

3717
#5142RX
MAP
#11-C
R-10-X
11/16/60

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, John H. Renninger & Pauline A. Renninger, Legal Owner, of all that parcel of land in the Eleventh District of Baltimore County, beginning at the same at a stone on the Northeast side of a twenty foot road, laid out for the use in common, at the Westernmost corner of the School Lot and opposite the

All that parcel of land in the Eleventh District of Baltimore County on the Northeast side of Philadelphia Road beginning 2625 feet Southeast of Forge Road thence Southwesterly and binding on the Northwest side of Philadelphia Road 285 feet thence North 51 degrees 36 minutes West 786.6 feet thence North 36 degrees 24 minutes East 151.38 feet thence North 64 degrees 36 minutes East 196.31 feet thence South 44 degrees 45 minutes West 138.77 feet thence South 5 degrees 27 minutes East 536.55 feet to the place of beginning.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and 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. OCT-6-60
John H. Renninger & Pauline A. Renninger
Legal Owners
By: John Warfield Armiger-Atty. for Pet'rs.
Masonic Bldg. - Towson 4, Md. - Va. 5-1753

ZONING DEPARTMENT, 30 sec. West 398.37 feet thence South 38 deg. 24 min. West 151.38 feet thence North 64 deg. 36 min. East 196.31 feet thence South 44 deg. 45 min. West 138.77 feet thence South 5 deg. 27 minutes East 536.55 feet to the place of beginning. Containing 5.037 acres.

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To the Zoning Commissioner of Baltimore County:

I, or we, John H. Renninger & Pauline A. Renninger, Legal Owner, of all that parcel of land in the Eleventh District of Baltimore County, beginning for the same at a stone on the Northeast side of a twenty foot road, laid out for the use in common, at the Westernmost corner of the School Lot and running thence North 44 deg. 45 min. East 265.51 feet, thence South 51 deg. 36 min. East, binding on the School Lot, 546.34 feet to the center line of Philadelphia Road, thence, binding on said center line of Philadelphia Road, North 41 deg. 24 min. East 285 feet, thence North 56 deg. 27 min. West 536.55 feet, thence North 44 deg. 45 min. East 189.97 feet to the South side of an electric transmission line condemned by the United States of America, thence, binding on the South side of said transmission line, hereby petition (1) that the zoning status of the above described property be (con't below)

reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to an R-10 Zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a trailer park.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and 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. OCT-6-60
John H. Renninger & Pauline A. Renninger
Legal Owners
By: John Warfield Armiger-Atty. for Pet'rs.
Masonic Bldg. - Towson 4, Md. - Va. 5-1753

ZONING DEPARTMENT, 30 sec. West 398.37 feet thence South 38 deg. 24 min. West 151.38 feet thence North 64 deg. 36 min. East 196.31 feet thence South 44 deg. 45 min. West 138.77 feet thence South 5 deg. 27 minutes East 536.55 feet to the place of beginning. Containing 5.037 acres.

IN THE MATTER OF THE PETITION :
FOR RECLASSIFICATION FROM AND :
SPECIAL EXCEPTION FOR TRAILER :
PARK - N. W. Side Philadelphia :
Road 2635' S. W. Forge Road, :
11th Dist., John H. Renninger :
et al, petitioners :
BEFORE THE :
DEPUTY ZONING COMMISSIONER :
OF :
BALTIMORE COUNTY

Mr. Clerk:

Please enter an appeal from the decision of the Deputy Zoning Commissioner in the above matter, dated December 2, 1960, and forward all papers to the Board of Zoning Appeals for Baltimore County.

EVANS, GEORGE AND JACOB
by:



William L. Jacob
Attorneys for Protestants
Reckord Building
Towson 4, Maryland
Valley 5-7020

ORDERED by the Zoning Commissioner of Baltimore County
this 14th day of October, 1960,
that the subject matter of this petition be advertised in two newspapers 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 23rd day of November, 1960, at 1:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification of the subject property from an "R-6" Zone to an "R-10" Zone and (2) for a special exception to use said property for a trailer park, the petitioners having failed to prove an error in the zoning of the property or that sufficient changes have taken place in the character of the neighborhood to warrant the requested change, the reclassification and special exception should be denied.

It is, therefore, this 28th day of November, 1960, by the Deputy Zoning Commissioner of Baltimore County, GEORGE that the aforesaid petition should be and the same is hereby denied.

Deputy Zoning Commissioner
of Baltimore County

MICROFILMED

RE: PETITION FOR :
RECLASSIFICATION :
FROM AN "R-6" Zone :
TO AN "R-10" Zone and :
Special Exception for :
Trailer Park, N.W. side :
Philadelphia Road, 2635 :
feet S.W. Forge Road; :
Eleventh District :
BALTIMORE COUNTY
JOHN H. RENNINGER :
Petitioner :
No. 5142 - RX

PETITION TO SET ASIDE ORDER
OF DISMISSAL OF APPEAL

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

1. On December 12, 1960, Evans, George and Jacob, Attorneys for Protestants, filed an appeal from the order of the then Deputy Zoning Commissioner, John G. Rose, dated December 2, 1960, to the County Board of Appeals.
2. Sometime after said Appeal had been filed, John Warfield Armiger, Attorney for the Petitioners, John H. Renninger and Pauline A. Renninger, his wife, approached William L. Jacob, one of the attorneys for the Protestants and asked if the Protestants would dismiss their appeal before the said County Board of Appeals if the said Petitioners would agree not to erect a trailer park on their property as described in their Petition filed in these proceedings and the Protestants would not protest the filing of a new Petition by the said Petitioners asking for a business local classification for said property.
3. The said William L. Jacob contacted the said Protestants and the Protestants agreed to enter into a binding agreement with the said Petitioners, and the said William L. Jacob so informed the said John Warfield Armiger.
4. After numerous consultations between the said William L. Jacob and the said John Warfield Armiger, the said

William L. Jacob prepared an agreement, a copy of which is attached hereto, which the said John Warfield Armiger said would be acceptable to the said Petitioners.

