

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Howard R. Furnkas, 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 approve and amend an Order of the County Board of Appeals (Case No. 72-257-SPH) dated September 17, 1973 to delete restrictions numbered 2 and 4 and to substitute in lieu thereof permission to construct a 6 ft. high chain link fence, enmeshed with solid slats along the existing fence line on the Pulaski Highway side of the property.

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.

Contract Purchaser Howard R. Furnkas
 Address Howard R. Furnkas
 Petitioner's Attorney William S. Baldwin
 Address 24 West Pennsylvania Avenue
 Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 6th day of June, 1975, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of June, 1975, at 1:00 o'clock P.M.

Shirley L. Kenna
 Zoning Commissioner of Baltimore County

(over)

FROM THE OFFICE OF
 GEORGE W. LAM STEPHENS, JR. AND ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX # 8628, TOWSON, MD. 21204

Description to Accompany
 Special Hearing
 To Waive 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.



MAP 40
 NE 158
 SECTION 11
 DISTRICT 4-28
 TYPE SPH
 FILED
 TOWSON, MD
 6-10-75

494-3180

County Board of Appeals
 COUNTY OFFICE BUILDING
 111 WEST CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204

September 18, 1975

William S. Baldwin, Esquire
 24 West Pennsylvania Avenue
 Towson, Maryland 21204

Re: Case No. 71-275-V,
 Case No. 75-132-V,
 Case No. 75-280-SPH
 Howard R. Furnkas, et ux

Dear Mr. Baldwin:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
 Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Howard R. Furnkas
 Mr. Harry Reipe
 Mr. J. B. Byrnes, III
 Julius W. Lichter, Esquire
 Mr. S. E. DiNenna
 Mr. J. E. Dyer
 Mr. W. D. Fromm

RE: ALLEGED ZONING VIOLATION :
 on property located on Route 40
 1 1/2 mi. E. of Allender Road
 11th District, and :
 ALLEGED ZONING VIOLATION :
 on property located on the SE/S
 Pulaski Highway :
 11th District :
 Howard Furnkas, Defendant :
 and :
 PETITION FOR SPECIAL :
 HEARING to Amend Order in :
 Case #72-257-SPH :
 SE/S Pulaski Highway, 3010' :
 N. of Allender Road :
 11th District :
 Howard Furnkas, et ux :
 Petitioners :

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 71-275-V

No. 75-132-V

and
 No. 75-280-SPH

OPINION

As noted above, this hearing before the Board involved three separate cases. This property has been the subject of a prior hearing before this Board (Case #73-257-SPH - Order dated September 17, 1973). The description of this property and some brief history of its zoning problems are noted in the Opinion of this Board in the prior case. Specifically concerning the three cases before this Board, note that the zoning violation case identified as Case #71-275-V was withdrawn by the County at the outset of this hearing. Case #75-132-V was admitted by the Defendant at the outset of this hearing. This specifically enumerated case involved the violation by the Defendant in his failure to comply with the Order of this Board in the case mentioned above (Case #72-257-SPH - Order dated September 17, 1973). The final case involved in these proceedings is identified as Case #75-280-SPH, which is a request by the property owner for a special hearing to amend the Order of this Board issued as mentioned above, on September 17, 1973 (Case #72-257-SPH).

Without detailing the testimony and evidence presented, suffice it to say that this Board was presented positions by the property owner and by Baltimore County. Following the hearing, the Board made a personal inspection of the subject property. After carefully considering this testi-

Furnkas - Cases #71-275-V, #75-132-V & #75-280-SPH

2.

mony and evidence, and reflecting upon our personal visit to these premises, the Board will, by the following Order, amend its previous findings.

