June 27, 1989



Br. William P. Monk 100 W. Pennsylvania Avenue, Suite 305 Towson, Maryland 21204

Mr: Sylvania Mobile Home Park 11540 Philadelphia Road Case No. 67-240-XA

In reply to your letter dated June 21, 1989 on the above-refer-enced matter, the following information is offered.

particles arter, the consequent information is correct.

For subject property was granted a special exception for a trailer park consisting of 32 units on December 10, 1968. As stated in youletter, only the property was property to date. The development plan
you have numerical two been developed to date. The development plan
you have numerical two dedictions units opporar to be substantially in
South Further, it does not apply the original order issued by the
Board. Further, it does not apply the boards, and try or general
welfare of the surrounding community above and boards, and apply the
Head of the surrounding community above and boards, and apply the
two operation of a fraiter park at this location as one and associated with
the special rounding and apply the substantial of the substantial of the surrounding all to divisions and the permitted trailer locations on each
of must be amentited for approval. In addition, the revised plan should
not furth the conditions and restrictions imposed in Case No. 67-240-XA.

J. Pobert Haines ROBERT HAINES Coning Commissioner for Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE

AND ZONING VANIANCE
NW/S Philadelphia Road 335' SW of
New Forge Road - 11th District
John Renninger, Petitioner
NO, 67-240-XA

at 111 III

I BALTIMORE COUNTY

1 OF

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ZONING COMMISSIONER

The Petitioner is requesting a Special Exception for a trailer park in a list sone. Section 21s, s of the Baltimore County Zoning Regulations permits a crailer park as a Special Exception in a BR sons. 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 rexoning and the request for a Special Exception on the subject property goes back a long way.

Zoning Case # JMdJ-UX was a request to change the aoning granted by the Zoning Commissioner on August 30, 1950, and by the Board of Zoning Appeals on November 15, 1950. This was letter denied by the Circuit Gourt of Baltimore County and sustained by the Court of Appeals of Alaryland on May 6, 1956. of Maryland on May 6, 1968.

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Zoning Case #5533-RXV - The Politioner requested a change from R-6 to BR 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, 1902. The County Rayd of Appeals denies' everything the Politioner requested, but it changed the soning to BL on June 25, 1965.

The Baltimore County Council adopted a zoning m The Baltimore County Council adopted a zoning map on August 1, 1966, and changed the zoning on the subject property to Ba. The zoning change made by the Baltimore County Council put the Prelitions in a nestition when he was amilted by a training rank if he could most 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.

Comment of the analysis of the Contract of the

WILLIAM MONK, INC.

LAND USE PLANNING . ENVIRONMENTAL PLANNING . ZONING

June 21, 1989

. Robert Haines Zoning Commissioner Baltimore County 111 W. Chesapeake Avenue Towson, MD 21204

Sylvania Mobile Home Park, 11540 Philadelphia Baltimore County, Maryland; Zoning Case \$67-24

Dear Commissioner Haines:

On behalf of my client, Mr. John Flutts, we recommend to Clase 957-240 XA to Do administrative amendment to Clase 957-240 XA to Do administrative amendment to Clase 957-240 XA to Do administrative amendment to the existing particular for the particular you will find the Order from the above recommended by the particular of Planning and Zoning (11/16/67). Testimony Colice of Planning and Zoning (11/16/67). Testimony that the particular pass and the pass and the pass of t

As you can see from the exhibit and our amended plan or inclusion of the additional units is "substantially" in accordance with the approved plan and "old be in Keeping with the spirit and intent of the previous rothing approved.

We will not be changing the primary road alignments or access to Philadelphia Road. The individual lot sires in the control of the control of

It is our intent to transfer mobile home units from the Sunrise Mobile home Park to our facility.—Based upon tield evaluation, the unit sizes found in the Jamile are comparable to our units at Sylvania.

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 traile; park, subject to the requirements of Regulations 43H02 and 43L02 of the Maryland State Department of Health soverning construction, equip-Regulations 43H02 and 43L02 of the Maryland State Department of Health governing construction, equip-ment, assistation, operation and maintenance of mobile home parks, and provision of private water aupplies and sewage disposal systems."

supplies and sewage disposal systems.

