

cc: James E.Dyer
Carl Richards

RE: PETITION FOR SPECIAL
EXCEPTION FOR TRAILER
PARK, AND VARIANCE
FROM SECTION 414.4 OF
THE BALTIMORE COUNTY
ZONING REGULATIONS
Northwest Side of Philadelphia
Road 385 feet Southwest of New
Forge Road
11th District
John H. Renninger
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-240-XA

OPINION

This case comes before the Board on an appeal from an April 2, 1968 decision of the Zoning Commissioner granting a petition for a special exception for a trailer park and for variances from Section 414.4 of the Baltimore County Zoning Regulations allowing a service building to be located within 49 feet of the front road instead of the required 100 feet, and within 30 feet of the side boundary line instead of the required 75 feet.

The subject property is located on the northwest side of Philadelphia Road (U.S. No. 7) 385 feet southwest of New Forge Road, in the 11th Election District of Baltimore County. It fronts approximately 285 feet on Philadelphia Road, is approximately 766 feet in depth, and contains 5.037 acres more or less. It is improved by a two story stucco house being used as an office and residence, and there was testimony by Mr. John Renninger that house trailers have been kept on the site for fourteen years.

Continuing a long history dating from 1956, of attempts by the owner to have the property reclassified, the County Council, on August 1, 1966, changed the zoning thereon from Business Local to Business Roadside, when they adopted the official zoning map for the northeast area. Trailer parks are a permitted use in a B-R zone, subject to the granting of a special exception.

Mr. Samuel Salvo, contract lessee, testified that the proposed trailer park would accommodate 32 trailers. Each trailer lot would be approximately 34 feet wide by 90 feet long and would contain a paved patio and a paved parking space. He operates a trailer sales agency at Pulaski Highway and Allender Road, a mile or so from the subject site. His trailers sell in the \$6,000.00 to \$8,000.00 range, and he would control the

John H. Renninger - #67-240-XA - 2 -

tenants on the subject site. He claimed that there is a real need for additional trailer parks, as purchasers cannot find locations for their mobile homes in the area. He could visualize no traffic problems being generated by the granting of the petition, and he reported that site distances on Philadelphia Road were excellent in both directions. As to utilities, he testified that water would be supplied by deep wells and sewerage disposal would be by an extensive septic sewerage system, plans for which were given tentative approval by Dr. Ronald J. Roop, Deputy State and County Health Officer. Electric and telephone lines would be installed underground. Lighting would be subdued and hedging would be planted for appropriate screening. He claimed that the variances requested are necessary to legalize the present setbacks for the aforementioned existing two-story stucco building, as it would be a practical difficulty and unreasonable financial burden to compel him to raze the building.

Mr. Rene L. Herbst, Jr. testified for the petitioner. He is employed by Robert B. Balter Soil & Foundation Consultants, Inc. He holds a B.S. degree in Geology and a Master's degree in Civil Engineering. He conducted a series of thorough soil tests on the subject property for purposes of determining the potable water supply and septic sewerage disposal situations. He compiled a report, entered in evidence as Petitioner's Exhibit No. 4. Without going into any lengthy explanation of his report or testimony, his conclusions are that the geological conditions are such that potable water and sewerage disposal systems could be installed which would more than adequately meet the requirements of the Maryland Department of Health.

Mr. Hugh Gelston, a recognized real estate appraiser testifying for the petitioner, described the site and its surroundings. He stated that the land lays above the grade of Philadelphia Road and rises toward the rear. The site is generally wooded with denser growth toward the rear. A power transmission line and Kennedy Expressway parallel the rear of the site, and together with an adjacent private airport serve as a divider between the subject and the residential developments of Forge Acres and Forge Heights. The adjacent property to the northeast of the subject is a vacant wooded tract zoned Business Local. Adjacent toward the southwest is a frame school building

John H. Renninger - #67-240-XA - 3 -

owned by Baltimore County and used as a Recreation Center. To the rear of this is a small tract zoned R-10, and improved by several small houses. Across Philadelphia Road from the subject, the property is zoned Business Local and is improved by a grocery store and a plant nursery. Mr. Gelston is of the opinion that granting the petition will not tend to overcrowd the land nor adversely affect the value of nearby properties.

Two protestants from Forge Heights development testified in effect that they lived a mile away from the site on the other side of Kennedy Expressway, and that the subject property was somewhat remotely removed from their residences but that any future realignment of New Forge Road would place the two areas in closer proximity to each other. They objected to granting the petition on the grounds that it would bring in transient neighbors and that neighboring property values would be adversely affected.

Two other protestants from the development of Darryl Gardens one-half mile or so west of and in view of the subject site, testified that in their opinion trailers were unsightly, not worth much, and should not be allowed in a residential area.

Mrs. Harry Lehr, an officer of the White Marsh Improvement Association, protested on behalf of the Association, claiming that trailer residents do not become involved in community affairs and that activities at the adjacent recreation center may be adversely affected. She stated that Mr. Salvo does conduct a neat appearing trailer sales agency at Pulaski Highway and Allender Road.

Mr. Timothy Margenrum, Director, Division of Sanitary Engineering, Baltimore County Department of Health, was summoned by the protestants. He testified that he prepared the latter (Petitioner's Exhibit No. 5) for Dr. Roop, which gave tentative approval to the water and sewer plans. He minimized the fact that a well at the Recreation Center was found to contain minor contamination, which he said could readily be corrected with a bottle of Clorox poured into the well. The contamination was caused by faulty surface drainage and contained no fecal organisms. All of our major reservoirs have even higher bacteria than found in this well. He also testified that trailer parks require an annual license permit from the Health Department in order to continue operating.

John H. Renninger - #67-240-XA - 4 -

The Board is satisfied that the petitioner has shown that granting the petition will not violate the provisions of Section 502.1 of the Zoning Regulations, and that the Variances requested are just and reasonable, and that granting such relief to the petitioner will not cause any substantial injury to public health, safety and general welfare. It further finds as a fact that the Variances should be granted to prevent practical difficulty and unreasonable hardship on the petitioner in avoiding the necessity of razing a substantial building on the site.

For the reasons set forth above, the Board affirms the decision of the Zoning Commissioner, and will grant the Special Exception for a Trailer Park and the petitioned Variances, subject to the following restrictions:

1. That the property shall be developed substantially in accordance with the site plan accepted in evidence as Petitioner's Exhibit No. 5.
2. That electric and telephone service lines be run underground.

ORDER

For the reasons set forth in the foregoing Opinion, It is this 10th day of December, 1968, by the County Board of Appeals ORDERED, that the Special Exception for Trailer Park and Variances petitioned for be and the same are hereby GRANTED. Any appeal from this decision must be in accordance with Chapter 1100, sub-title B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Miller

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

July 26, 1969

RECEIVED
JUL 27 1969

ZONING OFFICE

J. Robert Haines
Zoning Commissioner for Baltimore County
Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Sylvania Mobile Home Park, 11540 Philadelphia Road,
Case #67-240-XA

Dear Commissioner Haines:

As a follow up to your letter dated June 27, 1969, we are submitting the revised site plan indicating the locations for the three additional mobile home units. This plan also incorporates the information that you requested regarding trailer locations and lot line divisions.

In addition, we have provided the conditions and restrictions as set forth in Case #67-240-XA and the subsequent Board of Appeals ruling which upheld this decision.

Cordially,

William P. Monk

enclosure

cc: John Kluttz

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8831

NOTES:

TRACT: 5.037 Ac ±

ZONING: BR

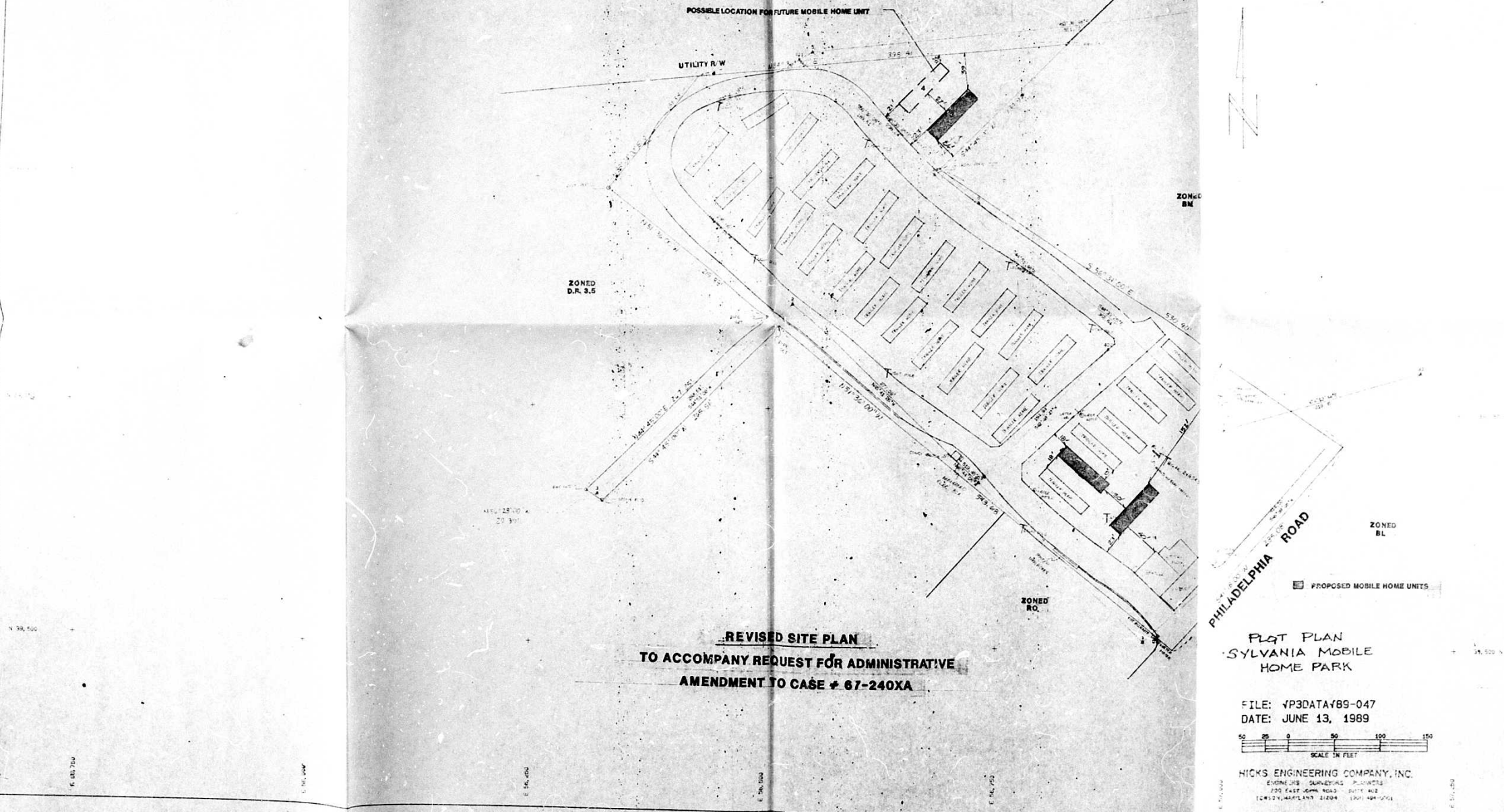
UTILITIES: PUBLIC WATER

PRIVATE SEPTIC SYSTEM

EXISTING UNITS: 29

PROPOSED UNITS: 4

AVERAGE LOT SIZE: 2,014

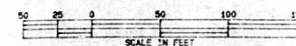


**REVISED SITE PLAN
TO ACCOMPANY REQUEST FOR ADMINISTRATIVE
AMENDMENT TO CASE # 67-240XA**

**PLAT PLAN
SYLVANIA MOBILE
HOME PARK**

FILE: VP3DATA789-047

DATE: JUNE 13, 1989



HICKS ENGINEERING COMPANY, INC.
ENGINEERS SURVEYORS PLANNERS
220 EAST 40TH AVENUE SUITE 402
CHICAGO, ILLINOIS 60611 (312) 494-1000

RE: PETITION FOR SPECIAL EXCEPTION FOR TRAILER PARK, AND VARIANCE FROM SECTION 414.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS Northwest Side of Philadelphia Road 385 feet Southwest of New Forge Road 11th District

John H. Renninger
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-240-XA

OPINION

This case comes before the Board on an appeal from an April 2, 1968 decision of the Zoning Commissioner granting a petition for a special exception for a trailer park and for variances from Section 414.4 of the Baltimore County Zoning Regulations, allowing a service building to be located within 49 feet of the front road instead of the required 100 feet, and within 30 feet of the side boundary line instead of the required 75 feet.

The subject property is located on the northwest side of Philadelphia Road (J.S. No. 7) 385 feet southwest of New Forge Road, in the 11th Election District of Baltimore County. It fronts approximately 285 feet on Philadelphia Road, is approximately 766 feet in depth, and contains 5.037 acres or less. It is improved by a two story stucco house being used as an office and residence, and there was testimony by Mr. John Renninger that house trailers have been kept on the site for fourteen years.

Culminating a long history dating from 1956, of attempts by the owner to have the property reclassified, the County Council, on August 1, 1956, changed the zoning thereon from Business Local to Business Roadside, when they adopted the official zoning map for the northeast area. Trailer parks are a permitted use in a B-R zone, subject to the granting of a special exception.

Mr. Samuel Salvo, contract lessee, testified that the proposed trailer park would accommodate 32 trailers. Each trailer lot would be approximately 34 feet wide by 90 feet long and would contain a paved patio and a paved parking space. He operates a trailer sales agency at Pulaski Highway and Allender Road, a mile or so from the subject site. His trailers sell in the \$6,000.00 to \$8,000.00 range, and he would control the

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND ZONING VARIANCE : ZONING COMMISSIONER
NW/S Philadelphia Road 385' SW of :
New Forge Road - 11th District :
John Renninger, Petitioner : OF
NO. 67-240-XA : BALTIMORE COUNTY

The Petitioner is requesting a Special Exception for a trailer park in a B-R zone. Section 236.4 of the Baltimore County Zoning Regulations permits a trailer park as a Special Exception in a B-R zone. The use is then a permitted use subject to compliance with the requirements of Section 502.1. A Variance is also requested.

The history of rezoning and the request for a Special Exception on the subject property goes back a long way.

Zoning Case #7801-RX was a request to change the zoning from R-6 to R-10 with a Special Exception for a trailer park. This was granted by the Zoning Commissioner on August 30, 1956, and by the Board of Zoning Appeals on November 15, 1956. This was later denied by the Circuit Court of Baltimore County and sustained by the Court of Appeals of Maryland on May 6, 1958.

Zoning Case #4544-RX was also a request to rezone the property from R-6 to R-10 with a Special Exception for a trailer park. A hearing was held on December 15, 1958, but the Petition was withdrawn by the Petitioner on January 27, 1959.