ORDER

For the reasons set forth in the foregoing Opinion, and in this Order, it is this 18th day of September, 1975, by the County Board of Appeals ORDERED that the prior Order of this Board, issued September 17, 1973, be negated and replaced by the following requirements:

1. The side and rear yard setbacks shall be at least five (5) feet. It being the intention that no physical operation of this junk yard shall be permitted within five feet of the side and rear subject property lines.
2. Due to the substantial nature of the existing fence and screening, the Board sees no practical purpose in a requirement necessitating fencing higher than six (6) feet; hence, no such additional fencing will be required.
3. The property owner shall maintain at least a six (6) foot fence around the entire perimeter of the subject property. Therefore, if there now are areas along this perimeter that are not fenced, the property owner is hereby ordered to fence said areas with at least a six (6) foot high chain linked metal fence. All existing screening shall be maintained.
4. There shall be no tractor trailers, disabled vehicles, junk, debris, equipment, and/or material of any type stored outside of the existing front fencing as same now exists along the Pulaski Highway.
5. The property owner shall comply with the aforementioned requirements within ten (10) days of the date of this Order, or shall be deemed to be in violation of this Order and subject to immediate court action by the proper County regulatory agencies.

Any appeal from this decision must be in accordance with Rules B-1 to B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY
Walter A. Reiter, Jr.
 Chairman
John A. Miller
 William T. Hackett

Mr. Walter A. Reiter, Jr.
 Chairman
 Baltimore County Board of Appeals
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

RE: Howard Furnkas

Dear Mr. Reiter:

Enclosed herewith is a copy of a letter I received from the Maryland Department of Transportation.

I would appreciate if you would expedite your decision in the matter.

Very truly yours,

William S. Baldwin
 William S. Baldwin

WSB/dj

Enclosure

RE: PETITION FOR A SPECIAL HEARING
 to amend an Order of the County
 Board of Appeals (Case No. 72-257-SPH)
 dated September 17, 1973 deleting
 restrictions numbered 2 and 4 and to
 substitute in lieu thereof permission
 to construct a 6 foot high chain link
 fence, enmeshed with solid slats
 along the existing fence line on the
 Pulaski Highway side of the property,
 Southeast side of Pulaski Highway
 3010 feet North of Allender Road,
 11th District.
 HOWARD R. FURNKAS
 Case No. 75-280-SPH, Item 204

BEFORE THE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
 John W. Hession, III
 People's Counsel

Charles E. Kountz, Jr.
 Deputy People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 3rd day of June, 1975 to William S. Baldwin, Esquire, 24 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
 John W. Hession, III

I will not attend. JWH.

Maryland Department of Transportation
 Motor Vehicle Administration

Harry R. Hughes
 Secretary
 Eileen J. Johnson
 Administrator

Pullerton Auto Parts
 Pulaski Highway, P.O. Box 164
 White Land, Maryland 21162

4-11000

Dear Mr. Furnkas:

Since my correspondence of June 26, 1975 to your attorney, Mr. William S. Baldwin, regarding your responsibility to attain proper zoning, I have not received any word from you as to the disposition of any contact you have had with Baltimore County zoning which would change their decision.

If no information is received by this office within the next ten (10) days altering the position of Baltimore County, action will be taken to revoke or suspend your auto wrecker's license.

Very truly yours,
Thomas S. Herria
 Chief
 Auto Wreckers Section

TSH/alr

cc: Mr. Baldwin
 Mr. Baldwin

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts-----

the above Special Hearing for-----
by reason of-----

-----should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
-----day of-----, 196-----, that the herein Petition for
Special Hearing should be and the same is granted, from and after the
date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requested amendments not being consistent with other restrictions set forth in the original Order of the Board of Appeals, Case No. 72-257-SPH, dated September 17, 1973,-----

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
-----day of June-----, 1975, that the above Special Hearing be
and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

DATE June 4, 1975
BY James E. Dyer

WILLIAM S. BALDWIN
ATTORNEY AT LAW
24 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
VALLEY 3-0200

June 20, 1975

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

RE: Petition of Howard and Catherine Furnkas
No.: 75-280-SPH
(Item No. 204)

Dear Mr. Dyer:

Please enter an appeal from your decision in the above matter dated June 11, 1975 to the Board of Appeals for Baltimore County.

