

RE: PETITION FOR SPECIAL HEARING	:	BEFORE
to clarify and amend Zoning	:	
Commissioner's Orders	:	COUNTY BOARD OF APPEALS
on property located on the	:	
SE/S Pulaski Highway 3010'	:	OF
N. of Allender Road,	:	
11th District	:	BALTIMORE COUNTY
Howard Furnkas	:	
Petitioner	:	No. 72-257-SPH

: : : : : : : : : : : : : : : : : :

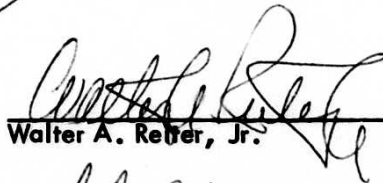
The Board of Appeals of Baltimore County has been advised by the Office of Planning and Zoning that a typographical error exists as to a case number stated in the Order issued by the Board on September 17, 1973, in the above entitled matter.

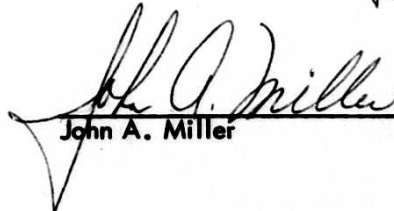
AMENDED ORDER

For the reasons set forth above, it is this 12th day of December, 1973, by the County Board of Appeals, ORDERED that case #66-34-V as stated in the Board's original Order of September 17, 1973, be and the same is hereby corrected to read "case #63-34-V".

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


John A. Slowik, Chairman


Walter A. Retter, Jr.


John A. Miller

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CATHERINE M. FUNKAS, 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 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

clearly and amend the Zoning Commissioner's Order, dated November 19, 1964, Case #62-34-V and/or amend the Zoning Commissioner's original order, Case #3039-RS, dated May 24, 1954, requiring junk cars not be placed within 300 feet of the right-of-way of Pulaski Highway and not within 25 feet of side or rear proper parking of vehicle of-way line of Pulaski Highway.

It is requested that these restrictions be amended to permit of vehicles not in running condition within 25 feet of the right-of-way of Pulaski Highway and within 5 feet of side and rear proper parking of vehicle of-way line of Pulaski Highway and also to delete the requirement of a 12 foot high fence on front of property line.

I, or we, agree, posting, etc., upon to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. See attached description.

Contract Purchaser Address _____ Legal Owner Address _____

Protestant's Attorney Address _____

William S. Baldwin, Attorney Address 24 MAR. PARKWAY, TOWSON, MARYLAND 21204

ORDERED BY the Zoning Commissioner of Baltimore County, this 28th day of March, 1965, 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 1st day of May, 1965, at 10:00 o'clock, A.M.

Howard Funkas
Zoning Commissioner of Baltimore County

(over)

72-257-SPH

RECEIVED ZONING DEPT. BALTIMORE COUNTY 3010 N. OF LAW 72-257-SPH

RE: PETITION FOR SPECIAL HEARING to clarify and amend Zoning Commissioner's Order on property located on the SE/4 Pulaski Highway 3010' N. of Allender Road, 11th District Howard Funkas Petitioner

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 72-257-SPH

OPINION

This case comes before the Board on an appeal by the Petitioner for a Special Hearing requesting the Board to amend the Deputy Zoning Commissioner's Order, dated July 18, 1972, which Order granted less than the requested petition.

The property which is the subject of this petition is a 9.7 acre tract located on the southeast side of Pulaski Highway 3010 feet north of Allender Road, in the Eleventh Election District of Baltimore County, Maryland. It is presently zoned M.H. (Manufacturing Heavy) with a Special Exception to operate an automobile junk yard, and has been so used continuously for nearly twenty years.