Zoning Case #4891-RX was a request to change the zoning from R-6 to R-10 with a Special Exception for a trailer park. A hearing was scheduled on March 7, 1960, before the Zoning Commissioner, however, the Petition was withdrawn on February 29, 1960.

Zoning Case #5142-RX was also a request to rezone the property from an R-6 zone to an R-10 zone with a Special Exception for a trailer park. The Deputy Zoning Commissioner dismissed this matter on December 2, 1960. The Petitioner asked the County Board of Appeals to set aside the Deputy Zoning Commissioner's Order, however, the Board upheld the Deputy Zoning Commissioner on October 5, 1961.

Zoning Case #5533-RXV - The Petitioner requested a change from R-6 to B-R with a Special Exception for a trailer park with a Variance for a front yard of 14 feet instead of the required 25 feet. This was granted by the Zoning Commissioner on May 1, 1967. The County Board of Appeals denied everything the Petitioner requested, but it changed the zoning to B-L on June 25, 1963.

The Baltimore County Council adopted a zoning map on August 1, 1966, and changed the zoning on the subject property to B-L. The zoning change made by the Baltimore County Council put the Petitioner in a position where he was entitled to a trailer park if he could meet with all the requirements of Section 502.1 of the Baltimore County Zoning Regulations. This he was able to do with the exception of the requirement

John H. Renninger - #67-240-XA - 2 -

tenants on the subject site. He claimed that there is a real need for additional trailer parks, as purchasers cannot find locations for their mobile homes in the area. He could visualize no traffic problem being generated by the granting of the petition, and he reported that site distances on Philadelphia Road were excellent in both directions. As to utilities, he testified that water would be supplied by deep wells and sewerage disposal would be by an extensive septic sewerage system, plans for which were given tentative approval by Dr. Ronald J. Roop, Deputy State and County Health Officer. Electric and telephone lines would be installed underground. Lighting would be subdued and hedging would be planted for appropriate screening. He claimed that the variances requested are necessary to legalize the present setbacks for the aforementioned existing two-story stucco building, as it would be a practical difficulty and unreasonable financial burden to compel him to raze the building.

Mr. Rene L. Herbst, Jr. testified for the petitioner. He is employed by Robert B. Balter Soil & Foundation Consultants, Inc. He holds a B.S. degree in Geology and a Master's degree in Civil Engineering. He conducted a series of thorough soil tests on the subject property for purposes of determining the potable water supply and septic sewerage disposal situations. He compiled a report, entered in evidence as Petitioner's Exhibit No. 4. Without going into any lengthy explanation of his report or testimony, his conclusions are that the geological conditions are such that potable water and sewerage disposal systems could be installed which would more than adequately meet the requirements of the Maryland Department of Health.

Mr. Hugh Gelston, a recognized real estate appraiser testifying for the petitioner, described the site and its surroundings. He stated that the land lays above the grade of Philadelphia Road and rises toward the rear. The site is generally wooded with denser growth toward the rear. A power transmission line and Kennedy Expressway parallel the rear of the site, and together with an adjacent private airport serve as a divider between the subject and the residential developments of Forge Acres and Forge Heights. The adjacent property to the northeast of the subject is a vacant wooded tract zoned Business Local. Adjacent toward the southwest is a frame school building

for water and sewer. The only agency that could approve or disapprove of this needed requirement was the Baltimore County Health Department.

On March 29, 1968, Dr. Donald J. Roop, M.D., M.P.H., Deputy State and County Health Officer approved the trailer park as follows:

"It has been decided that approval will be granted for the purposes requested by the petitioner to extend the existing trailer park, subject to the requirements of Regulations 43102 and 43102 of the Maryland State Department of Health governing construction, equipment, sanitation, operation and maintenance of mobile home parks, and provision of private water supplies and sewerage disposal systems."

Since the Petitioner has the proper zoning and has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1968, that a Special Exception for a trailer park should be and the same is granted from and after the date of this Order. Also the requested Variance is granted from and after the date of this Order within 49 feet of the road instead of the required 100 feet and the same is also granted. All the aforementioned Special Exception and Variances are subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning. The Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

Zoning Commissioner

John H. Renninger - #67-240-XA - 3 -

owned by Baltimore County and used as a Recreation Center. To the rear of this is a small tract zoned R-10, and improved by several small houses. Across Philadelphia Road from the subject, the property is zoned Business Local and is improved by a grocery store and a plant nursery. Mr. Gelston is of the opinion that granting the petition will not tend to overcrowd the land nor adversely affect the value of nearby properties.

Two protestants from Forge Heights development testified in effect that they lived a mile away from the site on the other side of Kennedy Expressway, and that the subject property was somewhat remotely removed from their residences but that any future realignment of New Forge Road would place the two areas in closer proximity to each other. They objected to granting the petition on the grounds that it would bring in transient neighbors and that neighboring property values would be adversely affected.

Two other protestants from the development of Darryl Gardens one-half mile or so east of and in view of the subject site, testified that in their opinion trailers were unsightly, not worth much, and should not be allowed in a residential area.

Mrs. Harry Lehr, an officer of the White Marsh Improvement Association, protested on behalf of the Association, claiming that trailer residents do not become involved in community affairs and that activities at the adjacent recreation center may be adversely affected. She stated that Mr. Salvo does conduct a disappearing trailer sales agency at Pulaski Highway and Allender Road.

Mr. Timothy Margerum, Director, Division of Sanitary Engineering, Baltimore County Department of Health, was summoned by the protestants. He testified that he prepared the letter (Petitioner's Exhibit No. 5) for Dr. Roop, which gave tentative approval to the water and sewer plans. He minimized the fact that a well at the Recreation Center was found to contain minor contamination, which he said could readily be corrected with a bottle of Clorox poured into the well. The contamination was caused by faulty surface drainage and contained no fecal organisms. All of our major reservoirs have even higher bacteria than found in this well. He also testified that trailer parks require an annual license permit from the Health Department in order to continue operating.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, John H. Renninger, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, do hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an zone to an R-10 zone, for the following reasons:

Said legal owners hereby Petition for a variance from Section 414.4 to permit a service building to be located within forty-nine (49) feet of the road, instead of the required one hundred (100) feet to permit a 30 foot side yard instead of the required 75 feet. There now exists on said property a service building forty-nine (49) feet from the road, and which building cannot be physically moved. 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, Trailer Park.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or 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. Renninger
Old Philadelphia Road
Pulaski Hwy. & Allender Rd.
White Marsh, Md. (21162)
Address

Samuel J. Salvo Contract purchaser
Pulaski Hwy. & Allender Rd.
Address
Robert J. Roop, Petitioner's Attorney
809 Eastern Boulevard
Baltimore, Md. (21221)
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 1968, 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 31st day of May, 1968, at 10:00 o'clock.

John H. Renninger
Zoning Commissioner of Baltimore County
(over)

John H. Renninger - #67-240-XA - 4 -

The Board is satisfied that the petitioner has shown that granting the petition will not violate the provisions of Section 502.1 of the Zoning Regulations, and that the Variances requested are just and reasonable, and that granting such relief to the petitioner will not cause any substantial injury to public health, safety and general welfare. It further finds as a fact that the Variances should be granted to prevent practical difficulty and unreasonable hardship on the petitioner in avoiding the necessity of razing a substantial building on the site.

For the reasons set forth above, the Board affirms the decision of the Zoning Commissioner, and will grant the Special Exception for a Trailer Park and the petitioned Variances, subject to the following restrictions:

1. That the property shall be developed substantially in accordance with the site plan accepted in evidence as Petitioner's Exhibit No. 3.
2. That electric and telephone service lines be run under ground.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 10th day of December, 1968, by the County Board of Appeals ORDERED, that the Special Exception for Trailer Park and Variances petitioned for be and the same are hereby GRANTED.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Blawie
John A. Miller

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES,
ENGINEERS
303 ALCOHOL AVENUE, TOWSON, MARYLAND 21204

Description of land belonging to
John H. Renninger Requesting
Special Exception for Trailer Park

March 27, 1968

Beginning for the same on the Southwest side of Philadelphia Road 30 feet wide at a point distant 305 feet southeasterly more or less from the centerline of New Forge Road and running thence North 50° 21' West 510.55 feet, thence North 41° 45' East 189.97 feet to the South side of an electric transmission line embankment by the United States of America, thence binding on the South side of said transmission line, South 85° 30' West 39.31 feet, thence South 38° 25' West 151.14 feet, thence South 31° 36' East 219.68 feet to the Northwest side of 20 foot Right-of-Way and running thence and binding on said Right-of-Way South 45° 55' West 267.19 feet to the Northeast side of a 20 foot road, thence binding on said road South 56° 28' East 20.39 feet to the Southeast side of the aforementioned 20 foot Right-of-Way which is also the Northeast corner of the School Lot and running thence and binding on said Right-of-Way North 45° 45' East 265.31 feet, thence South 51° 35' East binding on the School Lot, 525.34 feet to the Northwest side of the first herein mentioned Philadelphia Road, thence binding on said Philadelphia Road North 41° 24' East 285 feet to the place of beginning.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND ZONING VARIANCE
NW/8 Philadelphia Road 385' SW of : ZONING COMMISSIONER
New Forge Road - 11th District : OF
John Reminger, Petitioner :
NO. 67-240-XA : BALTIMORE COUNTY

The Petitioner is requesting a Special Exception for a trailer park in a Bk zone. Section 236.4 of the Baltimore County Zoning Regulations permits a trailer park as a Special Exception in a Bk zone. The use is then a permitted use subject to compliance with the requirements of Section 502.1. A Variance is also requested.

The history of reasoning and the request for a Special Exception on the subject property goes back a long way.

Zoning Case #3861-RX was a request to change the zoning from R-6 to R-10 with a Special Exception for a trailer park. This was granted by the Zoning Commissioner on August 30, 1956, and by the Board of Zoning Appeals on November 15, 1956. This was later affirmed by the Circuit Court of Baltimore County and sustained by the Court of Appeals of Maryland on May 6, 1958.

Zoning Case #4544-RX was also a request to rezone the property from R-6 to R-10 with a Special Exception for a trailer park. A hearing was held on December 15, 1958, but the Petition was withdrawn by the Petitioner on January 27, 1959.

Zoning Case #4891-RX was a request to change the zoning from R-6 to R-10 with a Special Exception for a trailer park. A hearing was scheduled on March 7, 1960, before the Zoning Commissioner, however, the Petition was withdrawn on February 29, 1960.

Zoning Case #5142-RX was also a request to rezone the property from an R-6 zone to an R-10 zone with a Special Exception for a trailer park. The Deputy Zoning Commissioner dismissed this matter on December 2, 1960. The Petitioner asked the County Board of Appeals to set aside the Deputy Zoning Commissioner's Order, however, the Board upheld the Deputy Zoning Commissioner on October 5, 1961.

Zoning Case #5531-RXV - The Petitioner requested a change from R-6 to Bk with a Special Exception for a trailer park with a Variance for a front yard of 15 feet instead of the required 25 feet. This was granted by the Zoning Commissioner on May 1, 1962. The County Board of Appeals denied everything the Petitioner requested, but it changed the zoning to BL on June 25, 1963.

The Baltimore County Council adopted a zoning map on August 1, 1966, and changed the zoning on the subject property to Bk. The zoning change made by the Baltimore County Council put the Petitioner in a position where he was entitled to a trailer park if he could meet with all the requirements of Section 502.1 of the Baltimore County Zoning Regulations. This he was able to do with the exception of the requirement

for water and sewer. The only agency that could approve or disapprove of this needed requirement was the Baltimore County Health Department.

On March 29, 1968, Dr. Donald J. Roop, M.D., M.P.H., Deputy State and County Health Officer approved the trailer park as follows:

"It has been decided that approval will be granted for the purposes requested by the petitioner to extend the existing trailer park, subject to the requirements of Regulations 43102 and 43102 of the Maryland State Department of Health governing construction, equipment, sanitation, operation and maintenance of mobile home parks, and provision of private water supplies and sewage disposal systems."

Since the Petitioner has the proper zoning and has met all the requirements of Section 502.1 of the Baltimore County Zoning Regulations, it is ORDERED by the Zoning Commissioner of Baltimore County this 30th day of April, 1968, that a Special Exception for a trailer park should be and the same is granted from and after the date of this Order. Also the requested Variance to permit a service building to be located within 49 feet of the road instead of the required 100 feet and to permit a 30 foot side yard instead of the required 75 feet should be and the same is also granted. All the aforementioned Special Exception and Variances are subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning. The Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

Zoning Commissioner

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, John H. Reminger, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-10 zone; for the following reasons:

Said legal owners hereby Petition for a variance from Section 414.4 "XA" to permit a service building to be located within forty-nine (49) feet of the road, instead of the required one hundred (100) feet. There now exists on said property a service building forty-nine (49) feet from the road, and which building cannot be physically moved.

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, Trailer Park

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or 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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

John H. Reminger
John H. Reminger
Old Philadelphia Road
White Marsh, Md. (21162)
Address: White Marsh, Md. (21162)

Robert J. Romacka, Petitioner's Attorney
199 Eastern Boulevard
Baltimore, Md. (21221)
Address: 199 Eastern Boulevard
Baltimore, Md. (21221)

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of May, 1968, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

67-240-XA

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND ZONING VARIANCE

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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, Trailer Park

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John H. Reminger
John H. Reminger
Old Philadelphia Road
White Marsh, Md. (21162)
Address: White Marsh, Md. (21162)

Robert J. Romacka, Petitioner's Attorney
199 Eastern Boulevard
Baltimore, Md. (21221)
Address: 199 Eastern Boulevard
Baltimore, Md. (21221)

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of May, 1968, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

67-240-XA

67-240-XA

John H. Reminger
Epiphany
#1 2 C Opinion letter 11/1/68, REMINDER TO FILE
#2 Copy Official Zoning Map 8/1/68, 11/8/68 and 4/6
#3 Copy plan of property with wind 1962
#4 Copying Order letter with 3 attachments
#5 Copying 663 plan, Town of Towson file
#6 Copy of letter from Dr. Roop to John H. Reminger
#6A-6E inclusive, Photos
#7 Letter to Zoning Commissioner 4/1/68
#8 Letter to Zoning Commissioner 4/1/68
#9 Letter to Zoning Commissioner 4/1/68
#10 Letter to Zoning Commissioner 4/1/68
#11 Letter to Zoning Commissioner 4/1/68
#12 Letter to Zoning Commissioner 4/1/68
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#99 Letter to Zoning Commissioner 4/1/68
#100 Letter to Zoning Commissioner 4/1/68

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND ZONING VARIANCE
NW/8 Philadelphia Road 385' SW of : ZONING COMMISSIONER
New Forge Road - 11th District : OF
John Reminger, Petitioner :
NO. 67-240-XA : BALTIMORE COUNTY

The Petitioner is requesting a Special Exception for a trailer park in a Bk zone. Section 236.4 of the Baltimore County Zoning Regulations permits a trailer park as a Special Exception in a Bk zone. The use is then a permitted use subject to compliance with the requirements of Section 502.1. A Variance is also requested.