Enclosed herewith is my check in the amount of \$35.00 to cover the cost of the appeal.

Very truly yours,

William S. Baldwin

WSD/j

Enclosure

cc: Board of Appeals for Baltimore County
Howard Furnkas

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 21642

DATE June 26, 1975 ACCOUNT 01-607

AMOUNT \$35.00

PAID TO CASHIER DISTRIBUTION YELLOW CUSTOMER
WILLIAM S. BALDWIN, Esquire
Cost of Filing of an Appeal on Case No. 75-280-SPH
(Item No. 204)
SE/S of Pulaski Highway, 3010' N of Allender Road - 11th
Election District 350 C-100
Howard R. Furnkas, et ux - Petitioners



WILLIAM S. BALDWIN
ATTORNEY AT LAW
24 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
VALLEY 3-0200

July 1, 1975

Mr. S. Eric DiNenna
Zoning Commissioner for
Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition of Howard and Catherine Furnkas
No.: 75-280-SPH
(Item No. 204)

Dear Mr. DiNenna:

Please be advised that the appeal I entered on behalf of the Petitioners above captioned on the Order of the Deputy Zoning Commissioner dated June 11, 1975 to the Board of Appeals for Baltimore County is taken on behalf of:

Howard and Catherine Furnkas
S/E side of Pulaski Highway,
3010 ft. north of Allender Road,
11th District
Post Office Address: P.O. Box 164,
Pulaski Highway, White Marsh, Maryland
21162

Very truly yours,

William S. Baldwin

WSD/j

cc: Board of Appeals for Baltimore County

June 11, 1975

William S. Baldwin, Esquire
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SE/S of Pulaski Highway, 3010' N of
Allender Road - 11th Election District
Howard R. Furnkas - Petitioner
NO. 75-280-SPH (Item No. 204)

Dear Mr. Baldwin:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Halpern

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: July 1, 1975

FROM: County Board of Appeals

SUBJECT: Case #75-280-SPH - Howard R. Furnkas, et ux

Attached please find the Notice of Appeal and all documents pertaining to the above entitled case. This appeal and pertinent documents are being returned to your office because said appeal fails to comply with Board Rule 3 (a), which states: "No appeal shall be entertained by the board of appeals unless the notice of appeal shall state the names and addresses of the persons taking such appeal." (Baltimore County Council Bill #100, Legislative Session 1965, Legislative Day No. 17, Enacted January 6, 1966)