The existing zoning and prescribed screening of the site were established in prior zoning cases #3039-RS, dated May 24, 1954, and #63-34-V, dated October 30, 1963, which case files were accepted herein as evidence as Petitioner's Exhibits #1 and #2 respectively, and in the Deputy Zoning Commissioner's Order, dated July 18, 1972, in case #72-257-SPH (Petitioner's Exhibit #4). The Petitioner claims that the setbacks as heretofore prescribed are too restrictive, and in effect constitute practical difficulty and unreasonable hardship for him to operate his business. He requests, therefore, that amendments to the zoning Orders be granted to change the existing front yard storage setback from 100 feet to 25 feet, and the rear and side yard fence setbacks from the existing 25 feet to 5 feet. He further requests that he be allowed to remove and dispense with the existing 12 foot high front yard fence.

The Deputy Zoning Commissioner, in his Order dated July 18, 1972, stated that the Petitioner is entitled to some relief and permitted the front screened fencing to be moved forward to within 50 feet of Pulaski Highway, but he denied the remainder of the petition.

Howard Funkas - #72-257-SPH

2.

No Protestants appealed at the instant hearing. The Petitioner's undisputed testimony, in brief, was that he has seven towing trucks operating from this location. His is the only towing service in eastern Baltimore County capable of handling the largest vehicles that become disabled on the highways. For example, he has towed trucks off the highway that were at least 45 feet long, house trailers up to 65 feet long, and has moved on 80 ton Gas and Electric Company generator that was involved in an accident on the highway. He also stores heavy equipment for the Police Department, as the Baltimore County Government has no heavy towing equipment nor provision for storing large equipment. Several acres of his site are idle because he is forced to store and hold items which cannot be disposed of; such as, gas tanks, tires, glass and seats, due to State imposed regulations. This cramps his useful work space. He is not permitted any burning. He claims that the front screen fencing hinders the maneuvering of large disabled vehicles in and out of the site, and delays his quick return to the scene of an accident for further service. He has suffered financial loss from numerous break-ins, in spite of expensive security measures taken, because the front screen fencing hides such activities from police surveillance.

The Board is convinced by the testimony presented and in light of the essential and unique service provided by the Petitioner, that the public good can best be served by granting the requested amendments, tempered with certain safeguards for the general welfare. To do less would result in unreasonable hardship and practical difficulty, not only for the Petitioner, but for the public as well. The Board believes the public must be shielded, for aesthetic reasons, from viewing an unsightly junk yard along the highway, so while providing some relief regarding setbacks, we will insist that improved screening be installed which will overcome objectionable features as they now exist, even with the 100 foot setback.

The Board, therefore, will require that a solid screen fence be located in the front of the tract at not less than 50 feet from and parallel to the highway right of way line. It shall be connected to the side yard fencing, leaving a 150 foot wide opening in the center for driveway access into the junk yard. Fronting this opening and overlapping it by 25 feet on either side, there shall be required another solid screen fence 200 feet long. Said fence shall also parallel Pulaski Highway along a setback line of not less than 35 feet from

Howard Funkas - #72-257-SPH

3.

the highway. This will allow a minimum 15 foot separation between the two fences. The location of the front fence screening will eliminate the possibility of viewing the interior of the junk yard through the driveway that otherwise may occur if the front screening were omitted and only gates were provided in one fence across the lot, but which were constantly left open. The storage of all materials must be completely screened as viewed from the highway at any point in front of the property. If necessary to accomplish this purpose, shielded screening may be required to be added to the fence at the front entrances. Gates may be installed at the option of the Petitioner at any or all entrance openings created by this Order, but for easier surveillance of the entrance of the yard they will require no solid screen meshing. The requested side and rear yard setbacks of five (5) feet appear to be reasonable and proper, and will be granted.