Since the Petitic ner has the proper soning and has met supplies and services of petitions of the Petitic ner has the proper soning and has met supplies the proper soning Commissioner of Baltimore Regulations. 17 is 50 RDERED by the Zoning Commissioner of Baltimore Regulations of the Solid Section 1996, that is consistent to the Solid Section 1996, that is grant from and after the data this Order. All the sea of the same is grant from a service building to this Order. All the first of the regulation of the Solid Section 1997, the Solid S

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Tohn Kluttz

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Description or wood B renging to John H. Renninger Requesting Special Exception for Trailer Park

Barch 27, 1967

#67-240XA

Beginning for the same on the Northwest attle of Philadelphia Koad/4 feet wide at a point distant 365 feet southeesterly more or less from the centerline of New Forge Road and runnings thence Borth 56" 27" West 516.55 feet, thence North 44° 45' East 189.97 feet to the South -ide of an electric transmission line combouned by the United States of Awerlea, the see binding on the South aide of said transmission film, South 100 361 300 West 198.31 feet, thence South 38° 24' West 151. S Get, thence South 51° 36' Last 219.88 feet to the Northwest side of 20 feet Right of May and a main; thence and bludden on said Sight-of-May South 45" 45! Mest 207, 7: feet to the Northeast attle of a 20 feet read, these binding on said toad South 56° 28° Last 20.300 feet to the Southeast wide of the afer-sentiment 20 feet Right-ol-Was which is also the Mesterscost corner of the School Lot and ranging thence and binding to said highland-May worth 45" 45" best 765,51 from themee South 51" 35' East binding on the School Lot, 526.36 feet to the Northwest side of the first berein mentioned Polindelphia Road, thence binging on well Polindelphia Road Sprik 41: 24: East 285 feet to the place of believe on .

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

County, to use the herein described property, for .. Trailer Park

I, severe. John H. Renninger .....legal owner. of the property situate in Baltymore mep County and which is described in the description and plat attached hereto and made a part percot, #4-C County and which is described in the description and plan anatomic described property be re-classified, phresuat bereby petition (1) that the toning status of the herein described property be re-classified, phresuat Adoptic to the Zoning Law of Baltimore County, from an....

-----tope; 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, 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 See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

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 soning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

John H. Renninger Samuel Skleet Samuel J. Salvo Contract purchase Pulaski Hwy. & Allender Rd.

Old Philadelphi: Road White Harsh, Mr. (21162)

White Marsh, Hd. (21162)

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ORDERED By The Zoning Commissioner of Baltimore County, this . . .

of. April required by the Zoring Law of Baltimore County, in two newspapers of general circulation throughore 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 Towers, Baltimore ... 196 J. at 101 300 clock

Zoning Commissioner of Baylmond Hounty

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines

August 11, 1989



William Monk, Inc. Campoell Building 100 W. Pennsylvania Avenue Towson, Maryland 21:04

RE: Sylvania Mobile Home Park 11540 Philadelphia Road 67-240-XA

I am in receipt of your letter of July 26, 1989 concerning the above captioned matter. I have reviewed the attached plans indicating three additional mobile home sites within the area of the original special exception.

I believe these three additional mobile home sites are consistent with the relief granted by the Baltimore County Board of Appeals in suttre 67-210-2A. Therefore, the Office of Zoning will approve any necessary permits for the establishment and location of the lease white on the locations shown on the plan cated July 19.

If there are any further questions, please feel free to contact

Very truly yours

J. Robert Hines

cc: James E.Dyer -Carl Richards

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

REFORE COUNTY BOARD OF APPEALS 2F BALTIMORE COUNTY

No. 67-240-XA

John H. Renninger

#### OPINION

This case comes before the Board on anappeal 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 ellowing 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 Read (U.S. No. 7) 365 feet southwest of New Forge Road, in the 11th Election District timere County. It fronts approximately 285 feet on Philadelphia Road, is approxi entally 766 feet in death, 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 Renningur 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, 1966, changed the Bening thereon from Business Local to Business Roadside, when they adopted the official sening 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 Salva, 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

