RE: PETITION FOR RECLASSIFICATION from an "R-6" Zone to a "B-R" Zone, Special Exception for a Trailer Pork, and Varience to Section 238.1 NW/S Philadelphia Road, 2635 feet from Forge Road 11th District

.

MECRE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. 5533-RXV

OPINION

oner herein seeks to reclassify a tract of land from "R-6" to "B-K" west side of Philadelphia Road, 2635 feet from Forge Road. The land fronts on Philadelphia Road for approximately 285 feet, and consists of approximately five (5) acres. He also seeks a special exception for a Trailer Park and a variance from the front yard requirements as set forth in Section 238.1 of the Baltimore County Zoning Regulations.

A Department of Recreation center is contiguous to the subject property or the south. A small nursery is located across Philadelphia Road as well as several other "B-1"

was for the natitioner testified as to various changes in zoning classi fication in the neighborhood in recent years. All of the changes nearby have been from "R-6" to "B-L" and also a special exception for a gasoline service station.

George E. Gavrelis, Deputy Director of Planning, stated that the Office of Planning recommend: - and any commercial zoning at this site and that reclassification to "B-R" would be damaging to the area to the west and north, where are located the substructial residential developments known as Forge Heights and Forge Acres.

It is the opinion of the Board that the business uses along Philadel phia Road have been primarily that of neighborhood type shops. The "B-R" zoning sought by the petitioner is the least restrictive of all commercial zones and would offer too harsh a contrast with existing zoning in this area. However, because of the present nature of Philadelphia Road and the many existing commercial uses along this road, the Board feels it would be unitain to the property owner to restrict the subject property to "R-6" uses. For that reason, the Board sees fit to grant a reclassification from "R-6" to "B-L". As trailer parks are not permitted in a "B-L" zone, the request for a special exception becomes a most question and the variance sought is no longer required,

#5533

For the reasons set for th in the aforegoing Opinion, It is this 2 day of June, 1963 by the County Board of Appeals, ORDERED that the reclassification ation and variance petitioned for, be and the same is hereby decied and the n lieu thereof the petitioner be granted a reclassification from "R-6" to "B-L".

ORDER

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

RS: RETITION FOR REGLASSISTCATION From "R-6" Zone to a "B-2" Zone, Special Knoption for Trailor Park and Variance to Trailor Park and Variance to Regula tions = N. W. Side of Full science of the Park of the Forge Road, 11th Interior -J. H. Renninger, Sr. and Pauline Denninger, Pattatence

BEFORE .6 ZONING COMUSSIONER BALTIMORE COUNTY No. 5533-RXV

Upon hearing on the above potition (1) for reclassification from an "R-6" Zone to a "B-R" Zone: (2) for a special exception for a trailer park and (3) for a variance to Section 238.1 of the Zoning Regulations to permit a front setback of 14 feet instead of the required 25 feet, from the testimony presented at the hearing there has been sufficient change in the area to warrant a change in soning from an "R-6" Zone to a "B-R" Zone-

.............

The potitioner's plans indicate that it is possible to locate a trailer park on the subject property, provided, however, that the trailer park shall not operate and shall not have any trailers whatsoever on the property until the plan for the trailer park has been approved and inspected and final report made to the Zoning Commissioner by the Building e County Health Department, Division of Land Development and the Office of Planning and Zoning. Further approval must be obtained from the State Roads Commission.

For the above reasons the reclassification, special exception and variance should be granted, subject to compliance with the above provisions.

GRORGE WILLIAM STRPHENS & ASSOC.INC.

Beginning for the same on themorthwest side of Philadelphia Road to feet while at a point distant 2635; more or less, from Forge Road and running, thence North 56° 27' West 516.55 feet, thence North Who 45' East 189.97 feet to the south side of an electric transmission like condenned by the United States of America, thence binding on the south side of said transmission line, South 84° 36' 30" West 398.31 feet, thence South 38° 24' West 151.38 feet, thence South 51° 36' East 219.88 feet to the northwest side of 20 foot right-of-way and running thence and binding on said right-of-way South bho h5' Want 267.25 feet to the northeast side of a 20 foot road, thence binding on said road South 560 28' East 20.39 feet to the southeast side of the aforementioned 20 feet might-of-way which is also the unstarment corner of the School lot and running thence and binding on said right-of-way North bho h5' East 265.51 feet, thence South 51° 36' East binding on the School Lot, 526.3% feet to the northwest side if the first herein mentioned Philadelphia Road, thence binding on said Philadelphia Road North 110 211 East 285 feet to the place of beginning.