For these reasons, and from all the testimony and evidence presented, the Board will hereby amend the prior zoning Orders to the extent cited above. The Board requests that the Zoning Inspectors follow up and strictly enforce the ensuing Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of September, 1973, by the County Board of Appeals, ORDERED that the setback requirements as set forth in zoning cases #3039-RS and #63-34-V, and in the Deputy Zoning Commissioner's Order, dated July 18, 1972, in case #72-257-SPH are hereby amended as follows:

- To permit the erection of a fence across the front of the tract at a setback line of not less than 50 feet from and parallel to the southeast side of the Pulaski Highway right of way line, but leaving not more than a 150 foot wide opening in the center of the fence.
- To permit the erection of a fence in front of the above mentioned fence opening and to overlap the opening by 25 feet on either side so as to have a total linear dimension of not less than 200 feet. Solid fence to be erected at a setback line of not less than 35 feet from and parallel to the southeast side of the Pulaski Highway right of way line. (see attached sketch - Appendix "A").
- To permit side and rear yard fence setbacks of five (5) feet.

Howard Funkas - #72-257-SPH

4.

- All fencing shall be 12 feet high chain link fencing and be enmeshed with solid aluminum type slats, basket weaved through 100% of the fence wire meshings, or other acceptable equivalent screening, except that dense, live, natural growth may be substituted for the aluminum slats as screening on the outside of the side and rear yard fences.
- Fences and screening must be well kept, in good taste, and aesthetically attractive at all times.
- No disabled vehicles, junk, debris, equipment or material of any type shall be placed on the site on the outside of the fences nor within 50 feet of the southeast right-of-way line of Pulaski Highway.
- This Order is permitted only if adopted in its entirety.
- This Order is subject to the Petitioner obtaining the necessary building permits from Baltimore County authorities to erect the fences.
- Nothing in this Order is to be construed to pre-empt the junk yard regulation recited in Article 89.5, Sections 239 to 246 inclusive, of the Annotated Code of Maryland.

Any appeal from this decision must be in accordance with Chapter 1100,

subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slawik, Chairman

Walter A. Walter, Jr.

John A. Miller

FROM THE OFFICE OF GEORGE W. LAM STEPHENS, JR. AND ASSOCIATES, INC. ENGINEERS P.O. BOX # 6826, TOWSON, MD. 21204

Description to Accompany Special Hearing To Have Existing Restrictions Furnkas Property.

February 15, 1972

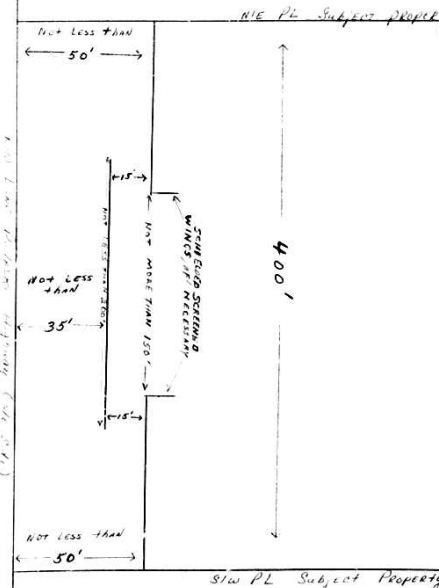
Beginning for the same at a point on the southeasterly right-of-way line of the Pulaski Highway, 150 feet wide, said point being northeasterly distant 3010 feet more or less from the center line of Allender Road where it intersects the said southeasterly right-of-way line of Pulaski Highway, running thence binding along said right-of-way line North 45° 26' 13" East 400.00 feet, thence leaving said Pulaski Highway the three following courses, viz: first South 44° 33' 47" East 1045.44 feet, second South 45° 26' 13" West 400.00 feet, and third North 44° 33' 47" West 1045.44 feet to the place of beginning.

Containing 9.600 acres of land more or less.



Schematic Diagram - Not to Scale

APPENDIX "A" - Case #72-257-SPH - Howard Funkas



NOTE: 15' opening between fences may be increased by moving rear fence further from Pulaski Highway R/W line.