5. The said William L. Jacob then proceeded to have two copies of the Agreement executed by the said Protestants and upon execution forwarded both copies of the same to the said John Warfield Armiger for execution by the said Petitioners.
6. The said John Warfield Armiger assured the said William L. Jacob that the said Agreement would be executed by the said Petitioners and, that upon dismissal of the Appeal, a copy of the Agreement executed by the said Petitioners and the said Protestants would be given to the said William L. Jacob for the purpose of recording the said Agreement among the Land Records of Baltimore County.
7. At the request of the said John Warfield Armiger, the said Evans, George and Jacob, in behalf of the Protestants, filed a motion before the said County Board of Appeals requesting that the Appeal from the then Deputy Zoning Commissioner, John G. Rose, dated December 2, 1960, be dismissed.
8. At the hearing held on June 22, 1961, the said William L. Jacob orally requested that the motion of the Protestants requesting that the said Appeal be dismissed be granted.
9. On October 5, 1961, with the consent of the said John Warfield Armiger, the attorney for the said Petitioners, and the consent of the said William L. Jacob, one of the attorneys for the Protestants, the said County Board of Appeals signed an order allowing the Protestants to withdraw said Appeal.
10. The said William L. Jacob requested of the said John Warfield Armiger one of the copies of the Agreement executed by the said Petitioners and the said Protestants so the same could be recorded among the Land Records of Baltimore County.

11. The said John Warfield Armiger informed the said William L. Jacob that the said John H. Renninger and the said Pauline A. Renninger had not signed the said Agreement and authorized the said William L. Jacob to contact the said Petitioners for the purpose of having them execute the Agreement.

12. The said John Warfield Armiger forwarded the said Agreement to the said William L. Jacob.

13. The said William L. Jacob telephoned the said John H. Renninger for the purpose of setting up an appointment for the execution of the said Agreement and the said John H. Renninger then and there informed the said William L. Jacob that he would not sign said Agreement.

NOW, THEREFORE, the Protestants by Evans, George and Jacob, their attorneys, hereby move that the said County Board of Appeals,

- (a) Set aside its Order of Dismissal of the Appeal filed herein on October 5, 1961.
- (b) Reset the above-entitled matter for a hearing so that the Appeal originally filed herein may be heard upon its merits, and
- (c) Grant such other and further relief as the above may require.

EVANS, GEORGE AND JACOB

by William L. Jacob
Attorneys for Protestants

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 28th day of October, 1961, before me, the subscriber, a Notary Public of the State of Maryland, County aforesaid, personally appeared WILLIAM L. JACOB and made oath in due form of law that the matters and facts contained

herein are true and correct to the best of his knowledge and belief.

AS WITNESS my hand and Notarial Seal on the day and year hereinabove written.



Marguerite A. Watts
Notary Public

I hereby certify that a copy of the foregoing Petition has been mailed to John Warfield Armiger, Esquire, Jefferson Building, Towson 4, Maryland, Attorney for the Petitioner, and to Mr. and Mrs. John H. Renninger, R.P.D. 1, White Marsh, Maryland, Petitioners.

William L. Jacob

MICROFILMED

THIS AGREEMENT, Made this _____ day of June, 1961,
by and between JOHN H. REMNINGER and PAULINE A. REMNINGER, his
wife, parties of the first part; HENRY NORMAN MILBURN, JR., and
JEAN C. MILBURN, his wife, ROBERT L. GAITHER and ELIZABETH G.
GAITHER, his wife, CLYDE E. SHUGART and RUTH V. SHUGART, his
wife, and JAMES MELVIN SHOOK and GRACE MARY SHOOK, his wife,
parties of the second part; FORGE HEIGHTS IMPROVEMENT ASSOCIATION,
INC., a body corporate, duly incorporated under the laws of the
State of Maryland, party of the third part; and THOMAS M. GONTRUM,
EDWIN E. GONTRUM and CALVERT INVESTMENT COMPANY, INC., Mortgagees,
parties of the fourth part.

WHEREAS the said John H. Remninger and Pauline A. Rem-
ninger, his wife, are the owners, in fee simple, of several par-
cels of land situate on the Northwest side of the Old Philadelphia
Road in the Eleventh Election District of Baltimore County, Mary-
land, containing in the aggregate five (5) acres of land more or
less as more particularly described in the following four (4)
Deeds:

- (1) Deed from George Smith dated September 15, 1942,
and recorded among the Land Records of Baltimore
County in Liber G.L.B. No. 1261, folio 374.
- (2) Deed from Real Estate Development Company dated
June 21, 1943, and recorded among the Land Records
aforesaid in Liber R.E.S. No. 1209, folio 418, etc.
- (3) Deed from the Board of Education, dated October 1,
1952, recorded among the aforesaid Land Records
in Liber G.L.B. No. 2203, folio 219, etc.
- (4) Deed from Lloyd Reed and Emma Reed, his wife,
dated September 1, 1959, and recorded among the
aforesaid Land Records in Liber G.L.B. No. 3600,
folio 447, etc.

WHEREAS Henry Norman Milburn, Jr., and Jean C. Milburn,
his wife, are the owners, in fee simple, of all that lot of
ground being known and designated as Lot No. 4, Block "I," Plat
of Section "A," Forge Heights, which Plat is recorded in Plat
Book G.L.B. No. 20, folio 72, as more particularly described in

a Deed from The Forge Heights Building Company dated June 24,
1955, and recorded among the aforesaid Land Records in Liber
G.L.B. No. 2754, folio 41, etc.; and

WHEREAS Robert L. Gaither and Elizabeth G-will Gaither
his wife, are the owners, in fee simple, of all that lot of
ground being known and designated as Lot No. 5, Block B, Plat
of Section "A," Forge Heights, which is recorded in Plat Book
G.L.B. No. 20, folio 72, as more particularly described in a
Deed dated May 19, 1955, and recorded among the aforesaid Land
Records in Liber G.L.B. No. 2556, folio 557, etc.; and

WHEREAS Clyde E. Shugart and Ruth V. Shugart, his wife,
are the owners in fee simple of all that lot of ground being
known and designated as Lot No. 1, Block "C" on the Plat of
Section "B" Forge Heights, which Plat is recorded in Plat Book
G.L.B. No. 22, folio 32, as more particularly described in a
Deed from Forge Heights Building Company dated August 12, 1955,
and recorded among the aforesaid Land Records in Liber G.L.B.
No. 2757, folio 72, etc.; and