PETITION FOR ZONING RE-CLASSIFICATION 25533 PX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

nore# H-C J. H. Renninger, Sr. and J. H. Renafinger, Sr. and
I, or we, Feulting Resuntager. legal owners. of the property situate in Baismore
County and which is described in the description and plat attached hereto and made a part bereof. uant BR hereby petition (1) that the zoning status of the herein described property be re-classified, put to the Zoning Law of Baltimore County, from an ... 8.6. ____zone; for the following realons:

Section 238.1 - Front Yard - 25 feet Requesting lb feet

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ... Irailer Park

Property is to be posted and advertised as prescribed by Zoning Regulations. r we, agree to pay expenses of above re-classification and/or Special Exception advertising. posting, etc., upon filing of this petition, and further agree to and are to be bound by the roaing

ons and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore 194. XE ass

Contract nurchaser

million & Jucol 1st not BA Belg # 4

Pullerton, Maryland

Level Owner July

Harvey C. Cones II Address 203 H. Chesspeaks Avenue

V45.7020 825-3488 ORDERED By The Zoning Com

, 196...? that the subject matter of this petition be advertised, as February 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 ner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ____, 196.2 , at 1100 o'clock

of April 1:00 P 4118162

It is this Last day of May, 1962, by the Zoning Commissioner of Baltimore County, CRDERED that the herein described property or area should be and the same is hereby reclassified from an "R-6" Zone to a "B-R" Zone and a special exception for a trailer park should be and the same is granted from and after the date of this

The variance to Section 238.1 of the Zoning Regulations is also granted which permits a front pard setback of 1h feet instead of

BALTIMO COUNTY DEPARTMENT OF CALTH

JEFFERSON BUILDING 108 - 107 WEST CHESAPEAKE AVENI TOWSON 4, MARYLAND TELEPHONE VALLEY 3-1600 Community Health Through Individual Effort

FILLIAM H. P. WANTHEN, M.D., M.P.H. Separy State and County Health Officer

March 20, 1962

#5533RXV

4/2/60

Mr. John G. Rose, Zoning Commissioner Office of Zoning and Planning County Office Building Towson L, Maryland

Dear Mr. Rose:

Reference is made to the proposed trailer park located on property owned y Mr. John R. Remninger, Philadelphia Read, in the Eleventh Election Indirects, which I understand in to be considered by the Board of Zoning Japonla of Eleven County in the near Cure. Mr. Harvey Johns, attorney for an expension of the County in the near Cure. Mr. Harvey Johns, attorney for an option from our Section of Partremental Health respecting the existing private scauge disposal system and its capabilities for sorre the trailers.

existing system consists of a 12,000 gallon sepain tank and two dry wells supercinately 28 feet in depth; feet in depth; are considered excellent. There is also additional space to the consistency of the

should be limited to not more than sowen trailers so that our Section of Environmental Health may have an opportunity to study its capabilities before granting permission to connect other units thereto.

I trust that this information will be helpful to you.

William H. C. Warthen, up.

Mr. John G. Rose

LEGALO WEINERP INLESS J. GOFER J. PAUL SCHNICK J. PAUL SCHNICK J. PAUL SCHNICK J. C. WEINER J. C. W. J. W

zr. John Commissioner
Zoning Cormissioner
Baltimore County Office of
Planning & Zoning
County Office Building
111 W. Chesapeake Avonue
Towson 4, Maryland

RE: Appeal - Case No. 5533-BXV Doar Mr. Rose:-

Dear Hr. Nose:

Please be advised that this office represents Mr. Clyde Saugart, 15 Bangert Avenue, Baltisore County, Maryland, who has instructed us to file this appeal from your decision in the matter of the Patition for Reclassification, Special Exception and Variance to Zoning Regulations - NW Side of Philadelphis Road 2535 'from Forge Road, lith Detrict, filed by Mr. John H. Menninger, Sr. and Pauline Remainger, entered May 1, 1985.

WEINBERG AND GREEK

kay 28, 1962

PERSONAL BAR BUILDING

MN 29 '62 PM

Please advise when this appeal will be

19/cm

February 19 1962

Description of Land Belonging to John H. Renninger to be rezoned from "r-6" to "B-R" with special exception for

BALTIMORE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. April 6, 1262

FROM Mr. George E. Gavrelis, Deputy Director

SURRECT. #5533-4XV. R-6 to B-1, Special Exception for Trailor Fark and Variance to permit 12 foot front yard instead of the required 25 fort. Montherst side of Pinicalphia Boad 2615 fee: Southeast of Forge Road. Being property of Jul. Reputiger, Sr.