The history of reasoning and the request for a Special Exception on the subject property goes back a long way.

Zoning Case #3861-RX was a request to change the zoning from R-6 to R-10 with a Special Exception for a trailer park. This was granted by the Zoning Commissioner on August 30, 1956, and by the Board of Zoning Appeals on November 15, 1956. This was later affirmed by the Circuit Court of Baltimore County and sustained by the Court of Appeals of Maryland on May 6, 1958.

Zoning Case #4544-RX was also a request to rezone the property from R-6 to R-10 with a Special Exception for a trailer park. A hearing was held on December 15, 1958, but the Petition was withdrawn by the Petitioner on January 27, 1959.

Zoning Case #4891-RX was a request to change the zoning from R-6 to R-10 with a Special Exception for a trailer park. A hearing was scheduled on March 7, 1960, before the Zoning Commissioner, however, the Petition was withdrawn on February 29, 1960.

Zoning Case #5142-RX was also a request to rezone the property from an R-6 zone to an R-10 zone with a Special Exception for a trailer park. The Deputy Zoning Commissioner dismissed this matter on December 2, 1960. The Petitioner asked the County Board of Appeals to set aside the Deputy Zoning Commissioner's Order, however, the Board upheld the Deputy Zoning Commissioner on October 5, 1961.

Zoning Case #5531-RXV - The Petitioner requested a change from R-6 to Bk with a Special Exception for a trailer park with a Variance for a front yard of 15 feet instead of the required 25 feet. This was granted by the Zoning Commissioner on May 1, 1962. The County Board of Appeals denied everything the Petitioner requested, but it changed the zoning to BL on June 25, 1963.

The Baltimore County Council adopted a zoning map on August 1, 1966, and changed the zoning on the subject property to Bk. The zoning change made by the Baltimore County Council put the Petitioner in a position where he was entitled to a trailer park if he could meet with all the requirements of Section 502.1 of the Baltimore County Zoning Regulations. This he was able to do with the exception of the requirement

FROM THE OFFICE OF
J. WILLIAM BISHOP, JR., ASSOCIATES, INC.
200 ALLEGANY PARKWAY, TOWSON, MARYLAND 21204
March 27, 1968
Description of Land Belonging to
John H. Reminger Requesting
Special Exception for Trailer Park
Beginning for the same on the Northwest side of Philadelphia Road 40 feet wide at a point distant 385 feet southwesterly more or less from the centerline of New Forge Road and running thence North 56° 27' West 516.58 feet, thence North 44° 45' 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, South 84° 36' 30" West 398.31 feet, thence South 38° 24' West 151.30 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 44° 45' West 287.25 feet to the Northeast side of a 20 foot road, thence binding on said road South 56° 28' East 20.39 feet to the Southeast side of the aforementioned 20 foot Right-of-Way which is also the West corner of the School Lot and running thence and binding on said Right-of-Way North 44° 45' East 285.51 feet, thence South 51° 36' East binding on the School Lot, 575.34 feet to the Northwest side of the first herein mentioned Philadelphia Road, thence binding on said Philadelphia Road North 41° 24' East 285 feet to the place of beginning.

2740 2A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15B Date of Posting 5-11-67
Posted for Hearings Held May 31 - 67 10:30 AM
Petitioner John C. Bowers
Location of property N41S. Calverton Rd. 35' x 50' of
New Lodge Rd.
Location of Signs 3 on E front plot on Linden Camp Rd.
to Greenbury from on Linden Rd.
Remarks:
Posted by John C. Bowers Date of return 5/18/67
Signer

[illegible]

Other boundary line of such lot or area.

All that parcel of land in the Eleventh District of Baltimore County,

Beginning for the same on the Northwest $\frac{1}{4}$ of Philadelphia Road 40 feet wide at a point distant 385 feet westerly more or less from the centerline of New Forge Road and running thence North 56 degrees 27' West 216.55 feet, thence North 44 degrees 45' East 119.97 feet to the South side of an electric transmission line controlled by the United States of America, thence binding on the South side of said transmission line, South 81 degrees 30' 30" West 298.21 feet, thence South 38 degrees 24' West 151.51 feet, thence South 51 degrees 30' East 219.48 feet to the Northwest side of 20 feet Right - of - Way and running thence and bounding on said Right - of - Way South 44 degrees 15' West 287.25 feet to the Northeast side of a 28 foot road, thence binding on said road South 56 degrees 28' East 70.29 feet to the Southwest side of the aforementioned 20 feet Right - of - Way which is also the Northeast corner of the School Lot and running thence and bounding on said Right - of - Way North 44 degrees 15' East 255.53 feet, thence South 51 degrees 30' East binding on the School Lot, 259.24 feet to the Northwest side of the therein mentioned Philadelphia Road, thence binding on said Philadelphia Road North 41 degrees 24' East 285 feet to the place of beginning.

Being the property of John F. Reminger as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 31, 1947 at 12:00 A.M., Public Hearing Room 118, County Office Building, 118 N. W. Chesapeake Avenue, Towson, Md.

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

TO: Mr. John G. Rose, Zoning Commissioner

Day 11.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 54337 DATE <u>May 6, 1968</u> FILED
Weinberg and Green e Street re, Md. 21202		Zoning Dept. of Balto. Co.
NO. <u>01-622</u>	RETURN TO A FOREIGN WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$75.00 COST
List of Appraiser John Rancinger I sign 3-24-68	70.00 5.00 75.00	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 23, 1967

#67-24

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
EX. 8200

GEORGE E. GAVRELLIS
DIRECTOR

JOHN D. ROSE
ZONING COMMISSIONER

Robert J. Remedios, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

Dear Sir:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summon him through the Sheriff's Office.

Yours very truly,

John D. Rose
ZONING COMMISSIONER

JCR/ba
enc1

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

It would appear from the comments submitted by members of the Zoning Advisory Committee that the proposed trailer park cannot be provided with appropriate sewer service. For this reason, we are opposed to the petition.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8200

GEORGE E. GAVRELLIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

May 4, 1967

Robert J. Romdine, Esq.
209 Eastern Boulevard
Baltimore, Maryland 21221

RE: Special Exception - Trailer Park
Service Building structures for
John H. Hamberger, Located
N/E side of Philadelphia Road,
W/E of New Forge Road
14th District
(Item #1 April 1966, 1967

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 days nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-7000, Extension 353.

TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE	No. 45538 DATE: <u>May 8, 1967</u>
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		PAID To: Chief Supt. of Police, Co.
To: Robert J. Rasmussen, Esq. 309 Eastern Blvd. Baltimore, Md. 21221		
01-422		TOTAL AMOUNT \$20.00
REPORT TO ACCOUNT NO. QUANTITY	SET IN THIS POSITION WITH YOUR REMITTANCE DETAIL ALONG EXPLANATION AND SERIAL NUMBER PORTION FOR YOUR RECORDS	
Position for Special Collection for John R. Rasmussen 857-310-2A	\$20.00	
	5-9-67 5-9-67	50.00 150.00 200.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

#67-240YA

Re: Petition for Special Exception & Variance for
John H. Renninger
067-240-XA

This is to advise you that \$/2.25 is due for advertising and posting of the above property.

Yours very truly,

GR/ba

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your petition has been received and accepted for filing this

18th day of April, 1967.

JOHN G. ROSE
Zoning Commissioner

Petitioner John H. Henningson

Petitioner's Attorney Robert J. Remedia Reviewed by James E. Myers
Chairman of
Advisory Committee

[illegible]

DUPLICATE

TOWSON, MD, May 11 1967

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on~~ the ~~1st~~ 1 time ~~on~~ at ~~the~~ before the 31st day of May, 1967, the ~~date~~ publication appearing on the 11th day of May 1967.

THE JEFFERSONIAN

Cost of Advertisement, \$..

**PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
11th DISTRICT**
ZONING: Petition for Special Exception for a Trailer Park.

OFFICE OF
THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Roisterstown, Md

THE HERALD - ARGUS
Cotonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 16. 1967

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~other~~ weekly newspapers published in Baltimore County, Maryland, once a week for ~~one~~ ~~several~~ weeks before the 16th day of May, 1967, that is to say the same was inserted in the issues of

May 11, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

[illegible]

[illegible]

Harry N. Lake
President

Roger H. Haines
Secretary

Harry A. Lake
 RECLAIMED

ATTACHMENT No. 2

STRAUSSER & SIEGEL, Inc.
Strausser & Siegel, Inc.
Analysts

Mr. and Mrs. Fred G. Keller
687 Bangert Street
White Marsh, Md. 21164

1. All L.P. gas tanks must be made secure so as not to be knocked over.

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

ALLEGHENY DRILLING CO.

WE ARE WATER WELL DRILLERS

7614 HOLABIRD AVENUE
BALTIMORE, MD. 21218

October 18, 1967

Mr. John H. Remminger
Philadelphia Road
Whitesboro, Maryland

Dear Mr. Remminger:

We have brought in a factory serviceman to locate the trouble we had with our drilling machine. He has traced the trouble to a faulty check valve in our downhole hammer.

We have ordered replacement parts, and as soon as they arrive and are installed, we will be back to your well to find the quantity of water you have authorized.

We realize we have caused you some inconvenience, and would like to thank you for your patience.

Sincerely yours,

J. F. Bauer
J. F. Bauer

Area Code 301
Telephone 308 2383Robert B. Balter
Soil and Foundation Consultants, Inc.3505 Bancroft Road
Baltimore, Maryland 21215

July 14, 1967

Mr. Robert J. Romadka
809 Eastern Boulevard
Essex, Maryland 21221Re: Proposed Mobile Park
John Remminger Property
Baltimore County, Maryland

Dear Mr. Romadka:

As you requested, we have observed the performance of percolation tests at the above-referenced property and have reviewed the report of findings and conclusions submitted by the Baltimore County Department of Health. The subject tests, which were conducted on June 26, 1967 in the presence of you, Mr. Remminger, Messrs. Messina and Didier (Baltimore County Department of Health) and Messrs. Messina and Didier (Baltimore County Department of Health) and Messrs. Messina and Didier (Baltimore County Department of Health) were taken to determine whether an adequate subsurface irrigation system could be constructed to service the proposed thirty-two trailer units properly.

A series of three test pits were dug in the area available for the seepage pit installations at the approximate locations shown on PLATE I, and with the subsoil results given below:

TP-1
0-9' clay and sandy clay
9-12' fine to coarse sand

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy W. Margerum

Date: June 25, 1967

FROM: Julius A. Messina

SUBJECT: Remminger Trailer Park, west side Philadelphia Road, approx. 1/4 mile south of Allender Road - Election District 11

On June 26, 1967, Paul Didier and Julius Messina met with Mr. John L. Harbet, Jr. of the Robert B. Balter, Soil and Foundation Consultants, Inc., Mr. Robert Romadka, Attorney, and Mr. John Remminger, to conduct soil tests on the subject property.

Mr. Romadka was shown at the time, evidence of sewage disposal system failure serving the existing dwelling and seven trailers on the property.

There is an area of approximately 100 ft. by 110 ft., as indicated on the attached plat, that is available for seepage pits. Indicated on the plat are the locations of the three test pits that were dug. The percolation test results are as follows:

TEST PIT	PERCOLATION	DEPTH	SOIL
1	17 feet	17 feet	Sand 9 - 17 ft.
2	17 feet	17 feet	Sand 9 - 17 ft., coarse sand 13-17 ft., moist sand 17 ft.
3	2 minutes 15 seconds	12 feet	Sand 9 - 12 ft.

PERCOLATION DATA
Expected sewage flow per trailer = 150 gallons daily
Proposed 32 trailers, total estimated flow = 4800 gallons
4800 gal. sewage flow = 2000 sq. ft. absorption area
2000 sq. ft. absorption area = Ten, 8 ft. by 17 ft. seepage pits (from surface) or twenty-two, 5 ft. by 17 ft. seepage pits (from surface)

The large amount of sewage to be disposed of at the rapid absorption rate of 2 minutes 15 seconds, may be a possible source of water well contamination in this area. It may be advisable to explore at deeper depths to determine the static water level.

It was ascertained during the investigation that the available well water supply for the proposed trailer park is located on property owned by the Department of Recreation & Parks. Mr. William Tierney of the Department of Recreation & Parks was contacted on June 27, 1967 and he informed us that his office does not intend to supply water to the proposed trailer park from their well. It appears necessary, therefore, that the Remminger Property must provide its own water supply system.

It is also recommended that the private disposal system serving the existing dwelling must be completely refurbished and maintained as a separate system.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Timothy W. Margerum

Date: May 23, 1967

FROM: Julius A. Messina

SUBJECT: Trailer Park - John H. Remminger, Whitesboro

On May 16, 1967, an inspection was made by Julius Messina and Philip Kraus, of the property owned by John H. Remminger on Philadelphia Road in Whitesboro, in reference to the operation of a trailer park on the premises.

At the time of inspection, there were seven trailers on a dwelling occupied by Mr. Remminger located on the lot. The private disposal system serving the dwelling is failing and sewage is discharged to the surface.

The trailers are connected to a separate 12,000 gallon septic tank and a 5'x16' seepage pit according to Mr. Remminger. A color test made in the toilet fixtures of trailer #3 was negative and there was no evidence of sewage overflow from this system.

Since an additional 12 trailers are proposed to be stationed on the lot, Mr. Kraus made arrangements to evaluate the soil and conduct a percolation test, a copy of his report is attached.

A copy of the Maryland State Regulations for Mobile Homes was delivered to Mr. Remminger on May 17, 1967 and a sample of water from the drilled well supply was obtained for bacteriological examinations. The results of the analysis revealed that the well is receiving some contamination which may possibly be attributed to surface drainage.

TAM/sa

cc-Mr. John Rose
Mr. Thomas Devlin

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy W. Margerum

Date: May 23, 1967

Attention: Julius Messina

FROM: Philip A. Kraus

SUBJECT: Remminger Trailer Park, west side Philadelphia Rd. approx. 1/4 mile south of Allender Road - Election District 11

A percolation test was conducted near the discharge line for the dwelling's sewage system. The results are as follows:

PERCOLATION	DEPTH	SOIL
22 minutes 30 seconds	7-75 feet	Clay 0-8', sand & gravel, clay matrix 8-10', sharp sand 10-12'

Another test (unconventional) was conducted at a depth of 12 feet - estimated duration between 4 and 6 minutes, an observation of bucket of water poured into the pit.