Suite 305 TOWSON, MD 21204

#### WILLIAM MONK, INC.

LAND USE PLANNING . ENVIRONMENTAL PLANNING . ZONING

July 26, 1989



J. Robert Haines
Soning Commissioner for Baltimore County ZONING OFFICE
Office of Planning & Zoning
111 W. Chesat-Wate Avenue
Townon, NO 21257

Re: Sylvania Mobile Home Park, 11540 Philadelphia Road, Case 467-240-XA

Dear Commissioner Haines:

As a follow up to your letter dated June 27, 1999, we are substitting the revised site plan indicating the locations for that 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.

enclosure

cc: John Kluttz

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

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 pproval 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 twostory 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 watand sewerage disposal systems could be installed which would more than adequately meet the requirements of the Maryland Department of Realth.

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 weoded 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 woode tract zoned flusiness Local. Adjacent toward the southwest is a frame school building

#### John H. Renninger - #67-24C-XA

California

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 gracery store and a plant numery. 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 reighbors and that neighboring property values would be adveneity affected.

Two other protestants from the deve! pment of Darryl Gardens one-hall 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 Mash Improvement - sectiotion, protested on behalf of the Association, claiming that trailer residents do not become ty affuirs 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 Puluski 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 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 Le 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

The Board is satisfied that the petitioner has shown that granting the petition will not violate the provisions of Section 502.1 of the Landing 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 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:

That the property shall be developed substantially in accordance with the site plan accepted in evidence of Patitioner's Exhibit No. 3.

2. That electric and telephone service lines be run under

#### ORCER

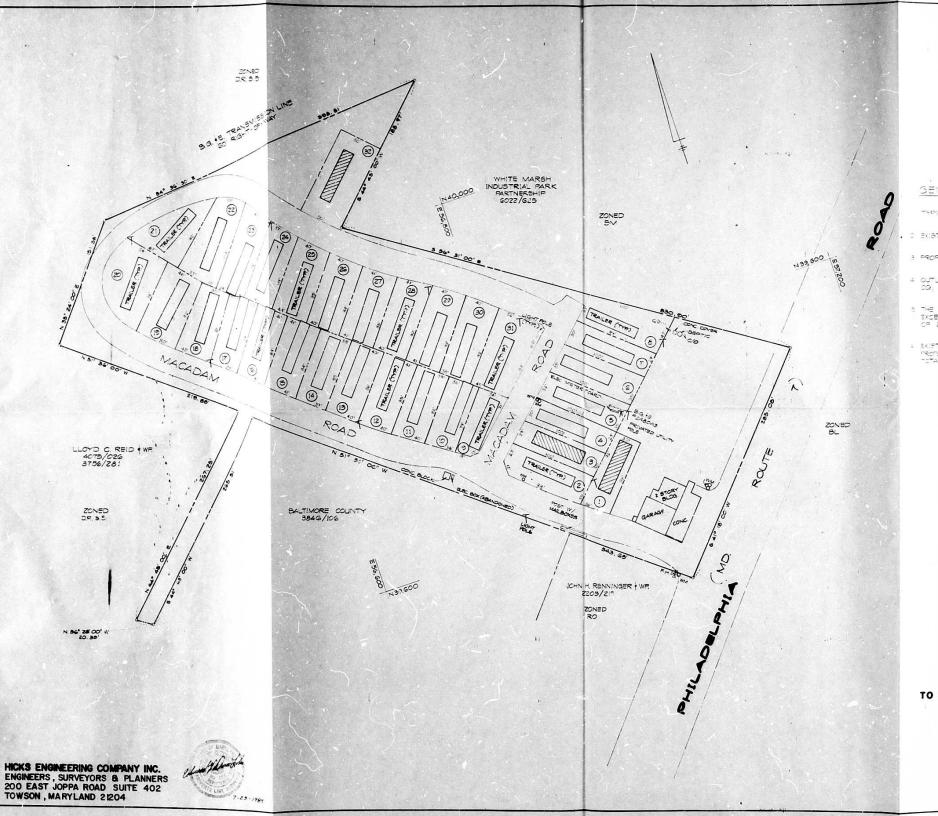
For the reasons set forth in the cforegoing Opinion, it is this 10th day of December, 1968, by the County Board of Appeals ORDERED, that the Special Exception for Trailer Park and Variances petitioned for be and the same are hereby GRANTED