11th District

ng Regulations to

ing all that paccel of had

BY O. DER OF JOHN C HOSE Zeeing Commissi

HEARING: Wednesday, April 18, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the sunject petition for commercial soning reclassification and has the following advisory comments to make with respect to pertinent planning factors:

- In previous soning cases covering the subject property the Planning staff did not object to the trailer park as such. Its concents were limited to requesting that the special of subject is the subject of the subject of the property of site plan trailer park be conditioned upon final approach t is to be noted that the soning reclassification then being sought was for R-10 soning.
- The subject petition means again a special exception for a trailer park, but also reclassification to commercial B-R zoning. The Planning staff is not in accord with the proposal for commercial zoning here.

GEO: bms



CERTIFICATE OF PUBLICATION

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 ... successive weeks before the 18th day of toril 1 62 the first 20th day of publication appearing on the_____

Manch 19 52.

, The COUNTY Paper, Inc. Manager 4

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE, TELEPHONE VALLEY 3-3000

PHONE 3-3000

BALTIMORE OFFICE OF FINANCE

Cost of appeal to Sourd of Appeals - John H. Renninger, Sr.,

Check fit

BALTIMORE COUNTY, MARY AND

OFFICE OF FINANCE

COURT HOUSE
TOWSON 4, MARYLAND

DETACH UPPER SECTION AND RETURN WITH YOUR REMI

2-2506 1010 0 0 0 171.4

Petition for Reclassification for J. Ferminger

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.

TOTAL AMOUNT COST

0.00

No. 10375

DATE 2/23/62

\$50.00

0.00

50.00

TELEPHONE

BALTIMORE COUNTY, MARYIND OFFICE OF FINANCE

No. 11592 DATE 1/16/62

Division of Collection and Receipt. COURT HOUSE TOWSON 4, MARYLAND

QUA ITITY	CCOUNT NP. 01622 DETACH UPPER SECTION AND RETURN WITH YOUR REALITANCE	\$42.00
	Advertising and posting of property	12.00
	PAGE-1886 Company Company Property Prop	
	4-17-62 3 2/57 · · · Mt-	2.00
	8	

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN ! JPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #5533 District. Date of Posting 9-19-62 Posted for affile Hearing Petitioner Jahren J. Barring L. Jak tocation of property M. H. S. Birlachifelia Bel 2035 feet from forge Location of signs Abs Grant fred of The holesplus 2 night from Juge

Road. Date of return 9-20-62

Remarks:
Posted by Lewys & Herrina !

Avenue, Towers

Section 225 t -- Front Yord 25 feet The Zoning Commiss, her of Hal inster Creaty, by authority of the louing Act and Regulation of Hal inster County, will hold a public

ning all that parcel or be-dereath District of Balt

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 29 1962

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 __one__ successive weeks before the 18th day of April 19 62 the first publication appearing on the 29th day of

__March____19 62. .The COUNTY Peper, Inc.

Manager ()

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#5533 District. 11 - Date of Posting 3-28-1
Posted for G. A. L. Lo G. B. A. Barset Massacret Y. Jan. G. Cack. 3-28-62 Posted for WINT to be will stand January 1 Linder Sack Petitioner J. H. + Hawler & January 1 Location of property 17 4 5 of Phila Rel 2635 ft to the Jo of Forge Road the Stee Sale Location of Standfell January 112 M. 4 5 of Shila Ref. 2835 ft Sw of Jorge Road Posted by Glory R. Herrina Date of return 3-29-62

ERICLATION—1112 DISTANCE

ERICLATION—1121 DISTANCE

CONTINC From Re Zune to Bit Zune FT

Ullion for Special Exception for T-uller

Fark, Puttion for Variance to the Zun
Ing Regulation for Section 12 Section

Ing Regulation for Section 12 Sectio

ictions:
icction 224.1—Front Yard 25 feet.
The Zoning Commissioner of Baltimore
County, by authority of the Zoning Act and
Equiations of Baltimore of Baltimore
public hearing concerning the Hill hale
of Jamid In the Eleventh Bistrict of Balti

5533

CERTIFICATE OF PUBLICATION

TOWSON, MD March 30 1962... THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed mf ___1 time _____ xuxouxxxxxxxxx before the __18th ___ day of ____April, 1962 , the next publication appearing on the 30th day of Har h 19.62

> THE JEFFERSONIAN, Lead Streeth

Cost of Advertisement, \$_____