NOV 26 1973

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SE/S Pulaski Highway, 3010' N of
Allender Road - 11th District : DEPUTY ZONING
Howard Furnkas - Petitioner
NC, 72-257-SPH (Item No. 145) : COMMISSIONER
OF
BALTIMORE COUNTY

This is a Petition for a Special Hearing for the purpose of reducing the setback requirements set forth in the original Case No. 3039-RS in which a reclassification from an A Residence Zone to a Heavy Industrial Zone and a Special Exception for the operation of a junk yard was granted by the Zoning Commissioner's Order dated May 24, 1954. Said Order was conditioned on the provision that, "no vehicles not in running condition or junk be placed nearer than three hundred feet (300') to the southwesternmost right-of-way line on Pulaski Highway and not nearer than twenty-five feet (25') to the side and rear property line," said side and rear property lines were also to be screened with natural screening or fence.

The Petitioner is also requesting an amendment to the Zoning Commissioner's Violation Order No. 63-34-V dated October 30, 1963, said Order was apparently amended on November 19, 1964, to reduce the three hundred foot (300') setback to one hundred feet (100') from the right-of-way line of Pulaski Highway and approximately one hundred and thirty feet (130') from the edge of paving for said highway. This amendment was based on the provision that a twelve foot (12') high screen fence be constructed at the hundred foot (100') setback point. A chain link fence was eventually erected at this point. However, a subsequent violation, Case No. 71-275-V, in which the present Deputy Zoning Commissioner found the Defendant guilty of storing cars between said fence and highway was issued on February 18, 1972.

The Petitioner's present request is to reduce the required setbacks to twenty-five feet (25') from the right-of-way line of Pulaski Highway

and five feet (5') from the side and rear property lines. This request was based on testimony to the effect that the Petitioner is one of the few towers that is capable of towing large tractor trailer type trucks off the highways and expressways in this vicinity. He indicated that the rear and major portion of his junk yard is full, a condition that is brought about by the fact that many items such as seats and gasoline tanks must be removed from cars before they will be accepted by scrap dealers. These items are very difficult if not impossible to dispose of. He felt that it was necessary to have complete and unobstructed access at any point on his frontage in order to quickly and/or efficiently deposit the large tractor trailers on the site and return to the scene of an accident and remove any other vehicle that might be obstructing traffic. Mr. Furnkas felt that a fence which would require maneuvering the vehicles through the gate would greatly hinder this operation.

A Deputy Sheriff for Baltimore County also testified that Mr. Furnkas' yard was also utilized by Baltimore County to store large vehicles such as house trailers and construction equipment that has come under their jurisdiction for one reason or another.

Mr. Frank Eilers, Executive Director of the License Towers Operators of Baltimore County, also testified in Mr. Furnkas' behalf. His testimony was, more or less, in keeping with that of Mr. Furnkas.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner, that the Petitioner is entitled to some relief. However, said relief should not impinge or go beyond the required fifty foot (50') front yard and twenty-five foot (25') side yard setbacks that are required for a building in this zone, Manufacturing, Heavy (M.H.).

Therefore, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of July, 1972, that the setback requirements as set forth in Case No. 3039-RS and Case No. 63-34-V be

amended to require a fifty foot (50') setback from the south right-of-way of Pulaski Highway.

It is further ORDERED that the side and rear yard setbacks are to remain as previously established at twenty-five feet (25'), said amended setback to be based on the restriction that a twelve foot (12') high chain link fence be erected along said fifty foot (50') setback. The chain link fence is to be screened with snow fencing or some other similar acceptable type of screening with as many gates installed as is necessary for the operation of the business. However, these gates must be screened as is the fence with the exception of inspection ports of size and type that may be approved by the Office of Planning and Zoning, said inspection ports being intended for police inspection of the subject property. This amendment shall also be conditioned so that no junked or wrecked vehicles, miscellaneous junk or debris be placed within the fifty foot (50') area between the fence and the right-of-way line of Pulaski Highway.

