

**PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT**

To the Zoning Commissioner of Baltimore County:

I, or we, Anna Ballantine Legal Owner,

10 acres more-or-less as per plat attached, situated on the east side of Pulaski Highway going towards Aberdeen, Maryland, near Bradshaw, Maryland, containing 10 acres more-or-less with a 400 foot frontage on the said highway.

All that parcel of land in the Eleventh District of Baltimore County, Maryland, containing 10 acres more-or-less with a 400 foot frontage on the said highway, being the southeast side of Pulaski Highway, beginning 2178 feet easterly from Big Gunpowder Falls Dam southeastealy and ending on the southeast side of Pulaski Highway 500 feet thence south 45 degrees 34 minutes east 116.5 feet thence north 45 degrees 36 minutes east 500 feet thence north 45 degrees 34 minutes west 116.5 feet to place of beginning.

Property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "A" Residence Zone, and (2) for a Special Permit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for heavy industrial and special permit for Junk Yard

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Permit, 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.

Louise Cassidy Anna M. Ballantine
Leonard Riello Legal Owners

Wheatfield, Pulaski Highway
2178 ft. Pulaski Highway, P.O.

*John M. Mattingly
Mallory P. J. Jones
248 2178
Map 7-3665*

*5/24/54
3*

*3039-RS
MAP #11-C
R-5
5/21/54*

ORDERED by the Zoning Commissioner of Baltimore County this 28th day of April, 1954 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 28th day of May, 1954, at 100 o'clock P.M.

*3039-RS
MAP #11-C*

Zoning Commissioner of Baltimore County

Upon hearing on petition (1) for reclassification of the parcel of land described therein from an "A" Residence Zone to a "A" Industrial Zone and (2) for a Special Permit to use said property for a Junk Yard, and it appearing that by reason of location, the said petition should be granted, therefore:

It is this 24th day of May, 1954, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition be and the same is hereby granted the first for reclassification as aforesaid and second for a special permit for Junk Yard, subject to the provision that the site and rear property lines shall be screened with natural screening or fence. There shall be no vehicles, not in running condition, or junk, placed nearer than 300 feet to the southwestmost right-of-way line of Pulaski Highway and not nearer than 25 feet to the rear and side property lines.

John A. Adams
Zoning Commissioner of Baltimore County

Approved:

John A. Adams
Zoning Commissioner of Baltimore County

JUN 7 1954

Petition No. 3039-RS District No. 11
Processed by D. Stanton
Hearing Schedule Mon., May 24, 1954

Attention: Mr. Adams

Subject of Petition: A - O (Junk Yard) - S.E. of Pulaski Hwy 2178' S.W. of Big Gunpowder Falls

Comments:

Due to its location on a major National highway this property is not recommended as an appropriate site for a Junk Yard. However, the difficulty of finding a suitable location for such a use is appreciated and, if the Zoning Commissioner grants the petition, it is recommended that it be subject to:

1. A minimum set-back from Pulaski Highway of 300 feet.
2. The erection of a suitable fence overall to screen the junk yard from passing vehicles.

5-30-54 65

April 28, 1954

303.00

RECEIVED of John H. Mattingly the sum of Twenty Three (\$23.00) Dollars, being cost of petition of Anna M. Ballantine for reclassification and special permit, advertising and posting property Pulaski Highway, 11th District.

Zoning Commissioner

PAID
APR 28 1954
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
J. T. Jones

MAY 19 1954

CERTIFICATE OF PUBLICATION

TOVSON, MD., May 14, 1954

THIS IS TO CERTIFY that the several advertisements was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., beginning on 2 11th beginning on 2 11th day of May, 1954, the first publication appearing on the 7th day of May, 1954.

THE JEFFERSONIAN,
W. J. Jeffers
Manager.

Cost of Advertisement \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3039

District 11th
Date of Posting 5-12-54
Posted for Special Permit for Junk Yard & Screening for a Junk Yard
Petitioner: Anna M. Ballantine
Location of property S.E. of Pulaski Hwy, by 2178' S.W. of Big Gunpowder Falls, Home S.W. corner of Md 505 & Pulaski Hwy, south side, 2nd block
Location of signs on property 2178 ft. on the 2178' S.W. corner of Big Gunpowder Falls, the southeast side of Pulaski Hwy.
Remarks.....
Posted by Boyer & Hemmell Date of return 5-13-54

S. 45° 26' 13" W

400'