Walter A. Reiter, Jr., Chairman
County Board of Appeals

cc: William S. Baldwin, Esquire



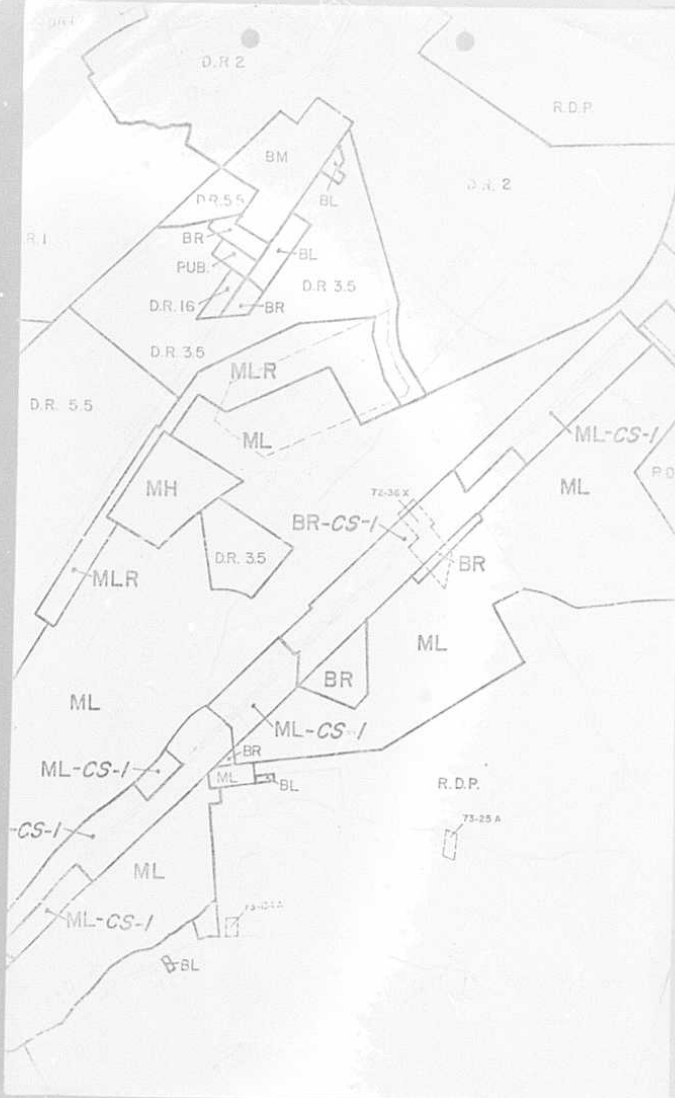
CERTIFICATE OF PUBLICATION

ROSEDALE, MD., May 23, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 29th day of June 1975, the publication appearing on the 22nd day of May 1975

THE OBSERVER
Robert A. Jefferman
Advertising Mgr.

Cost of Advertisement \$26.38



PETITION FOR SPECIAL HEARING-11th DISTRICT

ZONING: Petition for Special Hearing for Amending an Order of the County Board of Appeals (Case No. 72-257-SPH), dated September 17, 1973.

LOCATION: Southeast side of Pulaski Highway 3010 feet North of Allender Road.

DATE & TIME: Monday, June 3, 1975 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, is to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should amend an Order of the County Board of Appeals (Case No. 72-257-SPH) dated September 17, 1973 to delete restrictions numbered 2 and 4 and to substitute in lieu thereof permission to construct a 4 foot high chain link fence, enclosed with solid steel along the existing fence line on the Pulaski Highway side of the property.

All that parcel of land in the Eleventh District of Baltimore County 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 bearing along said right-of-way line North 87°20'12" East 400.00 feet, thence leaving said Pulaski Highway, the three following courses, viz: first, South 44°58'47" East, 184.44 feet, second, South 45°26'13" West 400.00 feet, and third, North 44°58'47" West, 184.44 feet, to the place of beginning.

Containing 8,800 acres of land more or less.

Being the property of Howard R. Furnkas and Catherine Furnkas, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, June 3, 1975 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 22, 1975

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 time successive weeks before the 31st day of June 1975, the first publication appearing on the 22nd day of May 1975

THE JEFFERSONIAN
Robert A. Jefferman
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 5, 1975

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

RE: Petition for Special Hearing
Item 204
Howard R. & Catherine Furnkas -
Petitioners

Dear Mr. Baldwin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These 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 with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property currently zoned M.H., is located on the southeast side of Pulaski Highway, approximately 3010 feet northeast of the center line of Allender Road, in the 15th Election District of Baltimore County. The property, which has been the subject of previous hearings, is currently being utilized for the storage of junked and disabled vehicles. A tavern exists to the southwest, and vacant industrially zoned land to the northeast and north of the subject property on Pulaski Highway. At the time of inspection various cars, tow trucks and tractor trailer bodies were parked in the area immediately in front of the existing

William S. Baldwin, Esq.
24 W. Pennsylvania Avenue
Towson, Md. 21204

Item 204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

filing this 6th day of May 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Howard R. & Catherine Furnkas

cc: George William Stephens, Jr., Attorney
and Associates, Inc.
P.O. Box 6828
Towson, Md. 21204

Reviewed by Franklin T. Hogans, Jr.,
Chairman,
Zoning Advisory
Committee

William S. Baldwin, Esq.
re: Item 204
June 5, 1975
Page 2

chain link fence. This area is a crushed run surface with no definable entrances along Pulaski Highway.