WHEREAS James Melvin Shook and Grace Mary Shook, his
wife, are the owners in fee simple, of all that lot of ground
being known and designated as Lot No. 9, Block D, Plat of Forge
Acres, which Plat is recorded among the Plat Records of Balti-
more County in Plat Book J.W.B. No. 14, folio 88, as more parti-
cularly described in a Deed from William G. Lehl and Mary C.
Lehl, his wife, dated September 21, 1954, and recorded among
the aforesaid Land Records in Liber G.L.B. No. 2559, folio 221,
etc.; and

WHEREAS Forge Heights Improvement Association, Inc.,
is an incorporated association whose members are property owners
residing in the vicinity of the property owned by the said John
H. Remninger and Pauline A. Remninger, his wife; and

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WHEREAS the said Thomas M. Gontrum, Edwin E. Gontrum
and Calvert Investment Company, Inc., are holders of mortgages
on the property of the said John H. Remninger and Pauline A.
Remninger, his wife; and

WHEREAS the said parties of the first part have made
application to the Baltimore County Office of Planning and Zon-
ing for the reclassification of their property and a special
exception for a trailer park; and

WHEREAS the said parties of the second part feel that
such a use of the property of the parties of the first part
would be detrimental to the value, use and enjoyment by the said
parties of the second part of their respective properties; and

WHEREAS the said parties of the second and third parts,
their heirs, successors and assigns, have agreed not to protest
any application by the said parties of the first part, the
heirs and assigns, before the Baltimore County Office of Planning
and Zoning for the reclassification of the hereinabove-mentioned
property of the said parties of the first part to a commercial
classification provided the said parties of the second part agree
not to use their property for a trailer park for a period of
twenty (20) years.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that in
consideration of the sum of Five Dollars (\$5.00) and other good
and valuable considerations, this day paid, receipt of which is
hereby acknowledged, the said parties of the first part hereby
covenant for themselves, their heirs and assigns, not to use
the hereinabove-mentioned property owned by them for the purpose
of a trailer park nor keep trailers upon said property for the
period of twenty (20) years from the date herein first above
written; and

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that in con-
sideration of the sum of Five Dollars (\$5.00) and other good and

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valuable considerations this day paid, receipt of which is hereby
acknowledged, the said parties of the second part for themselves,
their heirs and assigns, covenant not to protest any application
before the Baltimore County Office of Planning and Zoning, or its
successors, by the said parties of the first part, their heirs
and assigns, for a commercial reclassification of the property herein-
above mentioned owned by the said parties of the first part,
other than for a trailer park.

FOR good and valuable consideration, this day paid,
receipt whereof is hereby acknowledged, the said Forge Heights
Improvement Association, Inc., and its successors, hereby coven-
ants, contracts and agrees not to use its facilities, organiza-
tion and/or monies to protest an application by the said parties
of the first part for the reclassification of their property for
a commercial use other than a trailer park.

THE said Thomas M. Gontrum, Edwin E. Gontrum and
Calvert Investment Company, Inc., execute this Agreement for the
purpose of subjecting their respective mortgages to the legal
operation and effect of the same.

THE covenants by the said parties of the first part
and second part shall run with and bind their respective lands
for a period of twenty (20) years from the date first hereinabove
written.

WITNESS the hands and seals of the said parties hereto.

TEST:

John H. Remninger (SEAL)

Pauline A. Remninger (SEAL)

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TEST:

Henry Norman Milburn, Jr. (SEAL)

Jean C. Milburn (SEAL)

Clyde E. Shugart (SEAL)

Ruth V. Shugart (SEAL)

James Melvin Shook (SEAL)

Grace Mary Shook (SEAL)

FORGE HEIGHTS IMPROVEMENT
ASSOCIATION, INC.

Clyde E. Shugart, Secretary By William M. Hermann, President

Thomas M. Gontrum (SEAL)

Edwin E. Gontrum (SEAL)

CALVERT INVESTMENT COMPANY, INC.

Secretary By President

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:
I HEREBY CERTIFY that on this _____ day of June, 1961,

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before me, the subscriber, a Notary Public of the State and
County aforesaid, personally appeared JOHN H. REMNINGER and
PAULINE A. REMNINGER, his wife, the within named parties of the
first part, and they each acknowledged this Agreement to be
their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY THAT on this _____ day of June, 1961,
before me, the subscriber, a Notary Public of the State and
County aforesaid, personally appeared HENRY NORMAN MILBURN, JR.,
and JEAN C. MILBURN, his wife, two of the within named parties
of the second part, and they each acknowledged the foregoing
Agreement to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this _____ day of June, 1961,
before me, the subscriber, a Notary Public of the State and
County aforesaid, personally appeared CLYDE E. SHUGART and RUTH
V. SHUGART, his wife, two of the within named parties of the
second part, and they each acknowledged the foregoing Agreement
to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public

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STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this _____ day of June, 1961,
before me, the subscriber, a Notary Public of the State and
County aforesaid, personally appeared JAMES MELVIN SHOOK and
GRACE MARY SHOOK, his wife, two of the within named parties of
the second part, and they each acknowledged the foregoing Agree-
ment to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this _____ day of June, 1961,
before me, the subscriber, a Notary Public of the State and
County aforesaid, personally appeared WILLIAM M. HERMANN, Presi-
dent of FORGE HEIGHTS IMPROVEMENT ASSOCIATION, INC., a body
corporate of the State of Maryland, the within named party of
the third part, and he acknowledged the foregoing Agreement to
be the act and deed of the said body corporate.

AS WITNESS my hand and Notarial Seal.

Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this _____ day of June, 1961,
before me, the subscriber, a Notary Public of the State and
County aforesaid, personally appeared THOMAS M. GONTRUM and
EDWIN E. GONTRUM, two of the within named parties of the fourth
part, and they each acknowledged the foregoing Agreement to be

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Their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this _____ day of June, 1961,
before me, the subscriber, a Notary Public of the State and
County aforesaid, personally appeared
President of CALVERT INVESTMENT COMPANY, INC., a body corporate
of the State of Maryland, one of the within named parties of
the fourth part, and he acknowledged the foregoing Agreement to
be the act and deed of said body corporate.

AS WITNESS my hand and Notarial Seal.