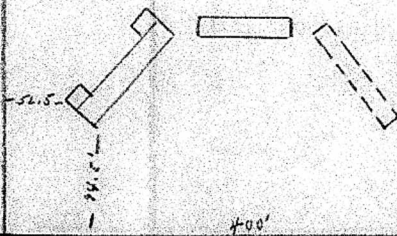
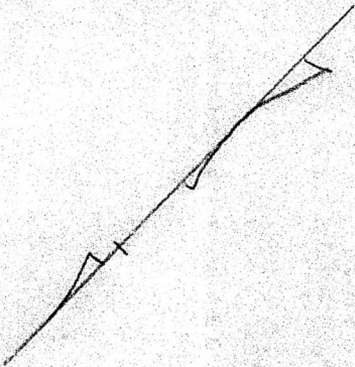
100'

400' FRONTAGE
1045.44 DEPTH
- OR -

9.6 ACRES
UNDER CONTRACT
OF PURCHASE

1045.44

N 65° 33' 00" W 1045.44



400'

100'

2178.13 TO BIG GUNPOWDER FALLS

N 45° 26' 13" W

SCALE 1" = 100'-0"

PULASKI HIGHWAY

29-PEOP
1146
1147



Full letter at rear

RE: ZONING VIOLATION
Pulaski Highway 2176¹
S/W Gunpowder Falls,
11th Dist. Howard Furnkas,
Defendant

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 63-34-V

AMENDED ORDER

The Zoning Commission passed an Order May 24, 1954 directing that Mr. Howard Furnkas and one or more building inspectors inspect Mr. Furnkas' property on Pulaski Highway and the south side of Gunpowder Falls, in the Eleventh District of Baltimore County, and recommend action to the said Order.

Consequently Inspector Gilbert Richardson revisited the premises and made the following recommendation, together with a sketch:

"Discussion with Mr. Furnkas regarding the installation of a 12 foot high type fence to screen the front of his property and a setback of 100 feet from the right-of-way line of Pulaski Highway, which would mean approximately 130 feet from the edge of the concrete highway facing Mr. Furnkas' property.

They also talked of the amount of time needed to install the fence and it was stated that it would take at least 120 days. Mr. Furnkas agreed to this recommendation. The hoist has been removed from the front of the property."

It is understood that the Director of the Department of Permits & Licenses will have an inspector revisit the subject property on December 18, 1954 to insure compliance with this Amended Order.

John G. Brown
Zoning Commissioner of
Baltimore County

Date 11/9/54

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Thomas H. Evans, Jr., Esq.,
Assistant Solicitor
Date: October 15, 1963

FROM: Ann G. Ross,
Zoning Commissioner

SUBJECT: Zoning hearings to be held
on the following dates:

October 22, 1963 at 9:30 A.M.
63-34-V 600 S. 14th Street-Balto 24, MD James Jakowski
63-34-V 3013 Arizona Avenue-Balto 34, MD District W. Phiborn

October 25, 1963 at 10:00 A.M.
63-34-V 3301 Joyce Road-White Bl, MD Denay V. McComick
63-34-V Pulaski Highway-2176 S.W. of Howard Furnkas
63-34-V 1755 Stensel Avenue Winkler's Welding Co.
63-34-V 9533 Belair Road-Balto 6, MD William Danzin Barn
63-34-V 1905 Mills Court-Balto 22, MD Lee B. Hunt
63-34-V 1903 Mills Court-White Bl, MD Mr. Bean
63-34-V 1907 Mills Court-White Bl, MD Mr. Powers
63-34-V Property behind "The Royal Bear Restaurant" Theodore J. Cook

Ann G. Ross
Zoning Commissioner

63-34
10/17/63
10:00 AM

Ser. No. _____
Appl. No. 270-4
District 11th
Date Aug. 22, 1963

Location of Alleged Violation 2176¹ S.W. of Big Gunpowder Falls on Pulaski Highway

Name Howard Furnkas Phone _____
Address 8867 Belair Road, #5
Owner of Property in Alleged Violation _____ Phone _____
Owner's Address _____ Phone _____
Attorney _____ Phone _____
Attorney's Address _____

Complainant's Name Zoning Department Phone _____
Complainant's Address _____
Witness _____ Phone _____
Address _____
Witness _____ Phone _____
Address _____

Received By _____ Letter _____ In Person _____ Tel. _____
Details of Complaint (Be Specific)
Violation of Zoning Orders File #3039
stacked bricks stored on outside of fence around the property