I recommend for the dwelling as follows:

- (1) Clean existing septic tank thoroughly; if septic tank is in bad shape it should be replaced.
- (2) Add 8" x 16" seepage pit (minimum 13' below inlet) at location tested.

The existing trailer park with seven (7) trailers is served by a septic tank (size unknown) and a 5 ft. by 20 ft. seepage pit, according to Mr. Remminger. The pit does not have a standpipe through which the water level in the pit could be observed.

While the area for expansion of the leaching system is limited, there is still room for 2 more seepage pits. This would definitely limit the number of trailers that could be added. I recommend as follows:

- (1) Limit the number of trailers to a total of fourteen (14).
- (2) Add one seepage pit, 8 feet in diameter, the depth to be determined by us at the time of construction. Add sanitary "T" to existing seepage pit and use as secondary settling tank.
- (3) No construction should be permitted in the area allotted for the seepage system; i.e., north of the Remminger dwelling and from the road (Philadelphia) to the existing trailers.

TAM/kpb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner

Date: June 30, 1967

FROM: Timothy W. Margerum

SUBJECT: Remminger Trailer Park (PROPOSED)

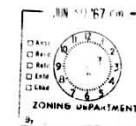
Reference is made to the attached copy of a report, dated June 29, 1967, by Mr. Julius Messina, Senior Sanitarian, respecting the proposed trailer park owned by Mr. John Remminger, located on Philadelphia Road 1/4 mile south of Allender Road, 11th Election District.

Based on the facts contained in Mr. Messina's report, I regret to inform you that the Baltimore County Department of Health is not in a position to approve this site for a trailer park.

Timothy W. Margerum
Chief
Division of Engineering & Urban Development

TWM/ca

Attachment



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner

Date: May 18, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #67-240-XA, Northwest side of Philadelphia Road 385' of New Forge Road. Petition for Special Exception for a Trailer Park. Petition for Variance to permit a service building to be located within 49 feet of the road instead of the required 100 feet and to permit a 30 foot side yard instead of the required 75 feet.
John H. Remminger - Petitioner.

11th District

HEARING: Wednesday, May 31, 1967 (10:30 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

It would appear from the comments submitted by members of the Zoning Advisory Committee that the proposed trailer park cannot be provided with appropriate sewer service. For this reason, we are opposed to the petition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose,
Zoning Commissioner
FROM: Timothy W. Margerus
SUBJECT: Proposed Trailer Park - John H. Renninger

Date: February 7, 1968



At the request of Dr. Donald J. Roop, I am replying to your letter under date of February 7, 1968 respecting the proposal of Mr. John H. Renninger to create a trailer park on Philadelphia Road, 385 feet southwest of Forge Road, Section District 11.

To date, the Baltimore County Department of Health has not received any plans showing the layout of this park site. The only information presented was verbally and indicated that it was planned to restrict the total number of trailers to 30 units.

Based on this information the Baltimore County Department of Health has not revised its opinion which was expressed in my memorandum to you under date of June 30, 1967.

Donald J. Roop, M.D., M.P.H.
Director
Division of Sanitary Engineering

TWM/ca

LAW OFFICES
WEINBERG AND GREENTWENTIETH FLOOR
40 LIGHT STREET
BALTIMORE, MD 21202

October 31, 1967



Mr. John G. Rose
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 67-240-XA - Dist. 11
NW/4 Side Phila. Road, 385 feet
SW of New Forge Road

Dear Mr. Rose:

This is to reiterate the protest that I made to you at the last hearing before you in the above-entitled case held on October 25, 1967.

As you are aware this case was instituted in the spring of this year by Mr. Renninger, on behalf of his assignee, and a hearing was held before you. At that hearing the applicant failed to sustain his burden of proof under the zoning regulations of Baltimore County which require that a special exception for a trailer park not be granted without the written approval of the Baltimore County Health Department. The hearing was continued, over my objection, to an indefinite date to allow the applicant to obtain the necessary approval.

On August 29, 1967 notice of the continuation of the hearing on September 27, 1967 was sent to all parties but, at the request of the applicant's attorney it was postponed until October 25, 1967. At the hearing on October 25 the applicant again failed to produce the required approval from the Health Department, and you again continued the hearing to give him further time to attempt to obtain same.

Two hearings have now been held over the course of the last five months, at which the protestants were represented in person and by me as their attorney.

WEINBERG AND GREEN

Mr. John G. Rose

-2-

October 31, 1967

Now it appears that still another hearing is in prospect at some indefinite future date. As I can see no justification under the above circumstances for holding this case open any longer to accommodate the applicant, I therefore request that you fix a specific time not to exceed 15 days, for the applicant to present the required further proof, and that the application be dismissed upon his failure to do so.

Very truly yours,

John A. Chingher, Jr.
John A. Chingher, Jr.

19/1a

cc: Mr. H. Norman Milburn
Mr. Timothy W. Margerus

BALTIMORE COUNTY DEPARTMENT OF HEALTH

JEFFERSON BUILDING
100 - 107 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE VALLEY 3-3000

DONALD J. ROOP, M.D., M.P.H.
Deputy State and County Health Officer

Community Health Through Individual Effort

March 4, 1968



Mr. Robert J. Rosendin
Attorney at Law
809 Eastern Boulevard
Baltimore, Maryland 21201

Dear Mr. Rosendin:

This is to acknowledge receipt of a copy of the detailed report submitted to Mr. John G. Rose, Zoning Commissioner, respecting Mr. Robert B. Balter's geological findings and conclusions in connection with the John Renninger property.

The Department of Health is giving careful consideration to the entire situation and will render a decision in the near future.

Very truly yours,

Donald J. Roop, M.D.
Donald J. Roop, M.D., M.P.H.
Deputy State and
County Health Officer

TWM/ca

cc-Mr. John G. Rose
Zoning Commissioner

BALTIMORE COUNTY DEPARTMENT OF HEALTH

JEFFERSON BUILDING
100 - 107 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE VALLEY 3-3000

Community Health Through Individual Effort

DONALD J. ROOP, M.D., M.P.H.
Deputy State and County Health Officer

February 10, 1968

Robert J. Rosendin
Attorney at Law
809 Eastern Boulevard
Baltimore, Maryland 21201

Dear Mr. Rosendin:

This is to acknowledge your letter in reference to the Trailer Park. We certainly will be happy to assist the extent of your engineering. As you have already contacted Mr. Roop, I am sure that he also will assist you in receiving this report.

At that time we will be able to render an opinion and will take into consideration the engineering reports.

Sincerely yours,

Donald J. Roop, M.D.
Donald J. Roop, M.D., M.P.H.
Deputy State and
County Health Officer

DJR:ph

CC: Mr. Thursday

LAW OFFICES
WEINBERG AND GREENTWENTIETH FLOOR
40 LIGHT STREET
BALTIMORE, MD 21202

May 1, 1968



Mr. John Rose, Zoning Commissioner
of Baltimore County
119 County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception and
Zoning Variance - NW/4 Side Philadelphia
Road 385' SW of New Forge Road -
11th District - John Renninger,
petitioner - NO. 67-240-XA

Dear Mr. Rose:

Please be advised that my clients, Forge Heights Improvement Association, Julius M. Friesner, H. Norman Milburn and Barry F. Clifton, desire to appeal the decision rendered on April 2, 1968, in the above-entitled case.

Very truly yours,

John A. Chingher, Jr.
John A. Chingher, Jr.

19/412

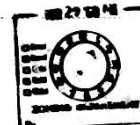
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
TO: Zoning Commissioner
FROM: Dr. Donald J. Roop

Date: March 29, 1968

SUBJECT:



Re: Petition for Special Exception
for Trailer Park - Variance to
Zoning Regulations - NW/4 Side
Philadelphia Road 385' NW of
New Forge Road, 11th District -
John H. Renninger, Petitioner
No. 67-240-XA

Further to our memorandum of February 8 regarding the above, we have reconsidered all pertinent facts including the subsequently submitted geological report of Robert B. Balter, Soil and Foundation Consultants.

It has been decided that approval will be granted for the purposes requested by the petitioner to extend the existing trailer park, subject to the requirements of Regulations 43K02 and 43L02 of the Maryland State Department of Health governing construction, equipment, sanitation, operation and maintenance of mobile home parks, and provision of private water supplies and sewage disposal systems.

Donald J. Roop, M.D.
Donald J. Roop, M.D., M.P.H.
Deputy State and
County Health Officer

DJR:ph

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
TO: Zoning Commissioner
FROM: Dr. Donald J. Roop

Date: March 29, 1968

SUBJECT:



Re: Petition for Special Exception
for Trailer Park - Variance to
Zoning Regulations - NW/4 Side
Philadelphia Road 385' NW of
New Forge Road, 11th District -
John H. Renninger, Petitioner
No. 67-240-XA

Further to our memorandum of February 8 regarding the above, we have reconsidered all pertinent facts including the subsequently submitted geological report of Robert B. Balter, Soil and Foundation Consultants.

It has been decided that approval will be granted for the purposes requested by the petitioner to extend the existing trailer park, subject to the requirements of Regulations 43K02 and 43L02 of the Maryland State Department of Health governing construction, equipment, sanitation, operation and maintenance of mobile home parks, and provision of private water supplies and sewage disposal systems.

Donald J. Roop, M.D.
Donald J. Roop, M.D., M.P.H.
Deputy State and
County Health Officer

DJR:ph

December 10, 1968

John J. Ghingher, Jr., Esq.
10 Light Street
Baltimore, Md. 21202

Re: John H. Benninger
File No. 67-240-XA

Dear Mr. Ghingher:

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,

Muriel E. Buddemeier
County Board of Appeals

Encl.

cc: Robert J. Romacka, Esq.
Mr. and Mrs. C. E. Nielsen
Mr. T. W. Magerum, Health Dept.
Dr. Donald J. Roop, Health Dept.
Board of Education
Mr. John Rose
Mr. George Carvelli

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
Zoning Commissioner

Date: March 29, 1968

FROM: Dr. Donald J. Roop

SUBJECT:

Re: Petition for Special Exception
for Trailer Park - Variance to
Zoning Regulations - 32A 6109
Philadelphia Road 325' R/W of
New Forge Road, 11th District
John H. Benninger, Petitioner
No. 67-240-XA

Further to our memorandum of February 8 regarding the above,
we have reconsidered all pertinent facts including the subsequently
submitted geological report of Robert B. Balter, Soil and Foundation
Consultants.

It has been decided that approval will be granted for the
purposes requested by the petitioner to extend the existing trailer
park, subject to the requirements of Regulations 43B02 and 43B02 of
the Maryland State Department of Health governing construction, equip-
ment, sanitation, operation and maintenance of mobile home parks, and
provision of private water supply and sewage disposal systems.

Donald J. Roop, M.D., M.P.H.
County Health Officer

DJR:gh

cc: Mr. Robert J. Romacka

Robert P. Balter
Soil and Foundation Consultants, Inc.

3505 Bancroft Road
Baltimore, Maryland 21215

February 15, 1968

Mr. John G. Rose
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Proposed Mobile Park
John Benninger Property
Baltimore County, Maryland

Dear Mr. Rose:

This letter will confirm our findings and conclusions, as stated by
Mr. Herist at your October 25, 1967 hearing, with regard to the
proposed seepage pit system to service 32 trailer units and the
existing residence at the above-referenced property, and our opinion
regarding the possibility of water well contamination in the area as a
result of the installation of the seepage pit facility. In addition, in-
formation obtained subsequent to the hearing is presented for your
review as well as a plot indicating the tentative locations of the
referenced facilities.

On June 24, 1967, our engineers, Mr. Rene L. Herist, Jr., P. E.,
observed the excavation of 3 test pits and the performance of one
standard percolation test in the area available for the disposal
system. Also present at this time were Messrs. Messina and
Didier (Baltimore County Department of Health), Mr. Benninger
and Mr. Romacka. The results of the tests and our conclusions

were given in detail in our letter to Mr. Romacka, dated July 14,
1967, (Attachment I). They are summarized, as follows:

The test pits indicated uniform subsurface conditions in the proposed
seepage pit area, including an upper 7 foot zone of relatively imper-
vious clay and sandy clay soils, below which permeable sands were
encountered to the lowest level excavated. One standard percolation
test was performed in the typical pervious soils with the time re-
quired for drawdown equalling two minutes and fifteen seconds.

Using the above data, in conjunction with Maryland State Department
of Health Criteria, our calculations indicated that a combination of
17-foot deep seepage pits could be installed in the designated area
providing adequate drainage for the 32 trailer units and meeting all
of the Department of Health specifications governing these facilities.
Our review of the June 23, 1967 report submitted by Messrs. Messina
and Didier of this Department covering the same tests, indicated to us
that they also considered the area satisfactory for the proposed seepage
pit system. In this report, however, they indicated a concern that the
proposed seepage pit system might be a source of water well contami-
nation in the area. On this presumption, the proposed system for the
trailer park was rejected.

Subsequently, Mr. Romacka requested that we perform a more de-
tailed study of the area to determine whether or not nearby wells
would be subject to contamination by the disposal system. The
characteristics of the wells in the region were determined from
Records of Wells and Springs in Baltimore County, Maryland (1966),
as well as various relevant published geological maps and bulletins,
to obtain a thorough knowledge of the nature of the subsurface ma-
terials in the subject region. We find, on the basis of our studies
and field observations, that the Benninger Property is in an area

85. In the above case, please
look what it may do to the
children. 30 ft away. play Ball.
etc.

Requesting further Building 30 ft from
the side the usual is 75 ft
49 ft from front of road instead of
the usual 100 ft. How do you
think this will look. people going
in & out with work. still
be side this is no change
out here it is very quiet and
here as we are near the bridge
fall. a trailer camp would
spoil this beauty, with an
out programing and county
side beautiful. this certainly
would not help, especially Phila Rd.
there is a trailer camp on Phila Rd.
many others. Main Rd.
a large one on Brown Road.
beside a large one on Phila Rd.
I ask you not to permit this
one. there is little reason in
our neighborhood from county and
hope it is in your power to
grant this to us
Thanking you for whatever
consideration you can give.
Muriel E. Buddemeier

underlain by variable thicknesses of unconsolidated sediments of
the Patuxent formation. These sediments were laid down during
the Cretaceous Period and consist of a 10-40 ft thickness of ir-
regular and lenticular beds of brown, tan and yellow sandy clays,
underlain by igneous gabbroic rock which represents the bedrock
formation in the region. The gabbro is normally deeply weathered
to a fine sandy or clayey silt in the upper 10 to 30-foot zone, below
which the unaltered dark, hard, dense, completely crystalline bed-
rock is situated.

The average characteristics of eleven wells within approximately
2,000 feet of the Benninger residence indicate an average depth of
113 feet casing length of 70 feet; and depth from the ground sur-
face to the static water level of 38 feet. With one exception, water is
obtained from the gabbro formation; the exception being a well lo-
cated about 1,400 feet southeast of the residence, which obtains water
from the Patuxent formation.

