

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I or we, **Fawn Plastics Co., 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 that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **R-10** zone to an **M-R** zone, for the following reasons:

Said property was recently acquired to expand its present parking facilities of the petitioner in addition to the construction of an office building and research laboratory to supplement present facilities at 2301 York Road.

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 agree to pay expenses of above re-classification 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.

Fawn Plastics Co., Inc.

Contract purchaser: **John G. Rose, Jr.**
Address: **2301 York Road**
Towson, Maryland 21204

Address: **2301 Frankfort Avenue**
Baltimore, Maryland 21202

ORDERED BY the Zoning Commissioner of Baltimore County, this **7th** day

of **May**, 1968, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the **12th** day of **June**, 1968, at **2:00** o'clock

at **2:00** o'clock P.M.
Zoning Commissioner of Baltimore County.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

Electric: **SM**
Date of Posting: **May 24, 1968**
Posted for: **Advertising Unit, June 12, 1968, 2:00 P.M.**
Petitioner: **John G. Rose, Jr.**
Location of property: **2301 York Road, Towson, Md.**
Location of Signs: **2301 York Road, Towson, Md.**
Remarks:
Posted by: **John G. Rose, Jr.**
Signature: **John G. Rose, Jr.**
Date of return: **May 24, 1968**

THE TOWSON TIMES TOWSON, MD. 21204 May 27, 1968

THIS IS TO CERTIFY that the annexed advertisement of **John G. Rose, Jr., Zoning Commissioner of Baltimore County** was inserted in THE TOWSON TIMES a weekly newspaper published in Baltimore County, Maryland, on **May 23, 1968**, at **2:00** o'clock P.M., and that the same was published in accordance with the provisions of the Zoning Law of Baltimore County, Maryland.

STROMBERG PUBLICATIONS, Inc.

By: **Smith Morgan**

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that **John G. Rose, Jr.** has met all requirements of the Baltimore County Zoning Regulations in an M-R Zone,

the above reclassification should be had, and it is further appearing that by reason of **the above**

A Special Exception for **the above** should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this **7th** day of **May**, 1968, that the herein described property or area should be and the same is hereby reclassified, from a **R-10** zone to an **M-R** zone, and/or a Special Exception for **the above** should be granted.

and after the date of this order, subject to compliance with plan approved by the Baltimore County Planning Board and the Department of Planning & Zoning on **8/26/68**, said plan being marked Exhibit **A** attached to and made a part of this Zoning Commissioner of Baltimore County Order. Further subject to approval of the State Roads Commission and the Bureau of Public Services.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of **the above**