Inspector's Report:
1. How long has present occupant been at this address? Month _____ Year _____
2. When did present use begin? Month _____ Year _____
3. Has any other use been made of this property other than for residential?
Yes _____ No _____ If so, what other use, and for how long?
4. Other Information Set for Hearing

Date _____ Signature of Inspector Wilson Grove

Ser. No. _____
Appl. No. 870-4
District 11th
Date Aug. 22, 1963

Location of Alleged Violation 2176¹ S.W. of Big Gunpowder Falls on Pulaski Highway

Name Howard Furnkas Phone _____
Address 8867 Belair Road, #5
Owner of Property in Alleged Violation _____ Phone _____
Owner's Address _____ Phone _____
Attorney _____ Phone _____
Attorney's Address _____

Complainant's Name Zoning Department Phone _____
Complainant's Address _____
Witness _____ Phone _____
Address _____
Witness _____ Phone _____
Address _____

Received By _____ Letter _____ In Person _____ Tel. _____
Details of Complaint (Be Specific)
Violation of Zoning Orders File #3039
stacked bricks stored on outside of fence around the property

Inspector's Report:
1. How long has present occupant been at this address? Month _____ Year _____
2. When did present use begin? Month _____ Year _____
3. Has any other use been made of this property other than for residential?
Yes _____ No _____ If so, what other use, and for how long?
4. Other Information Set for Hearing

Date _____ Signature of Inspector Wilson Grove

IN MATTER OF ALLEGED ZONING VIOLATION - Pulaski Highway 2176¹ S.W. Big Gunpowder Falls, Howard Furnkas, Defendant No. 63-34-V

Mr. Sheriff:
Please issue summons to the witness named below to be and to appear before the undersigned, to testify in the above entitled matter, on Friday, October 25, 1963 at 10:00 a. m. in Room 106, County Office Building, Towson 4, Maryland:

Mr. Howard Furnkas,
8867 Bel Air Road,
Baltimore 6, Maryland

Zoning Commissioner of
Baltimore County

Date: October 14, 1963

IN MATTER OF ALLEGED ZONING VIOLATION - Pulaski Highway 2176¹ S.W. Big Gunpowder Falls, Howard Furnkas, Defendant No. 63-34-V

Mr. Sheriff:
Please issue summons to the witness named below to be and to appear before the undersigned, to testify in the above entitled matter, on Friday, October 25, 1963 at 10:00 a. m. in Room 106, County Office Building, Towson 4, Maryland:

Mr. Howard Furnkas,
8867 Bel Air Road,
Baltimore 6, Maryland

Zoning Commissioner of
Baltimore County

Date: October 14, 1963

November 19, 1963

Mr. Howard Furnkas,
8867 Bel Air Road
Baltimore 6, Md.

Re: Zoning Violation
No. 63-34-V

Dear Mr. Furnkas:
I am enclosing an Amended Order passed by me today in the above matter.

Very truly yours

Zoning Commissioner

Thomas H. Evans, Jr., Esq.,
Assistant Solicitor of Law

Mr. Walter J. Rosenbaum,
Director, Dept. of Permits
and Licenses

Mr. Gilbert Richardson,
Inspector

November 19, 1963

Mr. Howard Furnkas,
8867 Bel Air Road
Baltimore 6, Md.

Re: Zoning Violation
No. 63-34-V

Dear Mr. Furnkas:
I am enclosing an Amended Order passed by me today in the above matter.

Very truly yours

Zoning Commissioner

Thomas H. Evans, Jr., Esq.,
Assistant Solicitor of Law

Mr. Walter J. Rosenbaum,
Director, Dept. of Permits
and Licenses

Mr. Gilbert Richardson,
Inspector

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: September 7, 1964

FROM: Walter J. Rasmussen, Director
Dept. of Permits & Licenses

SUBJECT: Zoning Violation
63-34-7
Howard Furnkas
2178 S.W. Gunpowder Falls

In accordance with your request, my inspector, Wilbert Richardson, re-visited the premises captioned above and has advised me that he discussed with Mr. Furnkas regarding the installation of a 12 foot high type fence to screen the front of his property and a setback of 100 feet from the right-of-way line of Pulaski Highway, which would mean approximately 130 feet from the edge of the concrete highway facing Mr. Furnkas's property.

They also talked of the amount of time needed to install the fence and my inspector stated that it would take at least 120 days. Mr. Furnkas agreed to this recommendation. The hoist has been removed from the front of the property.

Therefore, I will place this case in my building file to be reviewed by my inspector on 09/14/64 date if this meets with your approval.

I am returning your letters that you loaned Mr. Richardson, also a sketch of the proposal.