A Zoning Violation, currently pending on this property, is the basis for this Special Hearing. The petitioner is requesting to delete the restrictions, numbered 2 and 4, in the Order of the County Board of Appeals (472-257-SPH), dated September 17, 1973. These restrictions require the petitioner to construct a fence in front of a proposed fence, which is to be erected across the front of the tract at a setback line of not less than 50 feet from Pulaski Highway, but leaving not more than a 150 foot wide opening in the center of the fence. The front fence is to cover and overlap the opening of the rear fence by 25 feet on either side so as to have a total linear dimension of not less than 200 feet. Said fence is to be set back not less than 35 feet from Pulaski Highway. Also, the Board required that all fencing be 12 feet in height constructed 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.

Particular attention should be given to the comments of State Highway Administration, Bureau of Engineering, and Project and Development Planning Division.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
888-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Howard R. & Catherine Furnkas

Location: S.E.S. of Pulaski Hwy. 3010' N.E. of Allender Road

Item No. 204 Zoning Agenda May 6, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (xx) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: H.T. Jell Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

William S. Baldwin, Esq.
Re: Item 204
June 5, 1975
Page 2

filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

FTH:NBC:JD

Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
P.O. Box 6828
Towson, Md. 21204



Maryland Department of Transportation

State Highway Administration

May 8, 1975

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

Attn: Mr. Franklin Hogans

Dear Sir:

The existing fence at the subject site may suffice to screen wrecked vehicles that are kept behind the fence; however, at present there is no positive means of keeping wrecked vehicles from the large area between the highway and the fence.

There is no defined paved entrance into the site or any curbing or other barrier to keep vehicles from being parked on the State Right of Way. As a result, there is no control of traffic. Vehicles enter, park, and leave in a haphazard manner. The area between the highway and the fence is unpaved, resulting in a considerable amount of stone being tracked onto the highway.

It is our opinion that entrances should be defined, preferably with concrete curb, and should be paved along with the parking area.

The 1974 traffic count on this section of Pulaski Highway is... 20,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
by: John E. Meyers

CLJ:EKibk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 5, 1975

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

Z.A.C. Meeting of: May 6, 1975

Re: Item 204
Property Owner: Howard R. & Catherine Furnkas
Location: SE/S of Pulaski Hwy. 3010' N.E. of Allender Road
Present Zoning: M.H.
Proposed Zoning: Special Hearing to amend an Order of the County Board of Appeals (71-257-SPH) dated 9-17-73 to delete restrictions numbered 2 & 4 to substitute in lieu thereof permission to construct a 6' high chain link fence.

District: 11th
No. Acres: 9.600

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. ENGLIE PARKS, Assistant
EUGENE D. HES, Jr., Secretary
MRG ROBERT L. GERNY

MARCUS W. HOBBS
JOSEPH W. MADDEN
ALVIN L. DRECK
JOSHUA R. WHEELER, Secretary

T. HAROLD WILLIAMS, JR.
RICHARD W. DEANEY, VMD
MRG RICHARD A. MCNEIL

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 2, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #204, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: Howard R. and Catherine Furnkas
Location: SE/S of Pulaski Highway 3010' NE of Allender Road
Existing Zoning: M.H.
Proposed Zoning: Special Hearing to amend an Order of the County Board of Appeals (72-257-SPH) dated 9-17-73 to delete restrictions numbered 2 and 4 to substitute in lieu thereof permission to construct a 6' high chain link fence
No. of Acres: 9.600
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The comments of March 20, 1972, for zoning case #72-257SPH; item #145 would still be applicable to the present request.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3251