On the basis of the above information, it is clear that within the area
potential well contamination exists due to the proposed dis-
posal system; water is obtained exclusively from the gabbro for-
mation. In a normal well installation in this formation, the casing is
extended to approximately the contact between the weathered over-
burden and the unweathered rock, thus sealing off the highly weathered
decomposed rock and the overlying sediments. The well is then ex-
tended into the rock below the casing to a depth where sufficient water
is obtained. The water supply in the gabbro formation comes pre-
dominantly from the region near the contact between the weathered
overburden and the unweathered rock and to a lesser degree, from
fractures in the rock below the casing.

Considering the proposed seepage pit system which includes a number of 17-foot deep pits, any particle of contaminated water would have to percolate vertically through an average of 23 feet of sediments, which are considered to possess high filtering characteristics, and through an additional 10 to 30 feet of decomposed rock having low permeability, to reach the level of the potable water supply. The actual seepage will be in a horizontal rather than a vertical direction; will follow the bedding in the relatively pervious sedimentary formations; and will thus travel many times in excess of the 33-foot minimum vertical distance before reaching the aquifer.

On the basis of the above analysis, we are of the opinion that the contaminated effluent from seepage pits constructed in the designated area on the Renninger Property will be completely filtered and purified before reaching the potable water supply in the area. Therefore, by fulfilling the requirements of the Maryland State Department of Health pertaining to waste disposal systems and well installations, it is our opinion that no well contamination will result from the establishment of seepage pits on this property.

Subsequent to the above testimony, given on October 25, 1967, a new well was installed by Mr. Renninger on his property. This well was drilled by the Allegheny Well Drilling Company, 7614 Hishelwood Avenue, Baltimore, Maryland under permit Number 1-68-W-142. The following well details were submitted to the Maryland Department of Water Resources, Annapolis, Maryland by the well drilling company:

Permit No. 1-68-W-142
Well completed: November 22, 1967
Well details: 6-inch diameter steel casing,
Casing length = 50'
Total well depth = 190'
Pumping test: 8 hour test, yield = 1-1 1/2 gpm average.

-1-

Water table = 30' before pumping, 155' when pumping.
Water description: clear, no odor, no taste.

Depth From Top	Description
0 - 40'	Brown gravelly earth
40 - 50'	Bluish and greenish clay
50 - 190'	Dark gray rock with bearing crevices in rock at 85' and 180'.

The log from the new well clearly substantiates our position regarding the types and depths of subsurface materials on the Renninger tract, and the geologic formation providing the source of well water in the area. The upper 40 feet of materials described as "brown gravelly earth" by the driller represent the unconsolidated sediments of the Patuxent formation. Between 40 and 50 feet, the "bluish and greenish clay" represents a 10-foot thickness of weathered gabbro, below which the unaltered dense crystalline gabbro bedrock ("dark gray rock") is encountered. The 50-foot length of steel casing was extended through the upper sediments and decomposed rock and seated on the hard rock surface at 50-foot depth, thus sealing off the upper regions. Water bearing zones were encountered in the rock fractures at 85 feet and 180 feet which provide the source of water in the well.

After completion of the new well, Mr. Herbst visited the site and obtained a sample of water from this well which was submitted to Strassburger and Siegel, Inc., Analytical and Consulting Chemists, for bacteriological examination. The results of the tests indicated that the water from the subject well is suitable for potable use. (Attachment 2).

Enclosed as Attachment 3 is the sheet entitled, PLAT TO ACCOMPANY ZONING PETITION FOR MR. JOHN H. RENNINGER, pre, red by

-5-

George William Stephens, Jr. and Associates, Inc. This plat indicates the distribution of the proposed trailer units, driveway, parking, etc. Mr. Renninger has indicated that he wishes to install 12-foot diameter, 17-foot deep seepage pits for the disposal system. Our calculations show that seven of these pits will be required to handle the 32 trailer sites and residence in accordance with State and County requirements. The tentative recommended locations for the seepage pits are shown in red on Attachment 3. These locations comply with the various County and State requirements governing location and distribution of seepage pit facilities.

In closing, we wish to again state our opinion that the contaminated effluent from seepage pits constructed at the designated locations on the Renninger Property will be completely filtered and purified before reaching the potable water supply in the area. By fulfilling the requirements of the Maryland State Department of Health pertaining to waste disposal systems and well installations, it is our opinion that no well contamination will result from the seepage pit system on this property.

Most sincerely,
Robert H. Balter,
President

REB:mg
cc. Mr. T. W. Margerum
Mr. B. J. Romadka
Mr. John Renninger

-6-

May 13, 1968

No. 67-240-XA -- John Renninger, Petitioner

Petition, description of property, Order of Zoning Commissioner

Certificate of posting

Certificate of advertisement

Comments of Fire Bureau dated 4/18/67

" " Office of Planning dated 5/16/67

" " Phillip P. Krause " 5/23/67

Letter from Dr. Donald J. Roop dated 3/29/68

Memo from Julius A. Messina dated May 23, 1967

" " Julius A. Messina and Paul B. Diller dated 6/29/67

" " Timothy W. Margerum dated 6/30/67

Copy of letter to Robt. J. Romadka from Robt. B. Balter dated 7/14/67

Copy of letter from Allegheny Drilling Co. dated 10/18/67

" " " John J. Chingher, Jr. dated 10/31/67

Memo from Timothy W. Margerum, dated 2/8/68

Copy of letter from Dr. D. J. Roop, dated 2/10/68

Copy of Report from Soil & Foundation Consultants, Inc. 2/15/68

" " letter from Dr. D. J. Roop, dated 3/4/68

Memo from Dr. D. J. Roop, dated 3.29.68

Letter of protest from C. H. Nielson, 5/25/67

Order of appeal

Plat filed with petition

Petition No. 67-240-XA

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Md. 21221

John J. Chingher, Jr., Esq.,
10 Light St.,
Baltimore, Md. 21202

Mr. C. E. Nielson,
Box 905 Carriage Drive
White Marsh, Md. 21162

Mr. H. Norman Milburn, Jr.,
10 Bangert Ave., Forge Heights
Perry Hall, Md.

Balto. Co. Health Dept.,
Jefferson Bldg.,
Towson, Md. 21204

Counsel for petitioner

" " protestants

protestant

"

May 13, 1968

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Md. 21221

Re: Petition for Special Exception
& Variance - N/W Side Philadelphia Road 385' S/W New Forge Road, 11th District -
John Renninger, Petitioner
No. 67-240-XA

Dear Mr. Romadka:

An appeal has been filed from the decision of the Zoning Commissioner rendered in the above matter.

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

Very truly yours

Zoning Commissioner

cc: Mr. C. E. Nielson,
Box 905 Carriage Drive,
White Marsh, Md. 21162

Mr. H. Norman Milburn, Jr.,
10 Bangert Ave., Forge Heights
Perry Hall, Md.

Baltimore County Health Dept.,
Jefferson Bldg.,
Towson, Md. 21204

LAW OFFICES
WEINBERG AND GREEN

THIRD FLOOR
100 LIGHT STREET
BALTIMORE, MD 21202

May 1, 1968

Mr. John Rose, Zoning Commissioner
of Baltimore County
119 County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception and
Zoning Variance - N/W Side Philadelphia
Road 385' S/W New Forge Road -
11th District - John Renninger,
Petitioner - NO. 67-240-XA

Dear Mr. Rose:

Please be advised that my clients, Forge Heights Improvement Association, Julius M. Friessner, H. Norman Milburn and Harry F. Clifton, desire to appeal the decision rendered on April 2, 1968, in the above-entitled case.

Very truly yours,

John J. Chingher, Jr.

19/dlf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
TO: Zoning Commissioner
FROM: Dr. Donald J. Roop

Date: March 29, 1968

SUBJECT:



Re: Petition for Special Exception
for Trailer Park - Variance to
Zoning Regulations - N/W Side
Philadelphia Road 385' S/W
New Forge Road, 11th District -
John H. Renninger, Petitioner
No. 67-240-XA

Further to our memorandum of February 8 regarding the above, we have reconsidered all pertinent facts including the subsequently submitted geological report of Robert B. Balter, Soil and Foundation Consultants.

It has been decided that approval will be granted for the purposes requested by the petitioner to extend the existing trailer park, subject to the requirements of Regulations 4802 and 4803 of the Maryland State Department of Health governing construction, equipment, sanitation, operation and maintenance of mobile home parks, and provision of private water supplies and sewage disposal systems.

Donald J. Roop
Donald J. Roop, M.D., M.P.H.
Deputy State and
County Health Officer

DJR:hj

BALTIMORE COUNTY DEPARTMENT OF HEALTH
JEFFERSON BUILDING
105 - 107 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE VALLEY 3-3000
Community Health Through Individual Effort

DONALD J. ROOP, M.D., M.P.H.
Deputy State and County Health Officer

March 4, 1968



Mr. Robert J. Romadka
Attorney at Law
805 Eastern Boulevard
Essex, Maryland 21221

Dear Mr. Romadka:

This is to acknowledge receipt of a copy of the detailed report submitted to Mr. John G. Rose, Zoning Commissioner, respecting Mr. Robert H. Renninger's geological findings and conclusions in connection with the John Renninger property.

The Department of Health is giving careful consideration to the entire situation and will render a decision in the near future.

Very truly yours,

Donald J. Roop, M.D.
Donald J. Roop, M.D.
Deputy State and
County Health Officer

TWN/ca

CC-Mr. John G. Rose
Zoning Commissioner

BALTIMORE COUNTY DEPARTMENT OF HEALTH
JEFFERSON BUILDING
105 - 107 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE VALLEY 3-3000
Community Health Through Individual Effort

DONALD J. ROOP, M.D., M.P.H.
Deputy State and County Health Officer

February 16, 1968

Robert J. Romadka
Attorney at Law
805 Eastern Boulevard
Essex, Maryland 21221

Dear Mr. Romadka:

This is to acknowledge your letter in reference to the Trailer Park. We certainly will be happy to await the report of your engineer. As you have already contacted Mr. Rose, I am sure that he also will await our receiving this report.

At that time we will be able to render an opinion which will take into consideration the engineering reports.

Sincerely yours,

Donald J. Roop, M.D.
Donald J. Roop, M.D.
Deputy State and
County Health Officer

DUP:sh

CC: Mr. Thursday

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
Zoning Commissioner
FROM: Timothy W. Margerus

Date: February 9, 1968

SUBJECT: Proposed Trailer Park - John H. Renninger



At the request of Dr. Donald J. Roop, I am replying to your letter under date of February 7, 1968 respecting the proposal of Mr. John H. Renninger to create a trailer park on Philadelphia Road, 335 feet southwest of Forge Road, Election District 11.

To date, the Baltimore County Department of Health has not received any plans showing the layout of this park site. The only information presented was verbally and indicated that it was planned to restrict the total number of trailers to 30 units.

Based on this information the Baltimore County Department of Health has not revised its opinion which was expressed in my memorandum to you under date of June 30, 1967.

Timothy W. Margerus
Timothy W. Margerus
Director
Division of Sanitary Engineering

TWN/ca

LAW OFFICES
WEINBERG AND GREEN
TOWSON, MD 21202
October 31, 1967



Mr. John G. Rose
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 67-240-XA - Dist. 11
NW/SE Phila. Road, 385 feet
SW of New Forge Road

Dear Mr. Rose:

This is to reiterate the protest that I made to you at the last hearing before you in the above-entitled case held on October 25, 1967.

As you are aware this case was instituted in the spring of this year by Mr. Renninger, on behalf of his assignee, and a hearing was held before you. At that hearing the applicant failed to sustain his burden of proof under the zoning regulations of Baltimore County which require that a special exception for a trailer park not be granted without the written approval of the Baltimore County Health Department. The hearing was continued, over my objection, to an indefinite date to allow the applicant to obtain the necessary approval.

On August 29, 1967 notice of the continuation of the hearing on September 27, 1967 was sent to a 1 parties met. At the request of the applicant's attorney it was postponed until October 25, 1967. At the hearing on October 25 the applicant again failed to produce the required approval from the Health Department, and you again continued the hearing to give him further time to attempt to obtain same.

Two hearings have now been held over the course of the last five months, at which the protestants were represented in person and by me as their attorney.

WEINBERG AND GREEN

Mr. John G. Rose

-2-

October 31, 1967

Now it appears that still another hearing is in prospect at some indefinite future date. As I can see no justification under the above circumstances for holding this case open any longer to accommodate the applicant, I therefore request that you fix a specific time not to exceed 15 days, for the applicant to present the required further proof, and that the application be dismissed upon his failure to do so.

Very truly yours,

John J. Cringher, Jr.
John J. Cringher, Jr.

19/1a

cc: Mr. Norman Milburn
Mr. Timothy W. Margerus

PHONE AT 4-8181

ALLEGHENY DRILLING CO.

WE ARE WATER WELL DRILLERS

7614 HOLABIRD AVENUE
BALTIMORE MD 21222

October 18, 1967

Mr. John H. Renninger
Philadelphia Road
Whitemarsh, Maryland

Dear Mr. Renninger:

We have brought in a factory serviceman to locate the trouble we had with our drilling machine. He has traced the trouble to a faulty check valve in our downhole hammer.

We have ordered replacement parts and as soon as they arrive and are installed, we will be back to your well to find the quantity of water you have authorized.

We realize we have caused you some inconvenience, and would like to thank you for your patience.

Sincerely yours,

Tom F. Bauer
Tom F. Bauer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy W. Margerus
FROM: Julius Messina and Paul D. Didier

Date: June 29, 1967

SUBJECT: Renninger Trailer Park, east side Philadelphia Road approx. 1/4 mile south of Allender Road - Election District 11

On June 26, 1967, Paul Didier and Julius Messina met with Mr. Rene L. Harbat, Jr. of the Robert B. Harbat, Sell and Foundation Consultants, Inc., Mr. Robert Romadka, Attorney, and Mr. John Renninger, to conduct soil tests on the subject property.

Mr. Romadka was shown at the time, evidence of sewage disposal system failure serving the existing dwelling and seven trailers on the property.

There is an area of approximately 100 ft. by 110 ft., as indicated on the attached plat, that is available for seepage pits. Indicated on the plat are the locations of the three test pits that were dug. The percolation test results are as follows:

TEST PIT	DEPTH	SOIL
1	12 feet	Sand 9 - 12 ft.
2	17 feet	Sand 9 - 13 ft., coarse sand 13-17 ft., moist sand 17 ft.
3	2 minutes 15 seconds	12 feet Sand 9 - 12 ft.