Deputy Zoning Commissioner of
Baltimore County

WILLIAM S. BALDWIN
ATTORNEY AT LAW
111 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
WALLEY - 5280

August 11, 1972

James E. Dyer, Deputy Zoning Commissioner
for Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: HOWARD FURNKAS - Petitioner
Box 164, White Marsh, Md. 21162
Case No. 72-257-SPH (item no. 145)

Dear Mr. Commissioner:

Please enter an appeal on behalf of Howard Furnkas on your Order in the above captioned case dated July 18, 1972 to the Board of Appeals for Baltimore County.

Enclosed herewith is my check in the amount of \$35.00 to cover the costs of this Appeal.

Very truly yours,

William S. Baldwin

WSB/mjs
Enclosure



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNanno, Zoning Commissioner Date: May 1, 1972
FROM: George E. Gavalis, Director of Planning

SUBJECT: Petition #72-257-SPH. Southeast side of Pulaski Highway 3010 feet north of Allender Road.
Petition for special hearing to amend Zoning Commissioner orders.
Howard R. and Catherine M. Furnkas - Petitioner

11th District

HEARING: Monday, May 1, 1972 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for amending an order of the Zoning Commissioner establishing conditions and standards in connection with Petition Number 62-34-V and 3030 R.S. We have examined the site plan and pictures of the site which were taken as this case was processed by the Zoning Advisory Committee. From a planning viewpoint, we note that the present use of the property is unlighted and disordered and not at all in compliance with restrictions imposed by the Zoning Commissioner originally. From a planning viewpoint, it appears that the modifications requested to be made to the Zoning Commissioner's original orders are not in accordance with either the standards set forth for special exceptions in Section 502.1 of the Regulations or with the spirit and intent of the Regulations as set forth for Junkyards in Section 408.

We object to the storage of vehicles 25 feet from the edge of Pulaski Highway, we object to the lack of screen fencing along the same road, and we object to the absolute lack of detail on the site plan provided by the petitioner on which definitive solutions should be shown relative to a whole series of questions and requirements by the constituent members of the Zoning Advisory Committee.

STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

March 9, 1972

Mr. S. Eric DiNanno
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNanno:

An inspection at the subject site revealed that most of the restrictions are not presently being complied with. Junk vehicles are not only being parked and stored in the restricted area but are being parked, stored and worked on within the right of way of Pulaski Highway and on the shoulder of same.

The entire frontage of the site is open to traffic. There are no defined entrances. This situation combined with the hazardous parking and storage along the highway constitutes a severe traffic hazard. It was also noted that an unauthorized crossover has been made in the median of the highway by vehicles entering and leaving the site.

It is our opinion that a definite plan for parking and storage should be established and well defined entrances should be provided by the use of channelization, preferably with concrete curb. The plan should be revised accordingly.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
Asst. Development Engineer

CLJE:mk

cc: Mr. Lisle McCall
Mr. Harry J. Pister
Mr. Charles E. Hession
Mr. H. A. Saunders

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno Date: March 13, 1972
ATTN: Oliver L. Myers
FROM: Ellsworth M. Dyer, P.E.

SUBJECT: Item 145 (1971-1972)
Property Owner: Howard R. and Catherine M. Furnkas
S/ES Pulaski Highway, 2000' N/E of Lorely Road
Present Zoning: M.H.
Proposed Zoning: Special Hearing to lift restrictions on junk yard
District: 11th
No. Acres: 9.6 acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the subject plan.

Pulaski Highway (U.S. 40) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem with respect to drainage, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item 145 (1971-1972)
Property Owner: Howard R. and Catherine M. Furnkas
Page 2
March 13, 1972

Storm Drains: (Cont'd)

It appears that a drainage and utility easement will be required through this site in the future to serve offsite property to the southwest.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property.

