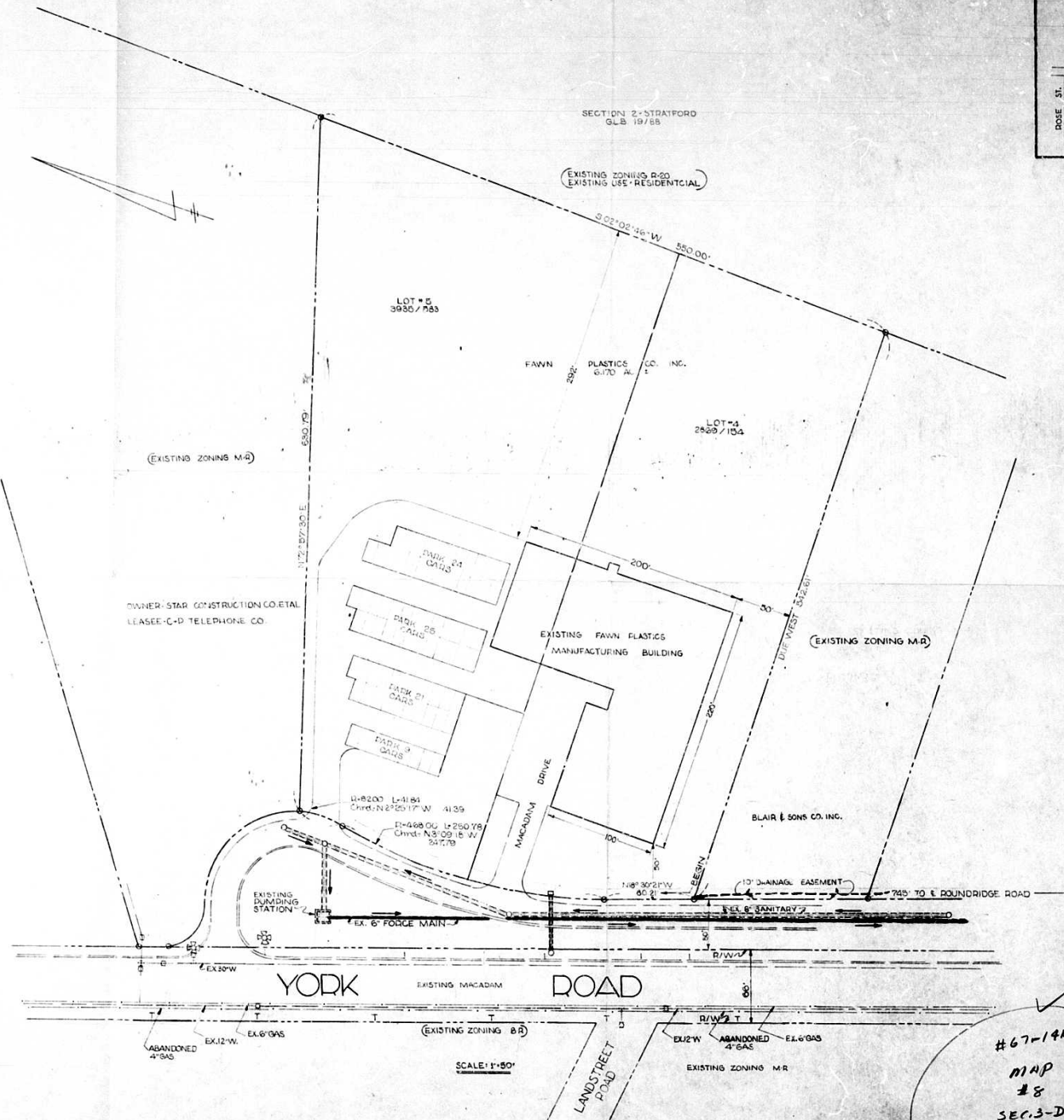
We feel we are good neighbors and an integral part of
the community that we live in. We endow our area high school
with a substantial scholarship fund, we try with all resolu-
tancy to support all the activities of our community. We
contribute financially well to our communities Recreation
Council.

A recent complaint by our adjacent neighbors concerning
an outside noise problem resulted in our expending \$12,000.00
to replace perfectly functional equipment with slower running
quieter machinery.

We have complied with every rule and regulation necessary
to make us a good part of the community. However, section
240.3 and 240.5 of the M. R. Zoning regulations is the one
that has prompted this request for change from an M. R. Zone
to an M. I. Zone.

In short these sections state that any changes from the
approved development plan regardless of the type of change
requires a public hearing.

The hardship which this creates not only burdens our
company but the neighboring community associations as well
and the resulting hearing serves no useful purpose if the
requirements concerning Manufacturing Restricted Zoning,
are met. Although the costs of presenting or participating
in these hearings are not insurmountable, the resulting loss
of time which is a most precious commodity cannot be afforded
by our company.



NOTES

EXISTING ZONING: M-2
PROPOSED ZONING: M-1
EXISTING USE: LIGHT MANUFACTURING
NUMBER OF EMPLOYEES: 200
REQUIRED PARKING: 67 SPACES
PARKING SHOWN: 79 SPACES

#67-14R
MAP
#8
SEC. 3-D
NW-14A
N/L
7/22/66

PLAT SHOWING PROPERTY OF
FAWN PLASTICS CO. INC.
TO ACCOMPANY PETITION FOR
REZONING FROM M-2 TO M-1
ADDL 22, 1966
SCALE: 1"=50'
TIMONIUM, MARYLAND
ELECT. DISTRICT NO. 1

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
305 ALLEGHENY AVE.
TOWSON 4, MARYLAND