PERMITTING DATA
Expected sewage flow per trailer = 150 gallons daily
Proposed 10 trailers, total estimated flow = 1500 gallons
1500 gal. sewage flow = 2000 sq. ft. absorption area
2000 sq. ft. absorption area = Ten, 8 ft. by 17 ft. seepage pits (from surface) or twenty-two, 5 ft. by 17 ft. seepage pits (from surface)

The large amount of sewage to be disposed of at the rapid absorption rate of 2 minutes 15 seconds, may be a possible source of water well contamination in this area. It may be advisable to explore at deeper depths to determine the static water level.

It was ascertained during the investigation that the available well water supply for the proposed trailer park is located on property owned by the Department of Recreation & Parks. Mr. William Tierney of the Department of Recreation & Parks was contacted on June 27, 1967 and he informed us that his office does not intend to supply water to the proposed trailer park from their well. It appears necessary, therefore, that the Renninger Property must provide its own water supply system.

It is also recommended that the private disposal system serving the existing dwelling must be completely refurbished and maintained as a separate system.

JHP:b

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Timothy W. Margerus

Date: June 30, 1967

SUBJECT: RENNINGER TRAILER PARK (PROPOSED)

Reference is made to the attached copy of a report, dated June 29, 1967, of Mr. Julius Messina, Senior Sanitarian, respecting the proposed trailer park owned by Mr. John Renninger, located on Philadelphia Road 1/4 mile south of Allender Road, 11th Election District.

Based on the facts contained in Mr. Messina's report, I regret to inform you that the Baltimore County Department of Health is not in a position to approve this site for a trailer park.

Timothy W. Margerus
Timothy W. Margerus
Chief
Division of Engineering & Urban Development

TWN/ca

Attachment



COPY

LAW OFFICES
WEINBERG AND GREEN
THIRTIETH FLOOR
10 LIGHT STREET
BALTIMORE, MD. 21202

May 1, 1968

Mr. John Rose, Zoning Commissioner
of Baltimore County
119 County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception and
Zoning Variance - NW/S Philadelphia
Road 385' SW of New Forge Road -
11th District - John Reminger,
Petitioner - NO. 67-240-XA

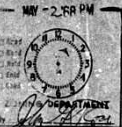
Dear Mr. Rose:

Please be advised that my clients, Forge Heights
Improvement Association, Julius B. Priester, R. Norman
Wilburn and Barry F. Clifton, desire to appeal the decision
rendered on April 2, 1968, in the above-entitled case.

Very truly yours,

John J. Chingher, Jr.
John J. Chingher, Jr.

19/dlf

LAW OFFICES
WEINBERG AND GREEN
THIRTIETH FLOOR
10 LIGHT STREET
BALTIMORE, MD. 21202

April 30, 1968

Mr. John Rose, Zoning Commissioner
of Baltimore County
Baltimore County Office of Planning
and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception and
Zoning Variance - NW/S Philadelphia
Road 385' SW of New Forge Road -
11th District - John Reminger,
Petitioner - NO. 67-240-XA

Dear Mr. Rose:

Please be advised that my client, Forge Heights
Improvement Association, desires to appeal the decision
rendered on April 2, 1968, in the above-entitled case.
Enclosed is a check in the amount of \$75.00, payable to
Baltimore County, Maryland, \$70.00 of which I understand
will be used for the appeal and \$5.00 used for the Notice
to be posted.

Very truly yours,

John J. Chingher, Jr.
John J. Chingher, Jr.

19/dlf

Enclosure

cc: Mr. Norman Wilburn

Baltimore County Office of Planning and Zoning

April 2, 1968

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Exception
and Zoning Variance
NW/S Philadelphia Road 385'
SW of New Forge Road - 11th Dist.
John Reminger, Petitioner
NO. 67-240-XA

Dear Mr. Romadka:

I have this date passed my Order in the above captioned
matter. Copy of said Order is attached.

Very truly yours,

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

JGR/dlr

cc: John J. Chingher, Jr., Esquire
10 Light Street
Baltimore, Maryland 21202

Director of Permits and Licenses

BALTIMORE COUNTY, MARYLAND

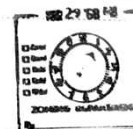
INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
TO: Zoning Commissioner

Date: March 29, 1968

FROM: Dr. Donald J. Roop

SUBJECT:



Re: Petition for Special Exception
for Trailer Park - Variance to
Zoning Regulations - NW Side
Philadelphia Road 385' N/W of
New Forge Road, 11th District -
John H. Reminger, Petitioner
No. 67-240-XA

Further to our memorandum of February 8 regarding the above,
we have reconsidered all pertinent facts including the subsequently
submitted geological report of Robert B. Balter, Soil and Foundation
Consultants.

It has been decided that approval will be granted for the
purpose requested by the petitioner to extend the existing trailer
park, subject to the requirements of Regulations 43B02 and 43L02 of
the Maryland State Department of Health governing construction, equip-
ment, sanitation, operation and maintenance of mobile home parks, and
provision of private water supplies and sewage disposal systems.

Donald J. Roop
Donald J. Roop, M.D., M.P.H.
Deputy State and
County Health Officer

DJR:gh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
TO: Zoning Commissioner

Date: March 29, 1968

FROM: Dr. Donald J. Roop

SUBJECT:



Re: Petition for Special Exception
for Trailer Park - Variance to
Zoning Regulations - NW Side
Philadelphia Road 385' N/W of
New Forge Road, 11th District -
John H. Reminger, Petitioner
No. 67-240-XA

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we have reconsidered all pertinent facts including the subsequently
submitted geological report of Robert B. Balter, Soil and Foundation
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purposes requested by the petitioner to extend the existing trailer
park, subject to the requirements of Regulations 43B02 and 43L02 of
the Maryland State Department of Health governing construction, equip-
ment, sanitation, operation and maintenance of mobile home parks, and
provision of private water supplies and sewage disposal systems.

Donald J. Roop
Donald J. Roop, M.D., M.P.H.
Deputy State and
County Health Officer

DJR:gh

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

February 7, 1968

Dr. Donald J. Roop,
Health Officer
Jefferson Building
Towson, Md. 21204

Re: Petition for Special Exception
for Trailer Park - Variance to
Zoning Regulations - NW Side
Philadelphia Road 385' N/W of
New Forge Road, 11th District -
John H. Reminger, Petitioner
No. 67-240-XA

Dear Dr. Roop:

John H. Reminger filed a petition for a Trailer
park on the northeast side of Philadelphia Road 385' feet south-
west New Forge Road in the Eleventh District of Baltimore County
on April 18, 1967. I held a hearing on the matter on May 31, 1967.
The Reminger property has been in and out of zoning for a period
of ten years or more.

I am enclosing copies of various letters and reports
which I have received on this matter. The petitioner has retained
Robert B. Balter as consultant from May 11, 1967 until this date.
The petitioner through his attorney, Robert J. Romadka, and
Mr. Balter, consultant, have been in contact with Mr. Timothy
W. Margerum of their health Department. Both Mr. Margerum
and Mr. Romadka kept telling me that they will have the matter
resolved in 10 days.

I appeal to you in the matter insofar as the Baltimore
County Health Department is concerned with a yes or no answer so
that I may bring this long overdue matter to a conclusion.

This is simply one of these cases which has taken
such a long time as to have gotten out of hand. This is not a
usual procedure.

Very truly yours,

Robert J. Romadka
Robert J. Romadka, Esq.
John J. Chingher, Jr., Esq.
809 Eastern Blvd. Balto. Md. 10 Light St. Balto. 21202



ROBERT J. ROMADKA,
ATTORNEY AT LAW,
809 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221

February 9, 1968

Dr. Donald J. Roop
Health Officer
Jefferson Building
Towson, Maryland (21204)

Re: Petition for Special Exception for
Trailer Park-Variance to Zoning Regu-
lations-N/W side of Philadelphia Road
385' N/W of New Forge Road, 11th District
No. 67-240-XA

Dear Dr. Roop:

In reply to the letter you have received from Zoning Commis-
sioner, John Rose, I spoke to Mr. Rose yesterday concerning this
matter of delay in your office notifying Mr. Rose of your final
position in the above captioned case.

I fully advised Mr. Rose that this delay was due to my client's
engineer's failure to file a report to your office, which was
anticipated sometime last week. The engineer who was to submit the
report has been ill and advised me yesterday that the report would
be forthcoming within the next week.

Therefore, Mr. Rose is satisfied to allow a ten (10) day
extension in my filing this report to your office and his office.
I would sincerely appreciate your office withholding any final
comment until such time that you have received the engineer's report
from Robert B. Balter Consultants, Inc.

Thank you for your past kind assistance in this matter.

Very truly yours,

Robert J. Romadka
Robert J. Romadka

RJR:clh
cc: Mr. John G. Rose
Zoning Commissioner

February 9, 1968

Robert J. Romadka, Esq.
809 Eastern Avenue
Baltimore, Md. 21221

Dear Mr. Romadka:

Attached is copy of Memo from the
Baltimore County Health Department regarding the
Reminger Trailer Park.

Very truly yours

Zoning Commissioner

November 24, 1967

No. 67-240- XA - John Renninger

Mr. Romadka said the well diggers are working and have struck water - The Health Department will be there Monday to make a test.

September 21, 1967

John J. Ghinger, Jr., Esq.
Shelberg and Green
Twentieth Floor
10 Light Street
Baltimore, Md. 21202

Re: Continued Hearing for John R. Renninger
#67-240-XA

Dear Sirs:

This is to advise you that the above hearing, for 12:00 A.M. September 27, 1967 has been postponed until 10:00 A.M. October 25, 1967.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ha
cc: Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Md. 21221

Mrs. C. E. Nielsen
Box 905 Carrington Drive
White Marsh, Md. 21162

November 16, 1967

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Special Exception
for Trailer Park - Variance
to Zoning Regulations - N/W
Side Philadelphia Road 385'
S/W New Forge Road, 11th Dist.
John H. Renninger, Petitioner
No. 67-240-XA

Dear Mr. Romadka:

The continued hearing in the above
entitled matter, was held on October 25, 1967. If I do not
hear from you by November 24, 1967, I will make my
decision.

Very truly yours

Zoning Commissioner

cc: John J. Ghinger, Jr., Esq.,
Messrs Weinberg & Green
10 Light Street
Baltimore, Md. 21202

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221

September 13, 1967

Mr. John G. Rose
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland (21204)

Re: Continued Hearing for John R.
Renninger #67-240-XA

Dear Mr. Rose:

I am in receipt of your notice that the above captioned case
has been set for hearing on Wednesday, September 27, 1967, at 10
a.m.

Since receiving said notice, I have been advised by Mr.
Renninger that his well has collapsed. He has, therefore,
made arrangements to have another well dug. Since it is rather
difficult to arrange to have a firm construct a well because of
the strong demand on their time, it is quite possible that this
work will not be done in time for the hearing on September 27.

Therefore, I would appreciate if this case could be re-
scheduled and set back another three or four weeks.

Thank you for your consideration in this matter.

Very truly yours,

Robert J. Romadka

RJR:clh
cc: John Ghinger, Jr.

July 21, 1967

John J. Ghinger, Jr., Esquire
Weinberg and Green
10 Light Street
Baltimore, Maryland 21202

RE: Case No. 67-240-XA - Dist. 11
NW/side Phila. Road, 385 feet
SW of New Forge Road

Dear Mr. Ghinger:

I received your letter of July 20, 1967, in regard to
the above entitled matter.

Mr. Romadka had his own exp. mt meet with the Health
Department on the subject property and there is at present a dis-
agreement between his expert and the Health Department. I called
him this morning and was told he was out of town and would not be
back until Wednesday. I asked his secretary to call me immediately
upon his return.

Your next question was to an alleged violation now
existing on the property. This Office will not proceed against anyone
who is in an alleged violation of the zoning code if there is a pending
hearing which might legalize any alleged violation.

You, however, are free of course to take any action you
may desire through the Baltimore County Circuit Court in the mean-
time.

Very truly yours,

JOHN G. ROSE,
Zoning Commissioner

JGR/jdr

LAW OFFICES
WEINBERG AND GREEN
TWENTIETH FLOOR
10 LIGHT STREET
BALTIMORE, MD. 21202

July 20, 1967

Mr. John Rose, Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case Number: 67-240-XA - District: 11
NW/side Philadelphia Road, 385' SW of
New Forge Road

Dear Mr. Rose:

You will recall that I appeared before you on behalf
of the protestants in the above entitled matter on May 31,
1967, and that you continued the hearing to another unspecified
date to permit the applicants to perfect their case. I will
appreciate your advising me of the current status of the case
and when I may expect the hearing to be resumed.

May I also call your attention to the fact that I am
informed that the number of trailers now located on the property
for which the rezoning is sought has increased to eleven, all
in violation of the zoning laws of Baltimore County. If this
matter is not to be concluded shortly, may I ask what steps
are necessary to obtain the removal of the trailers from the
property?

Very truly yours,

JOHN J. GHINGER, JR.

19/d11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy V. Margerum Date: May 23, 1967

Attention: Julius Messina

FROM: Philip V. Kraus

SUBJECT: SEWAGE TRAILER PARK, west side Philadelphia Rd. approx. 1/4 mile
south of Allender Road - Election District 11

A percolation test was conducted near the discharge line for
the dwelling's sewage system. The results are as follows:

1. 27 minutes 30 seconds 17" feet Clay 0-1', sand & gravel, clay matrix
4-10', sharp sand 10-12"

2. Another test (unconventional) was conducted at a depth of 12 feet -
estimated duration between 1 and 5 minutes, on observation of bucket
of water poured into the pit.

I recommend for the dwelling as follows:

- (1) Clean existing septic tank thoroughly; if septic
tank is in bad shape it should be replaced.
Have me on site at cleaning.
- (2) Add 6" (15") sewage pit (minimum 13" below inlet)
at location tested.

The existing trailer park with seven (7) trailers is served by
a septic tank (size unknown) and a 5 ft. by 20 ft. sewage pit, according
to Mr. Renninger. The pit does not have a standpipe through which the
water level in the pit could be observed.

While the area for expansion of the leaching system is limited,
there is still room for a sewage pump-out station. This would definitely limit
the number of trailers that could be added. I recommend as follows:

- (1) Limit the number of trailers to a total of fourteen (14).
- (2) Add one sewage pit, 8 feet in diameter, the depth to
be determined by me at the time of construction. Add
sanitary 7" to existing sewage pit and use as secondary
settling tank.
- (3) No construction should be permitted in the area allotted
for the sewage system; i.e., north of the existing
dwelling and from the road (Philadelphia) to the existing
trailers.

PAK:pb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Timothy V. Margerum Date: May 23, 1967

FROM: Julius A. Messina

SUBJECT: Trailer Park - John H. Renninger, White Marsh

On May 16, 1967, an inspection was made by Julius Messina
and Philip Kraus, of the property owned by John H. Renninger on
Philadelphia Road in White Marsh, in reference to the operation of a
trailer park on the premises.