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

75-280-SPH
Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

June 13, 1975

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

Re: Item #204 (1974-1975)
Property Owner: Howard R. & Catherine Furnkas
3/25 of Pulaski Hwy., 3010' W/S of Allender Rd.
Existing Zoning: M.H.
Proposed Zoning: Special Hearing to amend an Order of the County Board of Appeals (72-257-SPH) dated 9-17-73 to delete restrictions numbered 2 & 4 to substitute in lieu thereof permission to construct a 6' high chain link fence.
No. of Acres: 9.600 District: 11th

Dear Mr. DiNenna:

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, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through striping, 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.

Storm Drains:

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH
JEFFERSON BUILDING TOWSON, MARYLAND 21204
May 9, 1975
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #204, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: Howard R. & Catherine Furnkas
Location: SE/S of Pulaski Hwy. 3010' NE of Allender Rd.
Existing Zoning: M.H.
Proposed Zoning: SPECIAL HEARING to amend an Order of the County Board of Appeals (72-257-SPH) dated 9-17-73 to delete restrictions numbered 2 & 4 to substitute in lieu thereof permission to construct a 6' high chain link fence.

No. of Acres: 9.600
District: 11th

Private sewage disposal system appears to be working satisfactorily. Water well on property is used for toilet flushing only. Bottled water is used for drinking purposes.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/csf

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
WM. T. MELLEN
DEPUTY TRAFFIC ENGINEER

June 4, 1975

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

Re: Item 204 - ZAC - May 6, 1975
Property Owner: Howard R. & Catherine Furnkas
Location: SE/S of Pulaski Hwy. 3010' NE of Allender Rd.
Existing Zoning: M.H.
Proposed Zoning: SPECIAL HEARING to amend an Order of the County Board of Appeals (72-257-SPH) dated 9-17-73 to delete restrictions numbered 2 & 4 to substitute in lieu thereof permission to construct a 6' high chain link fence.

No. of Acres: 9.600
District: 11th

Dear Mr. DiNenna:

No traffic problems are anticipated by the request to delete restrictions numbers 2 and 4 of a Board of Appeals order dated 9/17/73.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

MSF/bza

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of

APR 1975 Item # _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner MR. FURNKAS Submitted by MR. BALDWIN
Petitioner's Attorney MR. BALDWIN Reviewed by NPL

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 20287
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE May 20, 1975 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
William S. Baldwin, Esq.
24 W. Purns. Ave.
Towson, Md. 21204
Petition for Special Hearing for Howard R. Furnkas
#75-280-SPH 02-20-75

BALTIMORE COUNTY, MARYLAND No. 21617
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE June 9, 1975 ACCOUNT 01-662
AMOUNT \$58.13
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Fullerton Auto Parts
Rt. 40 Pulaski Highway
White Marsh, Md. 21162
Advertising and posting of property
#75-280-SPH 7-2-75

Official
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
#75-280-SPH

District 11th Date of Posting 6-26-75
Posted for: _____
Petitioner: Howard Furnkas
Location of property: SE/S of Pulaski Hwy. 3010' NE of Allender Rd.
Location of Signs: Sign posted right in front of property. Sign posted on road on left.
Remarks: _____
Posted by: *Paul H. New* Date of return: 7-7-75
Signature

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
#75-280-SPH

District 11th Date of Posting 5-28-75
Posted for: Howard Furnkas
Petitioner: Howard R. Furnkas
Location of property: SE/S of Pulaski Highway 3010' NE of Allender Rd.
Location of Signs: 1 Sign posted in front of property. Sign posted on road on left.
Remarks: _____
Posted by: *Paul H. New* Date of return: 5-28-75
Signature

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>77 B.C.</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # _____									





6/9/75



6/9/75



6/9/75



6/9/75



6/9/75



6/9/75



6/9/75



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