Any appeal from this decision must be in accordance with Chapter 1100, sub-title 8 of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

NOTES: TRACT: 5.037 Ac. + ZONING: BR UTILITIES: PUBLIC WATER PRIVATE SEPTIC SYSTEM EXISTING ULTIS: 29 PROPOSED UNITE: 4 ALTRAGE LOT SIZE: 7 3 3 5 POSSIBLE LOCATION FOR FUTURE MOBILE HOME UNIT UTILITY R/W ZONED FROPOSED MOBILE HOME UNITS N 39, 500 REVISED SITE PLAN PLAT PLAN SYLVANIA MOBILE + 39,500 % TO ACCOMPANY REQUEST FOR ADMINISTRATIVE HOME PARK AMENDMENT TO CASE + 67-240XA FILE: 1P3DATA189-047 DATE: JUNE 13, 1989 HICKS ENGINEERING COMPANY, INC. ENGINEURS SURVEYORS PLOYERS
FOR EAST JOHN 4045 - 5017 402
[CHICH, 44872 AND 12204 | 1201 494 - 270]





## GENERAL NOTES

TYPICAL MOBILE HOVE LOT : 3,000 SQ. FT. MORE OR LESS.

2 EXISTING MUBILE HOVES ARE FIELD LOCATED 6/13/89

3 PROPOSED MOBILE HOMES SHOWN THUS:

OUTLINE BASED ON SURVEY BY HICKS ENGINEERING CO, INC. DATED 6/13/89.

THE SUBJECT PROPERTY WAS GRANTED A SPECIAL EXCEPTION FOR A TRAILER PARK CONSISTING OF 32 UNITS ON DECEMBER 10, 1966.

REFINAL UNITS 29
PROFOSED UNITS 3
TOTAL UNITS , 92

CASE #6/-240-1A

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ORDER

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Any agreed from "this decision must be in accordance with Origina" 1000, sub-titile in or the Menvilland Adult of Processing. 1986 edition.

PLAN TO ACCOMPANY REQUEST TO SITE 3 ADDITIONAL MOBILE HOME UNITS

SITE PLAN

# SYLVANIA MOBILE HOME PARK

PARCEL NOS. 87, 261 8 308 TAX MAP 73.,...
IITH ELECT. DIST. BALTIMORE COUNTY, MARYLAND
SCALE ("= 40" JULY 19, 1989

BEFORE COUNTY BOARD OF APPEALS

BALTIMORE COUNTY

No. 67-240-XA

OPINION

This case comes before the Board on anappeal 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

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 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 an 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, 1966, changed the zoning thereon from Business Local to Business Roadside, when they adopted the official zoning map for the northeast area. Trailor parks are a permitted use in a B-R zone, subject to the granting of a special exception .

Mr. Samuel Salva, 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 paking space. He operates a trailer sales agency at Pulaski Highway and Allender Road, a mile or so from the subject 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

NW /S Philadelphia Road 385' SW of ZONING COMM

New Forge Road - 11th District

210 2002 100

42/6

ZONING COMMISSIONER John Renninger, Petitioner NO. 67-240-XA

BALTIMORE COUNTY

DATE

The Petitioner is requesting a Special Exception for an interest in a Bit zone. Section 236, 4 of the Baltimore Gounty Zone, 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 alro requested.

The history of rezoning and the request for a Special

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John H. Renninger - #67-240-XA

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John H. Renninger - #67-240-XA

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John H. Renninge: - #67-240-XA

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 will not cause any substantial injury to public heaith, safety and general welf It further finds as a fact that the Variances should be granted to prevent practical difficul anable hardship on the petitioner in avoiding the necessity of razing a su 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