Notary Public

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IN THE MATTER OF RECLASSIFICATION OF
PROPERTY OF JOHN H. REMMINGER, From an
"R-6" Zone to an "R-10" Zone and Special
Exception for Trailer Park - N. W. Side
Philadelphia Road 2635 S. W. Forge Road,
11th District of Baltimore County

A hearing was held on November 23, 1960 at 1:00 p. m.
concerning a reclassification of property described as follows
from an "R-6" Zone to an "R-10" Zone and a Special Exception for
Trailer Park:

All that parcel of land in the Eleventh District of
Baltimore County on the northeast side of Phila-
delphia Road 2635 feet southeast of Forge Road; thence
southwesterly and binding on the northwest side of
Philadelphia Road 265 feet; thence North 51 degrees
36 minutes West 706.5 feet; thence North 38 degrees
24 minutes East 151.36 feet; thence North 84 degrees
36 minutes East 198.31 feet; thence South 14 degrees
45 minutes West 188.57 feet and thence South 5 degrees
27 minutes West 536.55 feet to place of beginning.

At the time of the hearing the Deputy Zoning Commissioner
told counsel for both sides that he would be glad to receive a petition
for dismissal at any time prior to a decision. At the same time counsel
was given an opportunity to work out any matters that might assist the
Deputy Zoning Commissioner in arriving at a decision in the best interest
of the public welfare of the community.

At a later date counsel for the protestants on parts informed
the Deputy Zoning Commissioner that there could be no agreement between
the parties. On the assumption that this had been worked out with counsel
the Deputy Zoning Commissioner issued an order denying the reclassification
on the 28th day of November, 1960. X

On November 30, 1960 counsel for the petitioner notified
the Deputy Zoning Commissioner that, that was not understanding of all
parties concerned and the Deputy Zoning Commissioner as to how the final
disposal of the case was to be handled. These facts have been substan-
tiated by all parties concerned and, therefore, the Order of the Deputy

Zoning Commissioner is hereby declared null and void and counsel's
request for the petitioner for Order of Dismissal is accepted.
For the above reasons the above petition is dismissed
without prejudice to the petitioner.

John H. Remminger
Deputy Zoning Commissioner

Date: December 2, 1960

IN THE MATTER OF PETITION FOR
Reclassification from an "R-6" Zone
to an "R-10" Zone and Special Exception
for Trailer Park - N. W. Side Philadelphia
Road 2635 S. W. of Forge Road, 11th Dis-
trict - John H. Remminger, et al, Petitioners

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

ORDER OF DISMISSAL

Mr. Clerk:

Please mark the within case DISMISSED without prejudice.

John Warfield Armiger
John Warfield Armiger
Attorney for Petitioner
Masonic Building
Towson 4, Maryland
Valley 5-1753

*Received by John H. Remminger
Deputy Zoning Commissioner
Dec 4, 1960*

IN THE MATTER OF PETITION FOR
RECLASSIFICATION AND SPECIAL
EXCEPTION FOR TRAILER PARK,
Northwest side of Philadelphia Road,
2635 feet Southwest Forge Road,
11th District, John H. Remminger,
et al, Petitioners

BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY

Mr. Clerk:

Please issue for the following witnesses to testify for the Peti-
tioners in the above entitled cause, and make the writ returnable on
Wednesday, November 23, 1960, at 1:00 o'clock P. M.

NAME	ADDRESS
Mr. George Bushby Assistant Location Engineer State Roads Commission of Maryland	300 West Preston Street Baltimore 1, Maryland

And to bring with him:

- the file of State Roads Commission pertinent to the
above application.
- Maps and records of State Roads Commission con-
cerning Right of Way and status of land acquisition
for Northeast Expressway vicinity of White Marsh
Maryland (2635 feet Southwest of Forge Road).



John Warfield Armiger
John Warfield Armiger
Attorney for Petitioner
Masonic Building
Towson 4, Maryland
Valley 5-1753

9-7680
7681

William L. Jacob, Esq.,
Reckord Building
Towson 4, Maryland

November 28, 1960

Re: Petition for Reclassification
and special exception for Trailer
Park - N. W. Side Philadelphia
Road 2635 S. W. Forge Road,
11th Dist., John H. Remminger,
et al, petitioners

Dear Mr. Jacob:

I have today passed my Order denying the
reclassification and special exception in the above matter.

Very truly yours

Deputy Zoning Commissioner

LAW OFFICES
ARMIGER AND FLEURY
401 WASHINGTON AVENUE
TOWSON 4, MARYLAND

JOHN WARFIELD ARMIGER
LEWIS F. FLEURY

November 30, 1960

Hon. John G. Rose
Deputy Zoning Commissioner
for Baltimore County
Towson 4, Maryland

Dear Mr. Rose:

Re: Petition for Reclassification
from an "R-6" Zone to an "R-10"
Zone and Special Exception for
Trailer Park - N. W. Side Phila-
delphia Road 2635 S. W. of Forge
Road, 11th District - John H.
Remminger, et al, Petitioners

Pursuant to our telephone conversation yesterday
morning I return herewith your letter of November 28, 1960,
denying the above petition.

Also enclosed is my Order of Dismissal in the said
case, which you have agreed to accept. Mr. Jacob has been
informed of this action and will receive a copy of this letter.

Sincerely,

John Warfield Armiger
John Warfield Armiger

JWA/mhr

Enclosures

cc: William L. Jacob, Esq.
Reckord Building
Towson 4, Maryland



RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to an "R-10"
Zone and Special Exception for
Trailer Park N.W. Side Phila-
delphia Rd. 2635 feet S.W.
Forge Rd. 11th Dist.
John H. Remminger - Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5142-RE

A hearing was held on June 22, 1961, relative to a
petition of John H. Remminger for reclassification and special exception
for a Trailer Park, on the Northwest side of Philadelphia Road, 2635 feet
Southwest of Forge Road in the 11th District of Baltimore County.

At this hearing, Mr. William L. Jacob, representing the
Protestants, asked that he be allowed to withdraw his appeal from the
decision of the Deputy Zoning Commissioner of Baltimore County, dated
December 2, 1960. Such dismissal to be granted without prejudice and
without regard to the merits of the case. This Board has always taken the
position that once property was posted advising the public that a hearing
would be held, that it was necessary that a decision be reached on the
merits of the case, and that a dismissal of same would not be allowed.
However, in this particular case, we find that in denying the petition
without prejudice and without regard to the merits of the appeal, the
result would leave the property in the same zoning category as it had been
prior to the original hearing before the Deputy Zoning Commissioner. This
action could not adversely affect any taxpayer of Baltimore County.

