

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
E/Side of York Road 745 feet N of
Roundridge Road - 8th District : ZONING COMMISSIONER
Fawn Plastics Co., Inc., Petitioner : OF
NO. 68-45-SPH : OF
BALTIMORE COUNTY

The Petitioner has requested approval by the Office of Planning and Zoning its revised master development plan.

The Director of Planning and Zoning approved the plan on August 21, 1967, subject to final grading plans and architectural building plans.

For the above reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of August, 1967, that the herein Petition for Special Hearing should be and the same is granted from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning. The plan approved by the Director of Planning and Zoning on August 21, 1967, and marked Exhibit "A" is made a part hereof.

Zoning Commissioner.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

William A. Kroh, Esq.,
1111 Frankfort Avenue
Baltimore, Maryland 21225

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
22nd day of August 1967

John G. Rose,
Zoning Commissioner

Petitioner: Fawn Plastics Co., Inc.

Petitioner's Attorney: William A. Kroh, Esq. Reviewed by: John G. Rose,
Chairman of Advisory Com.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Fawn Plastics Co., Inc.
2301 York Road
Towson, Md. 21093

Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Special Hearing 68-45-SPH		25.00
		25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Fawn Plastics Company, Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the revised Master Development Plan submitted with this petition.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Fawn Plastics Company, Inc.
Contract Purchaser
Address: 2301 York Road
Timonium, Maryland 21093
William A. Kroh
Petitioner's Attorney
Address: 1111 Frankfort Avenue
Baltimore, Maryland 21225

ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1967, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of August, 1967, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Fawn Plastics Co., Inc.
2301 York Road
Timonium, Md. 21093

DATE: Aug. 22, 1967

FILED
Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property 68-45-SPH		66.12
		66.12

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 22, 1967

FROM: Mr. George E. Gavrellis, Director

SUBJECT: Fawn Plastics Co., Inc. Revised Development Plan,
Fawn Plastics Company, Zone 8-M.R.-3
East side of York Road, 8th District

I have reviewed an amended and revised development plan for the Fawn Plastics Co. in Zone 8-M.R.-3. It is to be noted that the subject property falls within an area zoned for M.R. purposes prior to May of 1961, according to the standards used here are those contained in Section 250 of the old M.R. regulations.

The planning staff is in basic accord with the plan as presented. We find that the plan for building addition, use, and location does conform to the requirements of the M.R. Zone and that the revised development plan is a rational expansion of development plans approved after public hearing in 1961.

The planning staff does have some minor adjustments in the plan which will be reconciled before formal approval is given. We feel that this petition is ready for special hearing.

George E. Gavrellis, Director
Office of Planning and Zoning

GEG:dm

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 3, 1967

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one week before the 21st day of August, 1967, the first publication appearing on the 3rd day of August, 1967.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$...

August 11, 1967

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

William A. Kroh, Esq.,
1111 Frankfort Avenue
Baltimore, Maryland 21225

SUBJECT: Special Hearing to revised development plan in an M.R. Zone, for Fawn Plastics Company, Inc., located on the 1/2 of York Rd., 745' N of Roundridge Road 8th District (Then 6 August 8, 1967)

Dear Mr. Kroh:

The Zoning Advisory Committee has reviewed the subject petition and have the following comments to offer:

REMARK OF EXHIBITION: This bureau commented on a special petition for this property on June 14th, 1966. These comments will remain valid.

STATE ROADS COMMISSION: The existing channelisation of service road meets the State Roads Commission requirements.

HEALTH DEPARTMENT: Since public water and sewers are available, this office has no comment to offer.

ZONING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

John G. Rose, Principal
Zoning Technician

cc: Carlisle Brown-Burns of Engr.
John Meyer-State Roads Commission
Julius Messersmith-Health Dept.

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Rosedown, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

August 7, 1967

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland once a week for one consecutive week before the 7th day of August, 1967, that is to say the same was inserted in the issues of August 3, 1967.