This property is located beyond the limits of the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980, amended 1971.

Ellsworth M. Dyer, P.E.
Chief, Bureau of Engineering

END:EAM:PMH:res

MS-W Key Sheet
NS 10 K Topo
73 Tax Map

GEG:cm

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: March 8, 1972
FROM: Hoyt V. Bonner
SUBJECT: Item 145 - Zoning Advisory Committee Meeting, March 7, 1972

145. Property Owner: Howard R. and Catherine M. Furnkas
Location: S/E/S Pulaski Hwy, 2000' N/E
of Lorely Road
Present Zoning: M.H.
Proposed Zoning: Special Hearing to lift
restrictions on junk yard
District: 11
No. Acres: 9.6

Private sewage disposal system on site appears to be working satisfactorily.

Water well on property is used for toilet flushing only. Drinking water is carried in.

The water well must be protected in an approved manner to prevent any further contamination.

Asst. Barker
Sanitarian II
Water and Sewer Section

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commissioner
John L. Wimbley
FROM: Project Planning Division
SUBJECT: Zoning Advisory Agenda Item 145
Date: March 20, 1972

March 7, 1972
Howard R. and Catherine M. Furnkas
S/E/S/ Pulaski Highway,
2000' N/E of Lorely Road

The Office of Planning has reviewed the subject site plan and offers the following comments:

At the time of the inspection of the site disabled vehicles were parked and stored in front of the required set backs and in the State Highways Administration right of way, creating a hazardous traffic condition.

The petitioner does not indicate what, if any, type of screening he is proposing as an alternative to the previous screening fence of 12 feet in height.

The site plan should be revised to indicate proper curbing and entrances off of Pulaski Highway (Route 40) in accordance with the State Highways Administration requirements. All parking areas should be paved with a durable and dustless surface. The petitioner should also indicate where his customer parking and storage will be located on the site.

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers Date: March 15, 1972

FROM: Michael S. Flanigan

SUBJECT: Item 145 - ZAC - March 7, 1972
Property Owner: Howard R. & Catherine M. Furnkas
Polaski Highway Wk of Lorely Road
Special hearing to lift restrictions on junk yard
District 11

The entrance and frontage of this site should be improved to meet State Highway Administration standards.

Michael S. Flanigan
Traffic Engineer Associate

MSF:dr

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers
DATE: March 8, 1972

FROM: Fire Prevention Bureau
Fire Department

SUBJECT: Property Owner: Howard R. and Catherine M. Furnkas

Location: S/E/S Pulaski Highway, 2000' N/E of Lorely Road
ITEM # 145 **Zoning Agenda:** March 7, 1972

- () 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.
- The hydrants shall be located at intervals of _____ feet along an approved road.
- () 2. A second means of access is required for the site.
- () 3. The dead-end condition shown at _____

The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations

- () 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
- (x) 6. The Fire Department has no comment on the proposed site.
- () 7. Site plans approved as shown.

Note: Above comments indicated with a check apply.
nb

BALTIMORE COUNTY DEPT. OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF MARCH 7, 1974

Petitioner: FORDKAS
Location:
District: 1
Present Zoning: MH
Proposed Zoning: SH
No. of Acres:

Comments: NO BEARING ON STUDENT POPULATION

195

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: Feb. 29, 1972
FROM: Office of the Building Engineer
SUBJECT: #145 Howard R. and Catherine M. Purnkas
S.E.S. Puiski Highway
2000' N.E. of Lorely Road
District: 11

No comment from the Office of the Buildings Engineer, at this time.

[illegible]

ORIGINAL
OF OF
THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133 April 17 - 19 72

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dineen, Zoning Commissioner of Baltimore County
was inserted in the following

- ☐ Catonsville Times
☐ Dundalk Times
☒ Essex Times
☐ Towson Times
☐ Arbutus Times
☐ Community Times

weekly newspaper published in Baltimore County, Maryland, once a week for one ~~two~~ week before the 17 day of April 19 72, that it to say, the same was inserted in the issue of April 13, 1972.