It is for the above reasons that dismissal without pre-
judice, without regard to the merits is allowed.

Mr. Steinbock did not
sit at the hearing
for the above subject.

William L. Jacob, Jr.
William L. Jacob, Jr.
G. Mitchell Austin

DATE: October 5, 1961

December 2, 1960

William L. Jacob, Esq.,
Reckord Building
Towson 4, Maryland

Re: Petition for Reclassification
and Special Exception for Trailer
Park - N. W. Side Philadelphia
Road 2635 S. W. Forge Road,
11th Dist., John H. Remminger,
et al, Petitioners

Dear Mr. Jacob:

Attached is a copy of Order passed by me today
in the above matter.

Very truly yours

Deputy Zoning Commissioner

John Warfield Armiger, Esq.,
Masonic Building
Towson 4, Maryland

November 23, 1960

Re: Petition for Reclassification
from an R-40 Zone to an R-10 Zone
and Special Exception for
Trailer Park - S. W. Side Phila-
delphia Road 2635' S.W. of Forge
Road, 11th District - John H.
Reminger, et al, Petitioners

Dear Mr. Armiger:

The petitioners having failed to show an error
in the original zoning of the above property and that sufficient
changes have taken place in the character of the neighborhood, I
have today passed up and denying the reclassification and special
exception requested.

Very truly yours

Deputy Zoning Commissioner

9719-5 Varford Road
Baltimore 34 Md.
November 20, 1960

Mr. John G. Rose
Baltimore County Zoning Commissioner
Baltimore County Office Building
Towson 4, Maryland

Dear Sir,

As a representative of the Greater
Parkville Community Council I am
writing to oppose the proposed
Trailer Camp case number 5142 R.D.
on Old Phila. Road Perry Hall.

Sincerely,
Mrs. Thomas Balk

NOV 22 1960

St. Luke's - Essex Rd.
Comm. Association, Inc.
3814 Solina James Pl.
Baltimore, Md.

Mr. John G. Rose
Acting Zoning Commissioner
County Office Bldg.
Towson 4, Maryland



25
SOCIAL
IN A

St. Luke's - Essex Road
Community Association, Inc.

November 17, 1960

Mr. John G. Rose
Acting Zoning Commissioner
County Office Bldg.
Towson 4, Maryland

Dear Sir:

We are writing in reference to an application for a Trailer Camp
on Old Philadelphia Rd. being heard by you on November 23, 1960.

Although geographically we are far away from this community, we
have a real interest in proper land use.

The history of this case is particularly interesting because it
involves a previous zoning violation which existed for some time and
also involved a recent neighboring land use change i.e. a junk yard.
We feel this is a key case in which a very important matter of
principle is involved and we request that the petition be denied.

Yours truly,

Marion A. Geyer
Marion A. Geyer
President

10:00mk

NOV 18 1960

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4080
DATE 11/23/60

TO: J. H. Reminger & Son
White Marsh, Md.

BILLED BY: Zoning

DEPOSIT TO ACCOUNT NO. 01622	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
		Advertising and signs - Reminger	29.00
			29.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4820
DATE 6/21/61

TO: Mrs. L. Jacob, Esq.,
Rockford Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
		Cost of posting property for appeal hearing - N.W. Side Philadelphia Road, 2635' S. W. Forge Road, 11th Dist. John H. Reminger, et al, petitioners	10.00
			10.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON 4, MARYLAND
VA. 21204

DATE November 10, 1960

John M. Armiger
Attorney
Masonic Building
Towson 4, Maryland

Dear Sir:

Re: Petition for Reclassification
& Special Exception for
John H. Reminger

Attached are comments, from the Office of Planning,
in reference to your Zoning application.

Yours very truly,

John M. Armiger
DEPUTY ZONING COMMISSIONER

OFFICE OF PLANNING
Inter - Office Correspondence

Date November 10, 1960

To: John G. Rose, Deputy Zoning Commissioner

From: George E. Gavrelis, Deputy Director

Subject: #5142-R.D. B-6 to R-10. Special Ex-
ception for Trailer Park. Northwest
side of Philadelphia Road beginning
2635 feet Southwest of Forge Road.
Being property of John H. and Pauline
A. Reminger.
11th District

Hearing: Wednesday, November 23, 1960 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
petition and has the following advisory comment to make with respect to
pertinent planning factors:

1. It takes no position pro or con concerning the trailer park as such.
If granted, it is requested that the granting be conditioned on
site plan approval by this office in addition to the approval re-
quested of the Health Department.

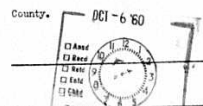


I, or we, John H. Reminger & Pauline A. Reminger, Legal Owner of all that parcel of land in the Eleventh District of Baltimore County, beginning for the same at a stone on the Northeast side of a twenty foot road, laid out for the use in common, at the Westernmost corner of the School Lot and running thence North 44 deg. 45 min. East 265.51 feet, thence South 51 deg. 36 min. East, binding on the School Lot, 546.34 feet to the center line of Philadelphia Road, thence, binding on said center line of Philadelphia Road, North 41 deg. 24 min. East 285 feet, thence North 56 deg. 27 min. West 536.55 feet, thence North 44 deg. 45 min. East 189.97 feet to the South side of an electric transmission line condemned by the United States of America, thence, binding on the South side of said transmission line, hereby petition (1) that the zoning status of the above described property be (con't below)

reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to an R-10 Zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a trailer park.

Property to be posted as prescribed by Zoning Regulations.