THE BALTIMORE COUNTEAN

Paul J. Morgan
Editorial Manager

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P. O. BOX 682E TOWSON, MD. 21204

Description of Property of Fawn Plastics Company, Inc.
To Accompany Request for Addition to Existing Building

June 29, 1967

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, 66 feet wide, from the intersection of 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 $18^{\circ} 30' 21''$ West 80.21 feet; second Northerly along a curve to the right with a radius of 468.00 feet, for a distance of 250.78 feet, said curve being subtended by a chord bearing North $3^{\circ} 09' 18''$ 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 $2^{\circ} 25' 17''$ West 41.39 feet to the northwest corner of Lot 5 as shown on said plat, thence binding on the north side of said Lot 5, North $72^{\circ} 57' 30''$ East 630.79 feet to the northeast corner of said Lot 5, thence South $2^{\circ} 02' 46''$ 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.

EXISTING
AUSTRIAN RD OR S.W. ESTER DIVE
5' TO 6' HIGH ON 10' CENTERS TO
BE MAINTAINED. 7 RESIDENTS ON
STRAFORD TOTAL OF 35 TREES
ACROSS NEAR PROPERTY LINE

BACK PROPERTY LINE

770

-160-

45

440

930

420

→

PROPOSED

ADDITION

TOOL MANUFACTURING

1005 5104

EXISTING BRDG.

B.L.06.

СОЛНЦЕ
И АТРОКИНА

PROPOSED

Manufacturing when

20'X100' OFFICE AREA WITH A
20'X80' EXCAVATED BASEMENT
FOR OFFICE USE. ARCHITECTURE
TO CONFORM TO EXISTING CONDITIONS.

5 FLOOR

1316

2

5000

FLOW/FI

ROAD SURFACE

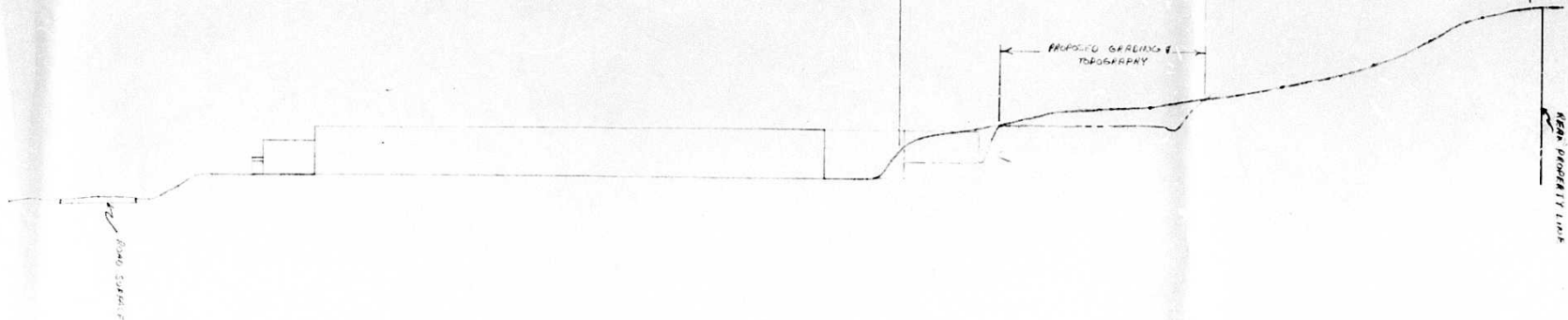
← BACK PROPERTY LINE



156 APPROXIMATE
UNCHANGED TOPOGRAPHY

PROPOSED GRADING & TOPOGRAPHY

NEAR PROPERTY LINE



PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 2/21/00

Subject to final grading plans.
Architects building plans, Grading & Erosion

3/11/00
6' 11" S&H

DATE DESIGNED: 2/16/00
DESIGNER: J. H. GILLES
CHECKED: J. H. GILLES
DATE: 2/21/00
PROJECT: LANDSCAPE & GRADING
PROJECTED BUILDING EROSION
MR. HARTMAN, SITE
DWG No. 2050222