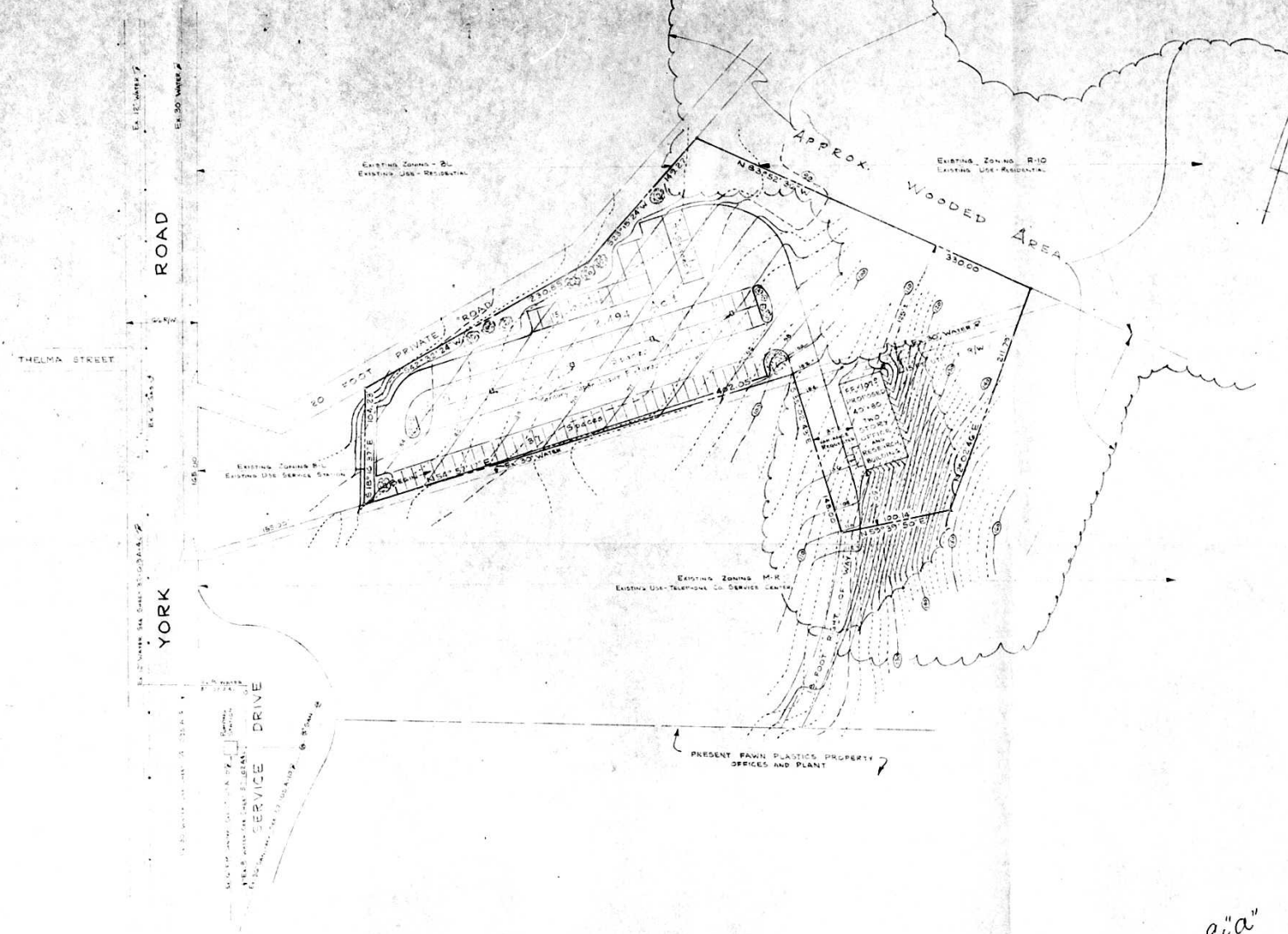
the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **7th** day of **May**, 1968, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a **R-10** zone, and/or the Special Exception for **the above** should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., **MAY 23, 1968**, 19...
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 **1968**, **1969**, **1970**, **1971**, **1972**, **1973**, **1974**, **1975**, **1976**, **1977**, **1978**, **1979**, **1980**, **1981**, **1982**, **1983**, **1984**, **1985**, **1986**, **1987**, **1988**, **1989**, **1990**, **1991**, **1992**, **1993**, **1994**, **1995**, **1996**, **1997**, **1998**, **1999**, **2000**, **2001**, **2002**, **2003**, **2004**, **2005**, **2006**, **2007**, **2008**, **2009**, **2010**, **2011**, **2012**, **2013**, **2014**, **2015**, **2016**, **2017**, **2018**, **2019**, **2020**, **2021**, **2022**, **2023**, **2024**, **2025**, **2026**, **2027**, **2028**, **2029**, **2030**, **2031**, **2032**, **2033**, **2034**, **2035**, **2036**, **2037**, **2038**, **2039**, **2040**, **2041**, **2042**, **2043**, **2044**, **2045**, **2046**, **2047**, **2048**, **2049**, 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ZONING STATUS
 EXISTING ZONING: R-10
 PROPOSED ZONING: MR
 EXISTING USE: VACANT
 PROPOSED USE: OFFICE AND RESEARCH BUILDING
 VARIANCE REQUESTED TO SECTION 24-2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A 5' FOOT SIDE YARD ON THE WEST SIDE OF THE PROPOSED BUILDING, INSTEAD OF THE REQUIRED 50 FOOT SIDE YARD.

AREA REQUIREMENTS
 TOTAL AREA OF TRACT 108,639
 MAXIMUM PERMITTED FLOOR AREA (F.A.R. 0.4) 43,456
 FLOOR AREA OF PROPOSED OFFICE AND RESEARCH BUILDING 3,400

PARKING
 TOTAL GROUND FLOOR AREA 3,200'
 PARKING REQUIRED @ 15 SPACE PER 300' 11 SPACES
 TOTAL UPPER FLOOR AREA 3,200'
 PARKING REQUIRED @ 15 SPACE PER 300' 7 SPACES
 TOTAL PARKING REQUIRED 18 SPACES
 TOTAL PROPOSED PARKING 123 SPACES

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 3/24/68

PLAT TO ACCOMPANY ZONING APPLICATION
FAWN PLASTICS CO. INC.
 BALTIMORE COUNTY, MD. ELECTION DISTRICT No. 5
 SCALE: 1"=50' DATE: MARCH 13, 1968



GEORGE WILLIAM L. E. ENGINEER
 AND ASSOCIATES, INC.
 1005 ALBANY STREET
 BALTIMORE 14, MARYLAND
 Parking layout revised & grading added Aug. 14, 1968.

q/a" 68-290R ✓