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



John H. Reminger & Pauline A. Reminger
Legal Owners
By: John Warfield Armiger-Atty. for Pet'rs.
Masonic Bldg. - Towson 4, Md. - Va. 5-1753
Address

---South 44 deg. 36 min. 30 sec. West 398.31 feet, thence South 38 deg. 24 min. West 151.38 feet, thence South 51 deg. 36 min. East 219.88 feet, thence by a line drawn parallel with and distant 20 feet Northwest from the West line of this description South 44 deg. 45 min. West 267.33 feet to the Northeast side of said Twenty foot road, thence binding on the Northeast side thereof, South 56 deg. 28 min. East 20.39 feet to the place of beginning. Containing 5.037 acres.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

To the Zoning Commissioner of Baltimore County:

All that parcel of land in the Eleventh District of Baltimore County on the Northwest side of Philadelphia Road beginning 2635 feet Southwest of Forge Road; thence Southwesterly and binding on the Northwest side of Philadelphia Road 285 feet; thence North 51 degrees 36 minutes West 766.84 feet; thence North 38 degrees 24 minutes East 151.38 feet; thence North 51 degrees 36 minutes East 398.31 feet; thence South 51 degrees 36 minutes East 219.88 feet; thence South 5 degrees 27 minutes East 536.55 feet to the place of beginning.

Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a trailer park.

Property to be posted as prescribed by Zoning Regulations.

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



John H. Reminger & Pauline A. Reminger
Legal Owners
By: John Warfield Armiger-Atty. for Pet'rs.
Masonic Bldg. - Towson 4, Md. - Va. 5-1753
Address

---South 44 deg. 36 min. 30 sec. West 398.31 feet, thence South 38 deg. 24 min. West 151.38 feet, thence South 51 deg. 36 min. East 219.88 feet, thence by a line drawn parallel with and distant 20 feet Northwest from the West line of this description South 44 deg. 45 min. West 267.33 feet to the Northeast side of said Twenty foot road, thence binding on the Northeast side thereof, South 56 deg. 28 min. East 20.39 feet to the place of beginning. Containing 5.037 acres.

CLARENCE D. LONG
1122 Longworth Building
Washington, D.C. 20518
BALTIMORE COUNTY
CARROLL COUNTY
HARRIS COUNTY
COMMITTEE ON
APPROPRIATIONS
SUBCOMMITTEE
PUBLIC UTILITIES
MILITARY CONSTRUCTION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Mr. John Rose, Zoning Commissioner
Baltimore County Office Building
Towson 4, Maryland

Dear Mr. Rose:

Mr. Edward Renninger, Old Philadelphia Road, White Marsh, Maryland has asked my assistance in requesting a zoning variance to establish a trailer park on his property.

He informed me that only one neighbor objects to this use of the land.

I would greatly appreciate your consideration of this request.

Sincerely,

CLARENCE D. LONG

CDL:mmc



March 10, 1965

Mon. Clarence D. Long,
1122 Longworth Building,
Washington, D. C. 20518

Dear Mr. Long:

I received your letter of March 5, 1965 concerning Mr. Edward Renninger.

This matter has been before the various Zoning Commissioners, Board of Appeals and the Circuit Court and I told Mr. Renninger within the last month that he would not in all probability have any possible chance of putting a trailer park on his property. Mr. Renninger's father was well represented by counsel and he had every chance to plead his case in Court, and so far as I am concerned the matter is at an end. He well knows that if he desires he may file another petition and can again carry the matter through the Courts.

Very truly yours

Zoning Commissioner

#5142 RX

ORDERED by the Zoning Commissioner of Baltimore County this 6th day of October, 1960.

that the subject matter of this petition be advertised in two newspapers 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 23rd day of November, 1960, at 1:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification of the subject property from an "R-6" Zone to an "R-10" Zone and (2) for a special exception to use said property for a trailer park, the petitioners having failed to prove an error in the zoning of the property or that sufficient changes have taken place in the character of the neighborhood to warrant the requested change, the reclassification and special exception should be denied.

It is, therefore, this 24th day of November, 1960, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby denied.

Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to an "R-10"
Zone and Special Exception for
Trailer Park, N.W. Side Phila-
delphia Rd. 2635 feet S.W.
Forge Rd., 11th Dist.
John H. Reminger- Petitioner
BALTIMORE COUNTY
No. 5142-RX

A hearing was held on June 22, 1961, relative to a petition of John H. Reminger for reclassification and special exception for a Trailer Park, on the Northwest side of Philadelphia Road, 2635 feet Southwest of Forge Road in the 11th District of Baltimore County.

At this hearing, Mr. William L. Jacob, representing the Protestants, asked that he be allowed to withdraw his appeal from the decision of the Deputy Zoning Commissioner of Baltimore County, dated December 2, 1960. Such dismissal to be granted without prejudice and without regard to the merits of the case. This Board has always taken the position that once property was posted advising the public that a hearing would be held, that it was necessary that a decision be reached on the merits of the case, and that a dismissal of same would not be allowed. However, in this particular case, we find that in denying the petition without prejudice and without regard to the merits of the appeal, the result would leave the property in the same zoning category as it had been prior to the original hearing before the Deputy Zoning Commissioner. This action could not adversely affect any taxpayer of Baltimore County.

It is for the above reasons that dismissal without prejudice, without regard to the merits is allowed.

Mr. Steinbock did not
sit at the hearing
for the above subject.

William L. Jacob
CHAIRMAN
W. Mitchell Austin

MAILED: October 5, 1961

IN THE MATTER OF RECLASSIFICATION OF
PROPERTY OF JOHN H. REMINGER, From an
"R-6" Zone to an "R-10" Zone and Special
Exception for Trailer Park - N. W. Side
Philadelphia Road 2635' S. S. Forge Road,
11th District of Baltimore County

A hearing was held on November 23, 1960 at 1:00 p. m. concerning a reclassification of property described as follows from an "R-6" Zone to an "R-10" Zone and a Special Exception for Trailer Park:

All that parcel of land in the Eleventh District of Baltimore County on the northwest side of Philadelphia Road 2635 feet southwest of Forge Road; thence Southwesterly and binding on the northwest side of Philadelphia Road 285 feet; thence North 51 degrees 36 minutes West 766.84 feet; thence North 38 degrees 24 minutes East 151.38 feet; thence North 51 degrees 36 minutes East 398.31 feet; thence South 51 degrees 36 minutes East 219.88 feet and thence South 5 degrees 27 minutes West 536.55 feet to place of beginning.

At the time of the hearing the Deputy Zoning Commissioner told counsel for both sides that he would be glad to receive a petition for dismissal at any time prior to a decision. At the same time counsel was given an opportunity to work out any matters that might assist the Deputy Zoning Commissioner in arriving at a decision in the best interest of the public welfare of the community.