At the time of inspection, there were seven trailers and a
dwelling occupied by Mr. Renninger located on the lot. The private
disposal system serving the dwelling is failing, and sewage is discharged
to the surface.

The trailers are connected to a separate 12,000 gallon septic
tank and a 5'x16" sewage pit according to Mr. Renninger. A color test
made in the toilet fixture of trailer #3 was negative and there was
no evidence of sewage overflow from this system.

Since an additional 12 trailers are proposed to be stationed
on the lot, Mr. Kraus made arrangements to evaluate the soil and conduct
a percolation test, a copy of his report is attached.

A copy of the Maryland State Regulations for Mobile Homes was
delivered to Mr. Renninger on May 17, 1967 and a sample of water from
the drilled well supply was obtained for bacteriological examination.
The results of the analysis revealed that the well is receiving some
contamination which may possibly be attributed to surface drainage.

JAM/ea

cc-Mr. John Rose
Mr. Thomas Devlin

Robert J. Bonedua, Esq.
809 Eastern Boulevard
Baltimore, Md. 21221

NOTICE OF HEARING

See Continue Hearing for John H. Beeminger
#67-340-XA

TIME: 10:00 A.M.

DATE: Wednesday, September 27, 1967

PLACE ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake

TOWSON, MARYLAND

cc: John J. Ghinger, Jr., Esq.
Ginsberg & Green
10 Light Street
Baltimore, Md. 21202

Mrs. C.E. Nielson
Box 905 Carrington Drive
White Marsh, Md. 21162

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMO. COUNTY DEPARTMENT OF HEALTH

JEFFERSON BUILDING
108 - 107 WEST CHESAPEAKE AVENUE
TOWNSON 4, MARYLAND
TELEPHONE VALLEY 3-1600

WILLIAM E. F. WARTEN, A.C., M.P.H.
County State and County Health Officer

March 20, 1962

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

Dear Mr. Ross:

Reference is made to the proposed trailer park located on property owned by Mr. John W. Benninger, Philadelphia Road, in the Eleventh Election District, which I understand is to be considered by the Board of Zoning Appeals of Baltimore County in the near future. Mr. Harvey Jones, attorney for Mr. Benninger, informs me that you are interested in obtaining an opinion from our Section of Environmental Health respecting the existing private sewage disposal system and its capabilities to serve the trailers.

Previous and recent investigations reveal that the existing system consists of a 12,000 gallon septic tank and two dry wells approximately 28 feet in depth. The soil test results indicate that the existing system is also well adapted to space to install several other seepage pits in the immediate area of the existing ones. Based on an estimated 1,000 gallons per day for each trailer, it appears that the existing 12,000 gallons of seepage tank could be delivered in to the disposal system and a septic tank of 5,000 gallons would have been sufficient in size as compared with the existing 12,000 gallon unit. Therefore, the question of seepage pits and disposal system plus the existing tank could have been given notice of trailers. Mr. Reisinger has indicated his willingness to enlarge the present system or install a new one, as is necessary.

It is, therefore, that the existing system should be limited to not more than 50 trailers in the Section of Environmental Health and that an opportunity be study its capabilities before granting permission to a host other units thereto.

Very truly yours,

Wm. H. C. Worthen, 1871

TH:if Mr. A. B. Bailey, Jr. County Health Officer

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

R-4 J. Ronadka, Esq.
8 Eastern Boulevard
Pimora, Maryland 21221

SUBJECT: Special Exception - Trailer Park
Service Building variance for
John N. Henninger, Located
N/W side of Philadelphia Road,
S/E of New Forge Road
11th District
Item #4 April 18th, 1967

ASST

The Tuning Advisory Committee has reviewed the subject petition and makes the following comments:

EAU OF ENGINEERING:
 sr and sewer not available.

RE ROADS COMMISSION: The frontage must be curbed with 8" x 22" concrete curb. Roadside face of curb to be 20' from and parallel to the center line of Philadelphia Road. There must be a minimum of 5' from the property line to the PG the curb return into the proposed entrance. Entrance is subject to State Roads Commission and approval and permit.

PLAN OF FIRE PREVENTION: All L.P. gas tanks must be made secure so as not to be
knud over.

WER DEPARTMENT: Since public sewers are not available to this site, this office not approve the operation of a trailer park with a private sewerage disposal.

NO ADMINISTRATION DIVISION: If the Petition is granted, no occupancy may be made until
time as plans have been submitted and approved and the property inspected for
lience to the approved plan.

The above comments are not intended to indicate the appropriateness of the action requested, but to assure that all parties are made aware of plans or laws that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of requested zoning 10 days before the Zoning Commission's hearing.

Following members had no comment to offer:

at Planning Division
of Traffic Engineering
ing Engineer
of Education
trial Development

Yours very truly,

JAMES E. DYER, Principal
Zoning Technician

Arlyle Brown-Bureau of Engineering
 Dan Meyers-State Roads Commission
 L. Charles Morris-Fire Prevention
 William Greenwalt-Health Department

Protestant
 H. Karmen Millburn, Jr.
 10 Bangor Ave - Long Pt -
 Long Pt, N.Y.
 Personal Excellent -
 New Credit: Long Pt. Long Pt. Conn.
 55 families - 34 person friends at
 but many - 1000 pages
 35 person 1000 pages, \$4,000 class
 New Long Pt. will go through Long Pt. High
 and report to me from present time.

167-240-XA

11th District

NW/5 Philadelphia Rd. 385' SW
of New Forge Rd.

John H. Ranninger, Petitioner

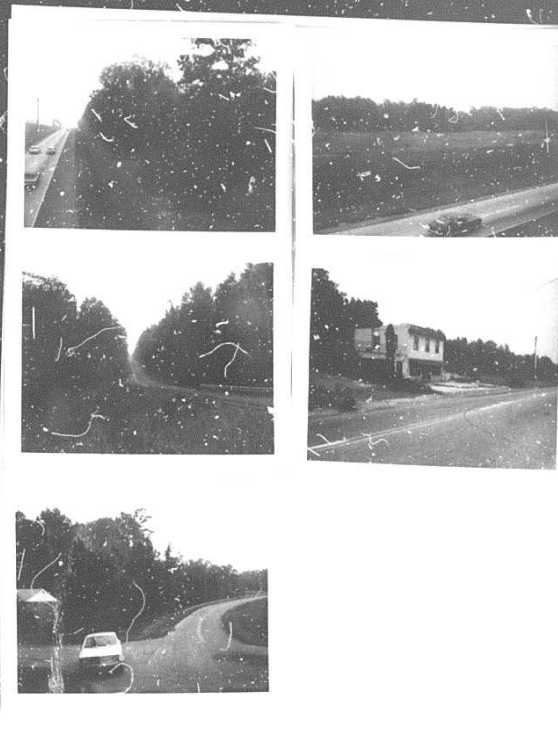
1. SIGN

[illegible]

		No. 45578	
BALTIMORE COUNTY		FINANCE	
DATE May 31, 1967			
Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		BILLED Zoning Dept. of Balto. Co.	
DEPOSIT TO ACCOUNT NO. 01-422 QUANTITY			
WITHIN THIS PORTION WITH YOUR "C" CITATION DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$72.25	
Advertising and posting of property 867-240-SA		72.25	
4		72.25	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MD./RYLAND 21204



December 10, 1968

John J. Chingher, Jr., Esq.
10 Light Street
Baltimore, Md. 21202

Re: John H. Ranninger
File No. 67-240-XA

Dear Mr. Chingher:

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,

Harold E. Buddemeier
County Board of Appeals

Encl.

cc: Robert J. Ranninger, Esq.
Mr. and Mrs. C. E. Nielsen
Mr. T. W. Magerum, Health Dept.
Dr. Donald J. Roop, Health Dept.
Board of Education
Mr. John Rose
Mr. George Gervais

RE: PETITION FOR SPECIAL
EXCEPTION FOR TRAILER
PARK, AND VARIANCE
FROM SECTION 414.4 OF
THE BALTIMORE COUNTY
ZONING REGULATIONS
Northwest Side of Philadelphia
Road 385 feet Southwest of New
Forge Road
11th District
John H. Ranninger
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-240-XA

OPINION

This case comes before the Board on an appeal from an April 2, 1968
decision of the Zoning Commissioner granting a petition for a special exception for a
trailer park and for variances from Section 414.4 of the Baltimore County Zoning Regula-
tions allowing a service building to be located within 49 feet of the front road instead of
the required 100 feet, and within 30 feet of the side boundary line instead of the required
75 feet.

The subject property is located on the northwest side of Philadelphia
Road (U.S. No. 7) 385 feet southwest of New Forge Road, in the 11th Election District
of Baltimore County. It fronts approximately 285 feet on Philadelphia Road, is approx-
imately 76'4" in depth, and contains 5.037 acres more or less. It is improved by a two
story stucco house being used as an office and residence, and there was testimony by Mr.
John Ranninger that house trailers have been kept on the site for fourteen years.

Colminating a long history dating from 1956, of attempts by the owner
to have the property reclassified, the County Council, on August 1, 1966, changed the
zoning thereon from Business Local to Business Roadside, when they adopted the official
zoning map for the northeast area. Trailer parks are a permitted use in a B-R zone, sub-
ject to the granting of a special exception.

Mr. Samuel Salvo, contract lessee, testified that the proposed trailer
park would accommodate 52 trailers. Each trailer lot would be approximately 34 feet wide
by 90 feet long and would contain a paved patio and a paved parking space. He operates
a trailer sales agency at Puleski Highway and Allender Road, a mile or so from the subject
site. His trailers sell in the \$5,000.00 to \$8,000.00 range, and he would control the

John H. Ranninger - #67-240-XA - 2 -

tenants on the subject site. He claimed that there is a real need for additional trailer
parks, as purchasers cannot find locations for their mobile homes in the area. He could
visualize no traffic problems being generated by the granting of the petition, and he
reported that site distances on Philadelphia Road were excellent in both directions. As
to utilities, he testified that water would be supplied by deep wells and sewerage disposal
would be by an extensive septic sewerage system, plans for which were given tentative
approval by Dr. Ronald J. Roop, Deputy State and County Health Officer. Electric
and telephone lines would be installed underground. Lighting would be subdued and
hedges would be planted for appropriate screening. He claimed that the variances re-
quested are necessary to legalize the present setbacks for the aforementioned existing two-
story stucco building, as it would be a practical difficulty and unreasonable financial
burden to compel him to raze the building.

Mr. Rene L. Herbst, Jr. testified for the petitioner. He is employed
by Robert B. Balter Soil & Foundation Consultants, Inc. He holds a B.S. degree in
Geology and a Master's degree in Civil Engineering. He conducted a series of
thorough soil tests on the subject property for purposes of determining the potable water
supply and septic sewerage disposal situations. He compiled a report, entered in evidence
as Petitioner's Exhibit No. 4. Without going into any lengthy explanation of his report
or testimony, his conclusions are that the geological conditions are such that potable water
and sewerage disposal systems could be installed which would more than adequately meet
the requirements of the Maryland Department of Health.

Mr. Hugh Gelston, a recognized real estate appraiser testifying for
the petitioner, described the site and its surroundings. He stated that the land lays
above the grade of Philadelphia Road and rises toward the rear. The site is generally
wooded with denser growth toward the rear. A power transmission line and Kennedy
Expressway parallel the rear of the site, and together with an adjacent private airport
serve as a divider between the subject and the residential developments of Forge Acres and
Forge Heights. The adjacent property to the northeast of the subject is a vacant wooded
tract zoned Business Local. Adjacent toward the southwest is a frame school building

John H. Ranninger - #67-240-XA - 3 -

owned by Baltimore County and used as a Recreation Center. To the rear of this is a
small tract zoned R-10, and improved by several small houses. Across Philadelphia Road
from the subject, the property is zoned Business Local and is improved by a grocery store
and a plant nursery. Mr. Gelston is of the opinion that granting the petition will not
tend to overcrowd the land nor adversely affect the value of nearby properties.

Two protestants from Forge Heights development testified in effect
that they lived a mile away from the site on the other side of Kennedy Expressway, and
that the subject property was somewhat remotely removed from their residences but that
any future realignment of New Forge Road would place the two areas in close proximity
to each other. They objected to granting the petition on the grounds that it would bring
in transient neighbors and that neighboring property values would be adversely affected.

Two other protestants from the development of Darryl Gardens one-half
mile or so east of and in view of the subject site, testified that in their opinion trailer
parks were unsightly, not worth much, and should not be allowed in a residential area.

Mrs. Harry Lehr, an officer of the White Marsh Improvement Associa-
tion, protested on behalf of the Association, claiming that trailer residents do not become
involved in community affairs and the activities at the adjacent recreation center may be
adversely affected. She stated that Mr. Salvo does conduct a neat appearing trailer
sales agency at Puleski Highway and Allender Road.

Mr. Timothy Nangerum, Director, Division of Sanitary Engineering,
Baltimore County Department of Health, was summoned by the protestants. He testified
that he prepared the letter (Petitioner's Exhibit No. 5) for Dr. Roop, which gave tentative
approval to the water and sewer plans. He minimized the fact that a well at the
Recreation Center was found to contain minor contamination, which he said could readily
be corrected with a bottle of Clorox poured into the well. The contamination was caused
by faulty surface drainage and contained no fecal organisms. All of our major reservoirs
have even higher bacteria than found in this well. He also testified that trailer parks
require an annual license permit from the Health Department in order to continue oper-
ating.

John H. Ranninger - #67-240-XA - 4 -

The Board is satisfied that the petitioner has shown that granting the
petition will not violate the provisions of Section 502.1 of the Zoning Regulations, and
that the Variances requested are just and reasonable, and that granting such relief to the
petitioner will not cause any substantial injury to public health, safety and general welfare.
It further finds as a fact that the Variances should be granted to prevent practical difficulty
and unreasonable hardship on the petitioner in avoiding the necessity of raising a substantial
building on the site.