Walter J. Rasmussen
Walter J. Rasmussen, Director
Department of Permits & Licenses

WJR:ldj



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: July 24, 1964

FROM: Walter J. Rasmussen, Director
Dept. of Permits & Licenses

SUBJECT: Zoning Violation No. 63-34-V - Howard Furnkas,
2178 S.W. Gunpowder Falls

As per your request, you will find attached a typed report from Mr. Grove, Building Inspector. The report I believe is self-explanatory. I will await hearing from you for any further action.

Walter J. Rasmussen
WALTER J. RASMUSSEN
Director

WJR:as

att.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Walter J. Rasmussen
Date: July 17, 1964

FROM: Mr. Willie Grove

SUBJECT: Re: Zoning Violation
No. 63-34-V Howard Furnkas
S. W. of Gunpowder Falls

I have made an inspection of the junk yard on Pulaski Highway belong to Howard Furnkas. All cars and trucks are cleared from in front of the fence. The only time a truck is in front of the fence it is a wreck which has been pulled in during the night.

The hoist is still in place for transferring wrecks from his wrecker to the wrecker of the trucking company.

Mr. Milton Grove
Buildings Inspector

WJG:nc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
Date: August 10, 1964

FROM: Walter J. Rasmussen, Director
Department of Permits & Licenses

SUBJECT: Zoning Complaint

With reference to your verbal request at which time you presented your files No. 63-34-V (Furnkas) and 3039-83 (Ballistieri), my inspector has checked into this matter and I am attaching a photostatic copy of his report.

Mr. Richardson returned the two files to you August 4, 1964.

Walter J. Rasmussen
Walter J. Rasmussen, Director
Department of Permits & Licenses

WJR:ec

DPL:59

COPY
For Mr. ROSE

BUILDINGS INSPECTION ZONING REPORT

Zoning No. 63-34-V Zoning Complaint No. _____
Zoning Hearing No. _____

LOCATION OF VIOLATION 2178 S.W. of Big Gun Powder Falls District 11th

Occupant HOWARD FURNKAS

Owner of Property SAME

Owner's Address 2207 Bilham Rd Zone C 194

Pictures taken (yes) (no) Attached (yes) (no)

Zoning Classification G-INDUSTRIAL ZONE - M.H. ZONE

Nature of Violation HOIST INSTALLED WITHIN THE 300' RESTRICTED AREA

JUNK & JUNK CARS STORED APPROXIMATELY 15' FROM THE SOUTHEAST CORNER RIGHT OF WAY LINE.

Comments:

I TALKED TO MR. FURNKAS REGARDING THE ALLEGED VIOLATIONS. MR. FURNKAS STATED THAT HE WOULD MOVE THE HOIST IMMEDIATELY. MR. FURNKAS STATED THAT IF HE HAD TO MOVE THE JUNK CARS JUNK BACK THE FULL 300' THAT IT WOULD CREATE A HANDSHIP ON HIM IN THE HANDLING OF HIS JUNK IN THE REAR. MR. FURNKAS ASKED IF HE COULD BE PERMITTED TO MOVE BACK 50' AND ERRECT A TIGHT SCREEN 15' HIGH ACROSS THE FRONT OF HIS PROPERTY TO HIDE THE JUNK OPERATION.

Inspector: Wilbert Richardson
Date: 8/4/64

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Walter J. Rasmussen, Director,
TO: Dept. of Permits & Licenses
Date: July 14, 1964

FROM: John G. Rose

SUBJECT: Re: Zoning Violation No. 63-34-V - Howard Furnkas,
2178 S.W. of Gunpowder Falls

My records do not indicate compliance with the attached copy of Order, dated October 30, 1963, by Mr. Groves who at that time was acting as both a building inspector and zoning inspector in accordance with the existing directives of Mr. William E. Formoff, Administrative Officer.

I would like to have a report from Mr. Groves in writing so that I may prosecute this matter further if prosecution is necessary.

John G. Rose
Zoning Commissioner

cc: Thos. H. Evans, Jr., Esq.,
Office of Law

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Walter Rasmussen, Director,
TO: Dept. of Permits & Licenses
Date: January 8, 1964

FROM: John G. Rose

SUBJECT: Re: No. 63-34-V

I am attaching a copy of order passed by me on October 30, 1963, in the above matter. Will you kindly give me a report as to compliance.