At a later date counsel for the protestants on part informed the Deputy Zoning Commissioner that there could be no agreement between the parties. On the assumption that this had been worked out with counsel the Deputy Zoning Commissioner issued an order denying the reclassification on the 28th day of November, 1960.

On November 30, 1960 counsel for the petitioner notified the Deputy Zoning Commissioner that there was no understanding of all parties concerned and the Deputy Zoning Commissioner as to how the final disposal of the case was to be handled. These facts have been substantiated by all parties concerned and, therefore, the Order of the Deputy

Zoning Commissioner is hereby declared null and void and counsel's request for the petitioner for Order of Dismissal is accepted.

For the above reasons the above petition is dismissed without prejudice to the petitioner.

John H. Reminger
Deputy Zoning Commissioner

Date: Nov. 2, 1960

1. *John Renninger*
Charles
Land & Grocery store from Alameda Rd road
1400' E. side, 1953 & 1954
2. *Property - 500' West of Alameda Road 1953-1954*
3. *Land - 500' on Old Phila Road - 1960*
4. *Corner of road BL - 10 acre - 1959, 1960*
5. *Appt - May 9, 1955 - (3520)*

John Warfield Armiger, Esq.,
Nascoe Building
Towson 4, Maryland

Re: Petition for Reclassification and
Special Exception for Trailer Park -
N.W. Side Philadelphia Road 2635'
S. W. Forge Road, 11th District
John H. Renninger, et al,
Petitioners

Dear Mr. Armiger:

Attached is a copy of Order passed by me
today in the above matter.

Very truly yours

Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON 4, MARYLAND
VA. 2-3000

MAURICE H. DILL
DIRECTOR
WILSON H. ARMIGER
SENIOR COMMISSIONER

November 28, 1960

John Warfield Armiger, Esq.,
Nascoe Building
Towson 4, Maryland

Re: Petition for Reclassification
from an "M-1" Zone to an "M-10"
Zone and Special Exception for
Trailer Park - N. W. Side Phila-
delphia Road 2635' S.W. of Forge
Road, 11th District - John H.
Renninger, et al, Petitioners

Dear Mr. Armiger:

The petitioners having failed to show an error
in the original zoning of the above property and that sufficient
changes have taken place in the character of the neighborhood, I
have today passed my Order denying the reclassification and special
exception requested.

Very truly yours

Deputy Zoning Commissioner

April 11, 1961

John Warfield Armiger, Esq.,
Nascoe Building
Towson 4, Maryland

In the matter of Reclassification and
Special Exception for Trailer Park -
N. W. Side Philadelphia Road 2635'
S. W. Forge Road, 11th Dist.,
John H. Renninger, et al, Petitioners

Dear Mr. Armiger:

The hearing on the appeal filed from the
decision rendered in the above matter, has been scheduled for
Thursday, June 22, 1961 at 10:00 a.m.

Very truly yours

Secretary

December 21, 1960

John Warfield Armiger, Esq.,
Nascoe Building
Towson 4, Maryland

In the Matter of Reclassification
and Special Exception for Trailer
Park - N. W. Side Philadelphia
Road 2635' S.W. Forge Road, 11th
Dist., John H. Renninger, et al,
petitioners

Dear Mr. Armiger:

Please be advised that counsel for the protestants
has filed an appeal from the decision of the Zoning Commissioner
rendered in the above. The appeal was filed on December 12, 1960.

You will be duly notified of the date and time
of appeal hearing when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

William L. Jacob, Esq.,
Record Building
Towson 4, Maryland

to

Baltimore County, Maryland
c/o Zoning Department
113 County Office Building
Towson 4, Maryland

Dec. 14, 1960

Posting of property for appeal hearing - N. W. Side Phila. Road
2635' S. W. Forge Road, 11th District, John H. Renninger, et al,
petitioners

2 signs

\$10.00

April 11, 1961

William L. Jacob, Esq.,
Record Building
Towson 4, Maryland

In the matter of Reclassification
and Special Exception for Trailer
Park - N. W. Side Philadelphia Road
2635' S. W. Forge Road, 11th Dist.
John H. Renninger, et al, Petitioners

Dear Mr. Jacob:

The hearing on the appeal filed by you on
behalf of the protestants from the decision of the Zoning Com-
missioner rendered in the above matter, has been scheduled by
the Board of Appeals for Thursday, June 22, 1961 at 10:00 a.m.

Very truly yours

PETITIONER'S WORKS
PETITIONER'S SIGNATURE
NO COPIES OF PLANS
NO COPIES OF PETITION
CHECK RECEIVED
C.E. BY J. COLE

APPROVED TO FURNISH THIS 21 DAY OF OCTOBER, 1960

BY *William L. Jacob*

1. *the 4 signs OK for Post New Plans will*

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 4121	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 12/14/60	
COURT HOUSE		TOWSON 4, MARYLAND			
TO: William L. Jacob, Esq., Record Building Towson 4, Maryland		BILLED BY: Zoning Department of Baltimore County 113 County Office Bldg., Towson 4, Md.		TOTAL AMOUNT	
DEPOSIT TO ACCOUNT NO. 01.682		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
QUANTITY					
Cost of appeal to Board of Appeals #5142-RX					\$70.00
					70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

LAW OFFICES
ARMIGER, AGNEW AND HENNECAN
SOUTH COURT HOUSE SQUARE
TOWSON 4, MARYLAND
JEFFERSON BUILDING
October 2, 1961

Mrs. Bettie Cunningham
Secretary, Board of Appeals for Baltimore County
County Office Building
Towson 4, Maryland

Re: Renninger Petition #5142 - RX

Dear Bettie:

I have read the draft of the proposed Order in the Renninger case
and am in accord with the statements and conclusions therein contained.