STROMBERG PUBLICATIONS, INC.

BY Ruth Morgan

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 11 1972

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~~ at one time ~~several weeks~~ before the 1st day of May, 1922, the ~~first~~ publication appearing on the 13th day of April, 1922.

THE JEFFERSONIAN.
L. Frank Smith
 Manager
 Cost of Advertisement, \$.....

2 Signs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: Aug 30, 1972

Posted for: Howard Furnkas

Petitioner: Howard Furnkas

Location of property: SE/S of Pulaski Highway 3010' N of Allender Rd

Location of Sign: 2.0 ft. on West of Highway 3010' N of Allender Rd

Remarks: 100 ft. sign

Posted by: Mrs. H. H. Huse Date of return: Sept. 8, 72

2 Signs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 4-18-72

Posted for: Howard Furnkas

Petitioner: Howard Furnkas

Location of property: SE/S of Pulaski Highway 3010' N of Allender Rd

Location of Sign: 2.0 ft. on West of Highway 3010' N of Allender Rd

Remarks: 100 ft. sign

Posted by: Mrs. H. H. Huse Date of return: APR. 29, 72

William S. Baldwin, Esq.,
24 W. Pennsylvania Ave.,
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Item 145

Year Petition has been received and accepted for filing
this 7th day of March 1972

William S. Baldwin
S. ERIC DYER, Jr.,
Zoning Commissioner

Petitioner: Howard R. and Catherine H. Furnkas

Petitioner's Attorney William S. Baldwin Reviewed by: William S. Baldwin
Chairman, Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W.S.B.</u>										
Revised Plans: Change in outline or description										
Previous case: <u>63-34-V</u>										
Map # <u>4C</u>										

BALTIMORE COUNTY, MARYLAND No. 3797

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE August 21, 1972 ACCOUNT 01-662

AMOUNT \$35.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Mr. William S. Baldwin
Cost of Appeal on Case No. 72-257-SPH
SE/S of Pulaski Highway, 3010' N of Allender Road
- 11th District
Howard Furnkas - Petitioner

35.00 REC

BALTIMORE COUNTY, MARYLAND No. 821

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 15, 1973 ACCOUNT 01-662

AMOUNT \$5.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

William S. Baldwin, Esquire
Cost of Posting property for Case No. 72-257-SPH
SE/S of Pulaski Highway, 3010' N of Allender Road
- 11th District
Howard Furnkas - Petitioner

5.00 REC

BALTIMORE COUNTY, MARYLAND No. 2179

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 1, 1972 ACCOUNT 01-662

AMOUNT \$63.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Pullerton Auto Parts
Rt. 40 Pulaski Highway
White Marsh, Md. 21162
Advertising and posting of property
#72-257-SPH

63.25 REC

BALTIMORE COUNTY, MARYLAND No. 2135

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 6, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