For the reasons set forth above, the Board affirms the decision of the
Zoning Commissioner, and will grant the Special Exception for a Trailer Park and the
petitioned Variances, subject to the following restrictions:

1. That the property shall be developed substantially in
accordance with the site plan accepted in evidence
as Petitioner's Exhibit No. 3.
2. That electric and telephone service lines be run under
ground.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 10th
day of December, 1968, by the County Board of Appeals ORDERED, that the Special Ex-
ception for Trailer Park and Variances petitioned for be and the same are hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter
1100, sub-title 3 of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

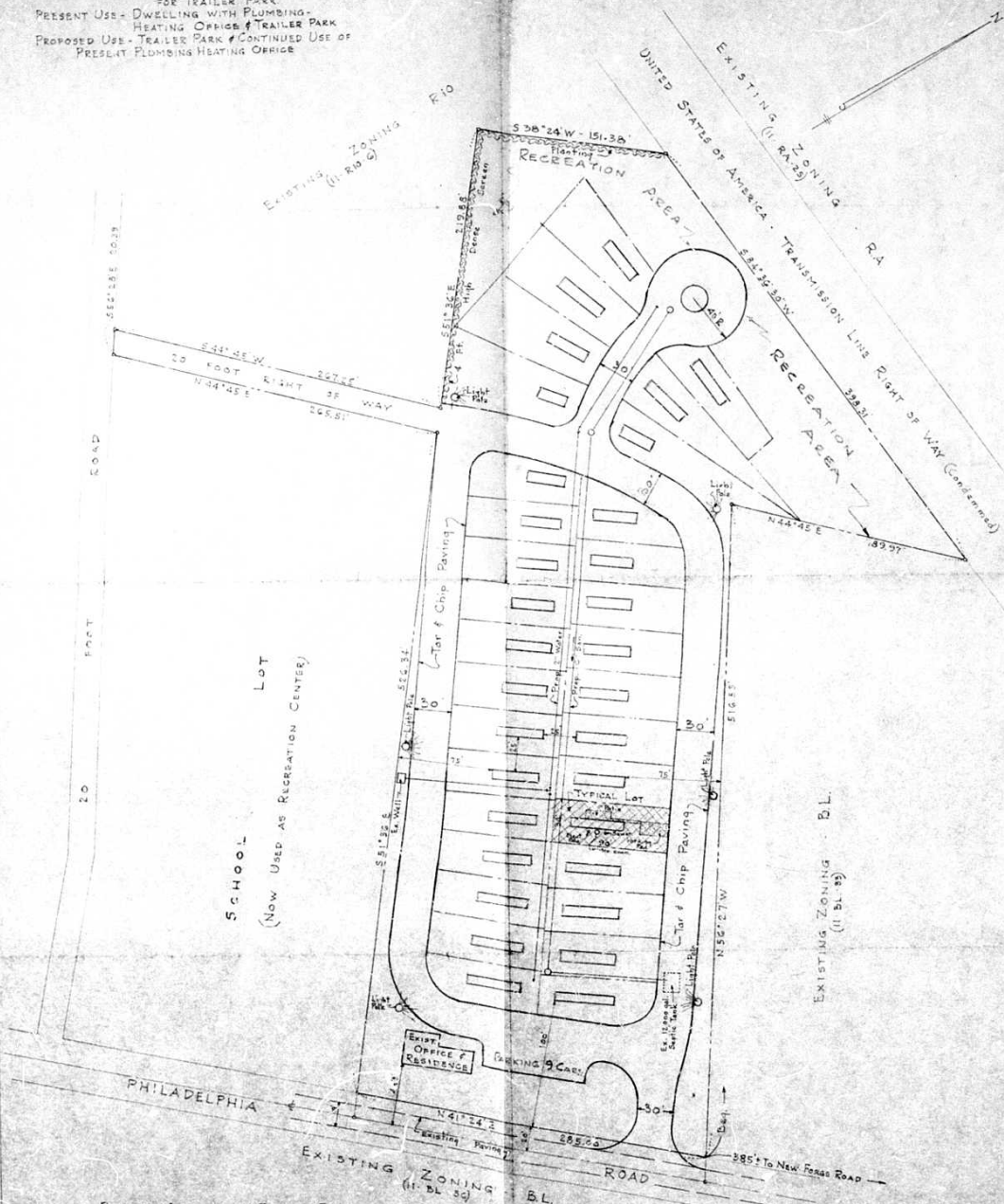
William S. Baldwin, Chairman

John A. Slawik

John A. Miller

NOTES

AREA OF TRACT 5.057 AC.
 MINIMUM SITE LOT 3,000 SQ. FT.
 PRESENT ZONING - B.R. / Non Conforming
 PROPOSED ZONING - SPECIAL EXCEPTION
 FOR TRAILER PARK
 PRESENT USE - DWELLING WITH PLUMBING-
 HEATING OFFICE & TRAILER PARK
 PROPOSED USE - TRAILER PARK & CONTINUED USE OF
 PRESENT PLUMBING HEATING OFFICE



PLAT TO ACCOMPANY ZONING PETITION

FOR

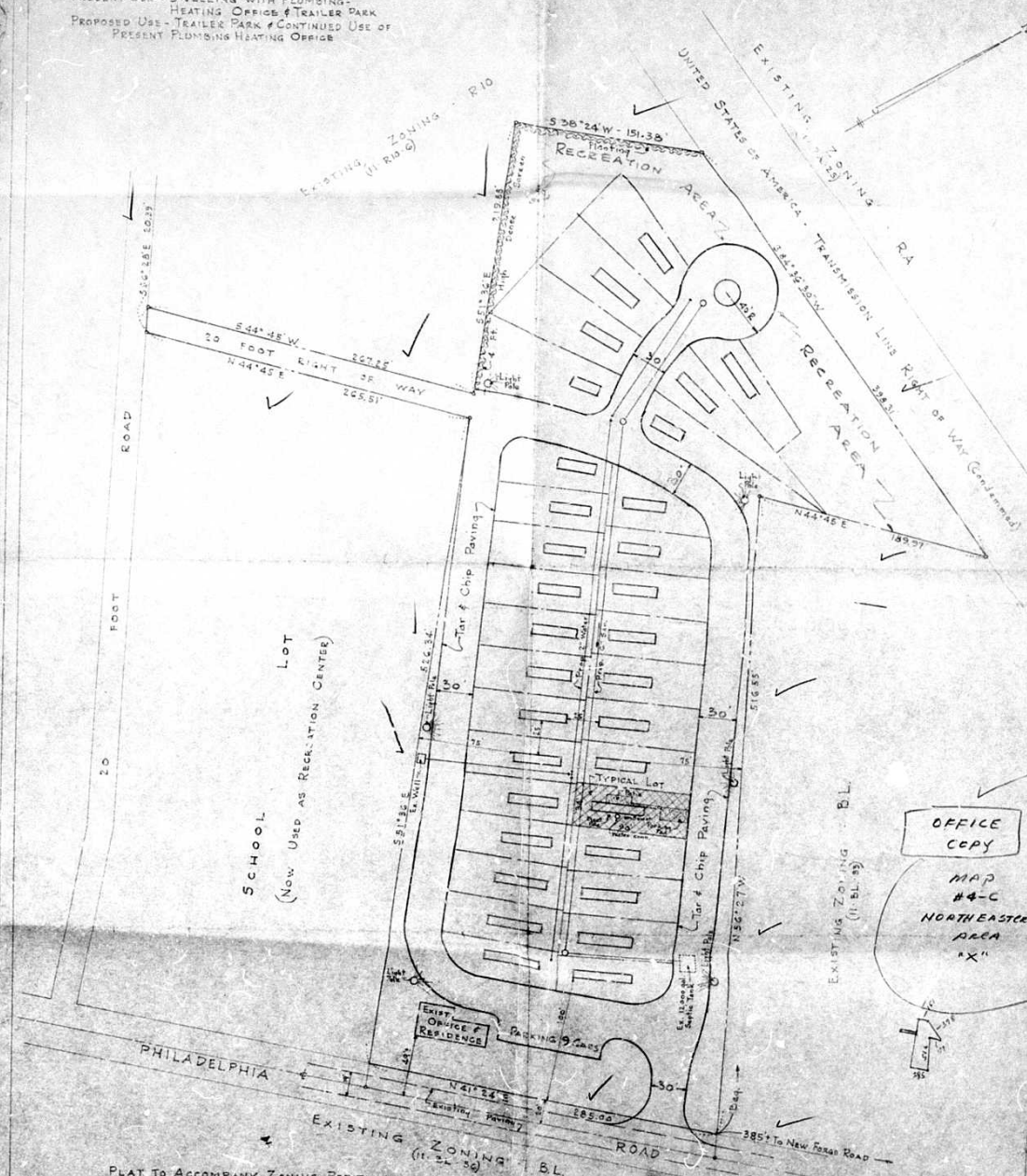
MR. JOHN H. RENNINGER

ELLECT DIST. #11
 FEB. 15, 1967
 REV. MARCH 21, 1967

George William Stephens, Jr.,
 and Associates, Inc.
 Engineers
 303 Allegheny Ave.
 P.O. Box 14, Maryland

NOTES

AREA OF TRACT 5.057 AC.
 MINIMUM SITE LOT 3,000 SQ. FT.
 PRESENT ZONING - B.R. / Non Conforming
 PROPOSED ZONING - SPECIAL EXCEPTION
 FOR TRAILER PARK
 PRESENT USE - DWELLING WITH PLUMBING-
 HEATING OFFICE & TRAILER PARK
 PROPOSED USE - TRAILER PARK & CONTINUED USE OF
 PRESENT PLUMBING HEATING OFFICE



PLAT TO ACCOMPANY ZONING PETITION

FOR

MR. JOHN H. RENNINGER

BALTO. CO. MD.
 SCALE - 1" = 50'

ELLECT DIST. #11
 FEB. 15, 1967
 REV. MARCH 21, 1967

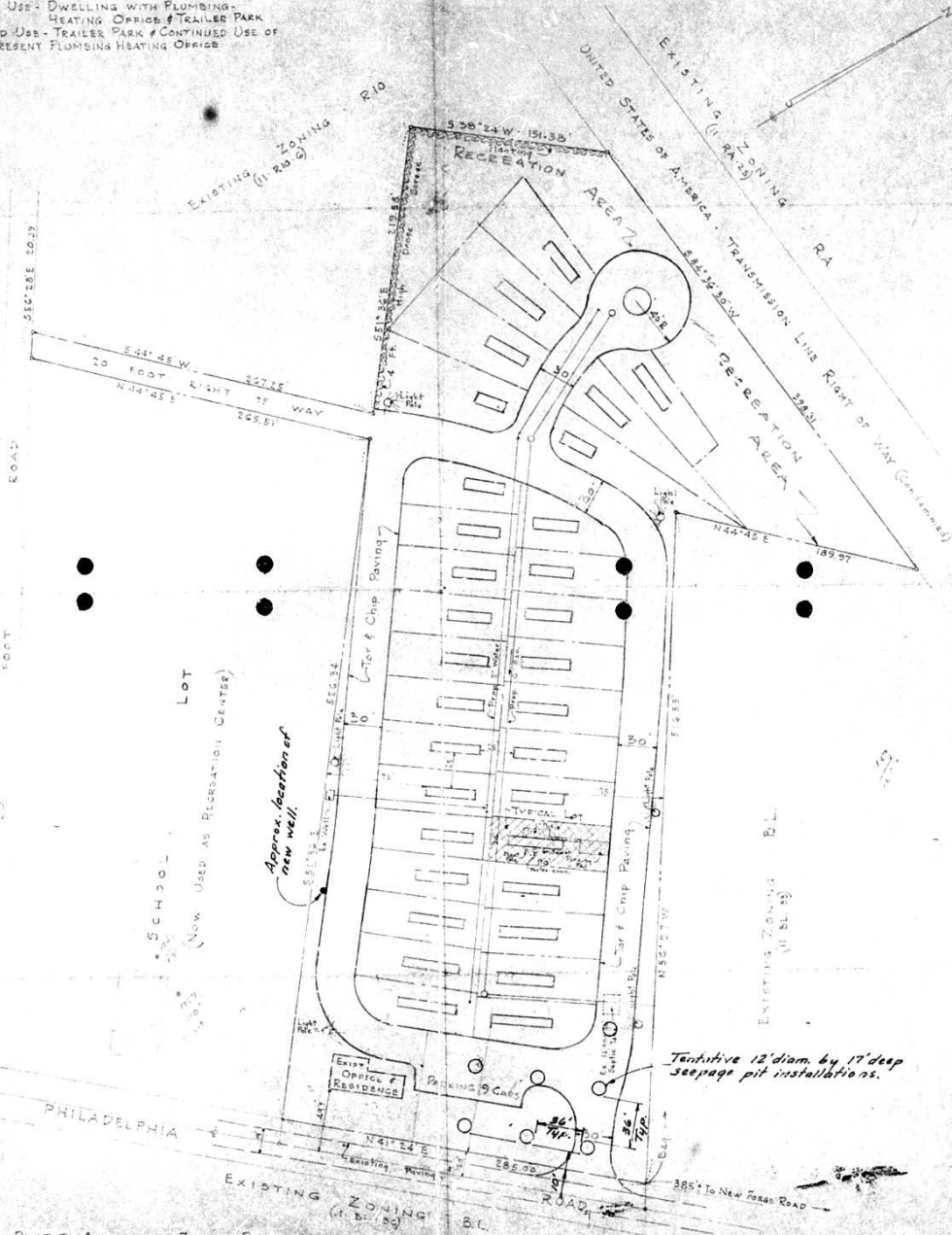
George William Stephens, Jr.,
 and Associates, Inc.
 Engineers
 303 Allegheny Ave.
 P.O. Box 14, Maryland

OFFICE
 COPY

MAP
 #4-C
 NORTHEASTERN
 AREA
 "X"

NOTES

AREA OF TRACT 5.037 AC.
 MINIMUM SIZE LOT 3,000 Sq. Ft.
 PRESENT ZONING - B.R. / Non Conforming
 PROPOSED ZONING - SPECIAL EXCEPTION
 FOR TRAILER PARK
 PRESENT USE - DWELLING WITH PLUMBING-
 HEATING OFFICE & TRAILER PARK
 PROPOSED USE - TRAILER PARK & CONTINUED USE OF
 PRESENT PLUMBING HEATING OFFICE



PLAT TO ACCOMPANY ZONING PETITION

MR. JOHN H. RENNINGER

BALTIMORE, MD.
 SCALE 1" = 50'

ELIC'D DIST. #11
 FEB. 19, 1967
 REV. MARCH 21, 1967

George William Stephens, Jr.
 and Associates, Inc.
 303 Allegheny Ave.
 Towson, Maryland

ATTACHMENT NO. 2



NOTES:

AREA OF TRACT 5.031 AC.
MINIMUM SIZE OF LOT 3000 SQ. FT.

EXISTING ZONING - BR WITH SPECIAL EXCEPTION
FOR TRAILER PARK
PRESENT USE RESIDENCE

ALL LIGHTING TO BE DIRECTED INTO SIGHT
ALL PAVING TO BE MACADAM.

EXISTING ZONING R-10
(H. R. 10-6)

EXISTING ZONING R-1
(H. R. 1-25)

RECREATION
AREA

EXISTING ZONING B-1
(H. R. 1-25)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY At. J. J. J.
DATE 11/10/64

REVISED PLAN
TO
ACCOMPANY ZONING PETITION
FOR
MR. JOHN H. PENNINGER
BALDWIN CO. MD.
SCALE 1"=50'
ELECT. DIST. II
OCT. 1, 1964
REV. 2, 1964

EXISTING ZONING
B-1
(H. R. 1-25)