Very sincerely yours,

John Warfield Armiger

JWA:mf

*rec'd 10/13/61
@ 9:40 AM
11-22-10/13/61 JWA:mf*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson 4, Maryland
VA. 3-3000

October 26, 1960

John Warfield Amiger, Esq.
Masonic Bldg. #4

MAURICE H. DILL
DIRECTOR

WILCOX H. ADAMS
ZONING COMMISSIONER

NOTICE OF HEARING

Re: NW/8 Philadelphia Rd. 2635' SW Forge Rd.
11th Dist - John H. Reminger et al-Petitioner

TIME: 1:00 P.M.
DATE: Wednesday, November 23, 1960
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION - 11th DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from B-6 zone to an B-1D zone and a Special Exception to use the property hereinafter described for a Trailer Park, the Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, November 23, 1960
at 1:00 P.M.

to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for a Trailer Park should be granted to said:

All that parcel of land in the Eleventh District of Baltimore County on the Northwest side of Philadelphia Road beginning 2635 feet Southwest of Forge Road; thence Southwesterly and binding on the Northwest side of Philadelphia Road 285 feet; thence North 51 degrees 36 minutes West 766.84 feet; thence North 38 degrees 24 minutes East 151.50 feet; thence North 14 degrees 36 minutes East 198.31 feet; thence South 14 degrees 15 minutes West 188.97 feet; thence South 5 degrees 27 minutes East 536.55 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of John H. & Pauline A. Reminger.

BY ORDER OF
JOHN G. ROSE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

October 7, 1960

John W. Amiger
Attorney
Masonic Building
Towson 4, Maryland

Re: John H. Reminger's property

Dear Sir:

In order for us to expedite your petition, for Reclassification and Special Exception, you must contact Mr. George Cavrelis, in the Office of Planning.

Yours very truly,

WIS/bs

WILLIAM H. SCHOFF

546.84
214.88
20.12
786.84

NW/8 Phila Rd. beg 2635' SW
of Forge Rd. thence SW 1/4
thence on the NW/8 Phila

Rd. 285' thence N 51° 36' W
786.84' " N 38° 24' E

429.66
240.69
188.97
151.38' " N 84° 36' E

398.31' " S 44° 45' W

188.97' " S 5° 27' E

536.55' to place of beg
as etc.

1/25
1-EMCH

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 3717

DATE 10/6/60

To: J. W. Amiger
Attorney
Masonic Building
Towson 4, Md.

BILLED BY Zoning

DEPOSIT TO ACCOUNT NO. 01622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT

50.00

Petition for Reclassification & Special Exception - John H. Reminger

50.00

PAID - Baltimore County, Md. - Office of Finance

10-140 1000 • • • TIL- 50.00
10-150 1000 • • • TIL- 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

11th Dist.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 3, 1960

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY PAPER, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks before the 23rd day of November, 1960, the first publication appearing on the 3rd day of November, 1960.

The COUNTY Paper, Inc.
Frederick A. Koser
Manager.
Per Helen G. Shiden

PURSUANT TO PETITION FILED WITH THE ZONING DEPARTMENT OF BALTIMORE COUNTY FOR CHANGE OR RECLASSIFICATION FROM B-6 ZONE TO AN B-1D ZONE AND A SPECIAL EXCEPTION TO USE THE PROPERTY HEREINAFTER DESCRIBED FOR A TRAILER PARK, THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY, BY AUTHORITY OF THE ZONING ACT AND REGULATIONS OF BALTIMORE COUNTY, WILL HOLD A PUBLIC HEARING IN ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND, ON WEDNESDAY, NOVEMBER 23, 1960, AT 1:00 P.M.

TO DETERMINE WHETHER OR NOT THE FOLLOWING MENTIONED AND DESCRIBED PROPERTY SHOULD BE CHANGED OR RECLASSIFIED AND WHETHER A SPECIAL EXCEPTION FOR A TRAILER PARK SHOULD BE GRANTED TO SAID:

All that parcel of land in the Eleventh District of Baltimore County on the Northwest side of Philadelphia Road beginning 2635 feet Southwest of Forge Road; thence Southwesterly and binding on the Northwest side of Philadelphia Road 285 feet; thence North 51 degrees 36 minutes West 766.84 feet; thence North 38 degrees 24 minutes East 151.50 feet; thence North 14 degrees 36 minutes East 198.31 feet; thence South 14 degrees 15 minutes West 188.97 feet; thence South 5 degrees 27 minutes East 536.55 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of John H. & Pauline A. Reminger.

By Order of
JOHN G. ROSE
Deputy Zoning Commissioner
of Baltimore County

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION - 11th DISTRICT

Pursuant to petition filed with the Deputy Zoning Commissioner of Baltimore County for change or reclassification from B-6 zone to an B-1D zone and a Special Exception to use the property hereinafter described for a Trailer Park, the Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, November 23, 1960, at 1:00 P.M. to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for a Trailer Park should be granted to said:

All that parcel of land in the Eleventh District of Baltimore County on the Northwest side of Philadelphia Road beginning 2635 feet Southwest of Forge Road; thence Southwesterly and binding on the Northwest side of Philadelphia Road 285 feet; thence North 51 degrees 36 minutes West 766.84 feet; thence North 38 degrees 24 minutes East 151.50 feet; thence North 14 degrees 36 minutes East 198.31 feet; thence South 14 degrees 15 minutes West 188.97 feet; thence South 5 degrees 27 minutes East 536.55 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of John H. & Pauline A. Reminger.

By Order of
JOHN G. ROSE
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 4, 1960

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 1 successive weeks before the 23rd day of November, 1960, the first publication appearing on the 4th day of November, 1960.

THE JEFFERSONIAN,
Frank Shubert
Manager

Cost of Advertisement, \$.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

5142

District: 11th
Date of Posting: 11-2-60
Posted for: George H. Reminger
Petitioner: John H. Reminger
Location of property: NW/8 Philadelphia Rd. 2635' SW of Forge Rd.
Location of Sign: 111 W. Chesapeake Ave. at Philadelphia Rd. 27th St. of Forge Rd.
Remarks: 240.69
Posted by: George H. Reminger
Date of return: 11-3-60

OF EITHER SIDE OF PROPERTY LINES

LINES
EXISTING
TREES 30'-

EXISTING
TRACES 30'-50' IN HEIGHT

United States of America

EXISTING
TREES 30'-55' IN HEIGHT

Approved by Office of Planning
8-28-59 J. J. Michaelis.
(site plan could be
greatly improved.)

APPROVED FOR FILING
Reviewed By LEO
Date 10/6/69

Property of
JOHN H. RENNINGER
11th Election District
Baltimore County MD
Total Area 5.037 Acres

Scale - 1" = 50 FT August 21/25
W Lloyd Wallace - Surveyor & Civil Eng'r
5225 Th. Alameda, Berkeley, Cal.
Reg'd 43 at