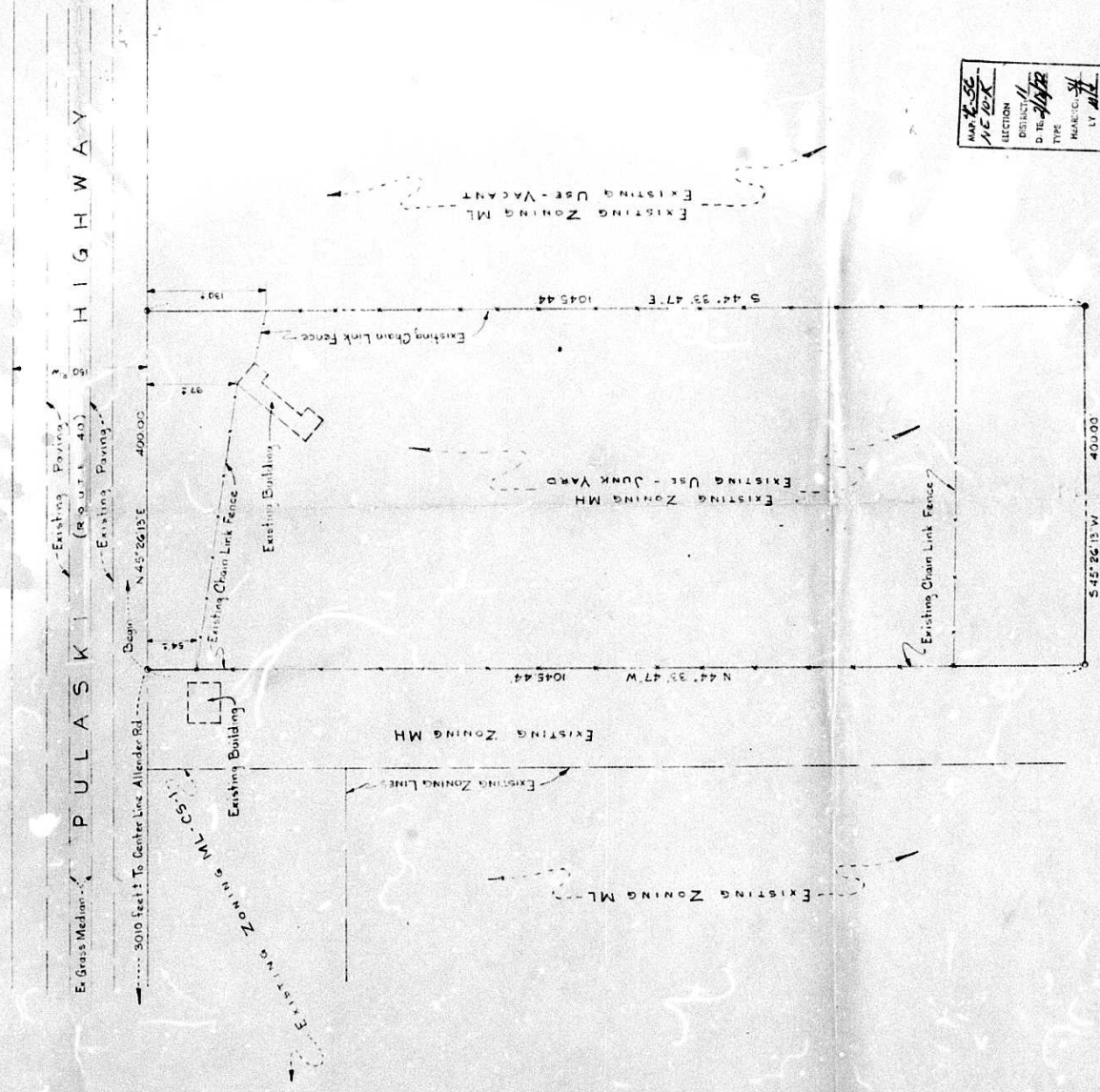
Pullerton Auto Parts
Rt. 40 Pulaski Highway
Baltimore, Md. 21162
Petition for Special Hearing for Howard Furnkas
#72-257-SPH

25.00 REC





LOCATION MAP
SCALE 1"=2000'



MAP NO.	11-10-11
SECTION	11
DISTRICT	11
DATE	1/15/72
TYPE	ML
NAME	ML
LY	ML
FRONT	ML
BY	ML



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
308 ALLEGHEE AVE.
TOWSON 4, MARYLAND

PLAT TO ACCOMPANY SPECIAL HEARING
TO WAIVE EXISTING RESTRICTIONS
FURNKAS PROPERTY
SOUTHEAST SIDE PULASKI HIGHWAY

BALTO CO, MD
SCALE 1"=100'

ELECT DIST N3 11
FEBRUARY 15, 1972