Zoning Commissioner

RE: ALLEGED ZONING VIOLATION
Pulaski Highway 2178' S.W.
Gunpowder Falls, 11th Dist.,
Howard Furnkas, Defendant

REPORT
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 63-34-V

A hearing was held on October 25, 1963 to establish whether or not HOWARD FURNKAS was operating a junk yard in accordance with a decision made by Mr. Willie H. Adams, Zoning Commissioner, on May 28, 1951. The Order is as follows:

"Upon hearing on petition (1) for reclassification of the parcel of land described therein from an "M" Residence Zone to a "G" Industrial Zone and (2) for a Special Permit to use said property for a Junk Yard, and it appearing that by reason of location, the said petition should be granted, therefore:

It is this 21st day of May, 1964, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition be and the same is hereby granted; the first for reclassification as aforesaid and second for a special permit for Junk Yard, subject to the provision that the side and rear property lines shall be screened with natural screening of fence. There shall be no vehicles, not in running condition, or junk, placed nearer than 300 feet to the right-of-way line of Pulaski Highway and not nearer than 25 feet to the rear and side property lines."

Within the next 30 days, one or more building and zoning inspectors will meet with Mr. Furnkas on the subject property and establish that no vehicles not in running condition, or junk, are placed nearer than 300 feet to the rear and side of Pulaski Highway and not nearer than 25 feet to the rear and side of property lines. A report will be made by the inspectors that they have actually measured the distance with a tape measure and that the 100 foot area and the 25 foot areas are absolutely clear of all vehicles, junk and any objects used to lift or remove meters from vehicles. When this report is received by the Zoning Commissioner a further and final order will be made.

Date: Oct 30 1963

John G. Rose
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Charles S. Wheeler, TO: Buildings Engineer, Date: October 29, 1963
FROM: John G. Rose, SUBJECT: Re: Zoning Violation No. 63-34-V

It is suggested that at least two inspectors visit the junk yard located on Pulaski Highway operated by Howard Furnkas, so that proper measurements may be made with a tape measure, so that we may get compliance with Mr. Adam's Order dated May 24, 1954. I will not write my final Order until I hear from you.

Zoning Commissioner

P.S. Copies of Order passed today in above matter.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING 100 W. CONGRESS ST. TOWSON, MARYLAND 21286

MALCOLM H. DILL, Zoning Commissioner

October 29, 1963

Mr. Howard Furnkas, 8467 Bel Air Road, Baltimore 6, Maryland

Re: Zoning Violation Case No. 63-34-V

Dear Mr. Furnkas:

I have today passed my Order in the above matter in accordance with the attached copy of said Order.

Very truly yours

Zoning Commissioner

cc: Office of Law, County Office Building, Towson, Md. Mr. Wilson Grove, Building Inspector

October 30, 1963

Mr. Howard Furnkas, 8467 Bel Air Road, Baltimore 6, Maryland

Re: Zoning Violation Case No. 63-34-V

Dear Mr. Furnkas:

I have today passed my Order in the above matter in accordance with the attached copy of said Order.

Very truly yours

Zoning Commissioner

cc: Office of Law, County Office Building, Towson, Md.

Mr. Wilson Grove, Building Inspector

303

IN MATTER OF ALLEGED ZONING VIOLATION - Pulaski Highway 2178' S.W. Big Cucumber Falls, Howard Furnkas, Defendant No. 63-34-V

Mr. Sheriff:

Please issue summons to the witness named below to be and to appear before the undersigned, to testify in the above entitled matter, on Friday, October 25, 1963 at 10:00 a.m. in Room 106, County Office Building, Towson 6, Maryland:

Mr. Howard Furnkas, 8467 Bel Air Road, Baltimore 6, Maryland

Handwritten signature of John G. Rose

Date: October 15, 1963

ZONING COMMISSIONER OF BALTIMORE COUNTY

October 14, 1963 19...

SUMMON Mr. Wilson Grove, Building Inspector to be and appear before the Zoning Commissioner of Baltimore County in matter of zoning violation on Pulaski Highway 2178' S W Big Cucumber Falls Case #63-34-V to testify for Baltimore County Vs Howard Furnkas on 25th day of October 1963 at 10:00 A.M. Be prompt in attendance, otherwise you will be attached

JOHN G. ROSE, Zoning Commissioner

Report to Room 106, County Office Building, Towson, Md.



PULASKI

HIGHWAY

100'

Proposed 12' HIGH
TIGHT FENCE



EXISTING CHAIN LINK FENCE

PROPERTY OF
HOWARD FURNKAS

JUNK YARD

NATURAL SCREEN TREES

To Park