- 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

#### ORDER

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

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

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

#67-240XA

MAP

"XA

Boginning for the same on the Northwest side of Philadelphia Road 40 30 feet wide at a point distant 385 feet southwesterly more or less from the centerline of New Forge Road and running, thence North 560 271 West 516.55 feet, thence North 41. 45. East 189,97 feet to the South side of an electric transmission line condensed by the United States of America, themce binding on the South alde of said transmission Aine, South 840 36, 300 West 39, 31 feet, thence South 38° 24' West 151.38 feet, thence South 51° 36' East 219.88 feet to the Northwest side of 20 foot Right-of-Way and granning thence and binding on said Right-of-Way South 44° 15' West 267.25 feet to the Northeast side of a 20 feet road, thence binding on said road South 56° 28' East 20.39 V feat to the Southeast side of the aforementioned 20 foot Right-of-Way which is also the Westermost corner of the School Loc and ranging themee and binding on said Right-of-Way North 440 45' East 205.51 feet, thence South 51' 36\* East binding on the School Lot, 526.34 feet to the Northwest wice of the first herein mentioned Palladelphia Road, thence binding on said Philadelphia

Road North 41° 24' East 285 feet to the place of beginning.

#### PETITION FOR ZONING RE-CLASSIFICATION 7-240 X AND/OR SPECIAL EXCEPTION AND ZONING

TG THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. CONNER. John. H. Fenn. Inger. ....legal owner. of the property situate in Baltimore Min P. Crunty and which is described in the description and plat attached hereto and made a part hereof. J 4-C hereby petition (1) that the zoning status of the herein described property be re-classified, pa

to the Zoning Law of Baltimore County, from an. \_\_\_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-ni-e (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

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 Regulat

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 ctions of Baltimore County adopted pursuant to the Zoning Law for Baltimor

Himmel Haler

Samuel J. Salvo Contract purchase Pulaski Hwy. & Allender Rd. White Marsh, Md. (21162)

809 Eastern boulevard Address Baltimore, Md. (21221)

John H. Renninger Old Philadelphia Road White Marsh, Md. (21162)

21202

ORDERED By The Zoning Commissioner of Baltimore County, this... of April ..., 196.7., that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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 pople. \_\_\_\_\_\_\_day of \_\_\_\_Hay\_\_\_\_

militari matamina da matamina

., 196 7, at 10: 30 o'clock

the Petition was withdrawn on February 29, 1960, set aside the Deputy Zoning Commissioner's Order, how upheld the Deputy Zoning Commissioner on October 5, 1961.

RE: PETITION FOR SPECIAL EXCFPTION: BEFORE THE AID ZONING VARIANCE NW/SPHidelphia Road 385' SW of SW ON SW Forge Road - 1th District John Remninger, Petitioner SW OF THE AID ZONING COMM OF THE AID SW OF THE AID ZONING COMM OF TH

ZONING COMMISSIONER

: BALTIMORE COUNTY

111 111 111

The Petitioner is requesting a Special Exception for a Regulation permits a frailer park in a BR zone. Section 236.4 of the Baltimore County Zoning Regulations permits a frailer park as a Special Exception in a BR zone. The use is then a permitted use subject to compliance with the requirements of Section 592.1. 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 #3861-KX 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, 1965, 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 or May 6, 1956.

Zoning Case #4544-RX was also a request to rezone the property from 8-6 to 8-10 with a Special Exception for a trailer park, hearing was held on December 15, 1959 but the Petition was withdrawn by the Petitioner on Janua., 27, 1959.

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

Zoning Cauc #5142-RX was also a request to rezone the Zoning Case \$9144-14X was also a request to resone the property from an R-6 zone to an R-0 to an extra Special Exception for a trailer park. The Deputy Zoning Commissioner dismissed this matter on December 2, 1940. The Pertitioner asked the County Board of Appeals to vertice the Deputy Zoning Commissioner's Orde-2, however, the Board upheld the Deputy Zoning Commissioner for Orde-2, however, the Board upheld the Deputy Zoning Commissioner for October 5, 1940.

Zoning Cole #5533 IGXY - The Petitioner requested a change from R 6 to BR with a Special Exception for a trailer park with a Variance for a trail yard of R feet instead of the required 25 feet. This was granted by the Zoning Commissioner on May I, 19e2. The County Board of Appeals denied everything the Actitioner requested, but it changed the zoning to BL on June 25, 19e5.

The Baltimore County Council adopted a zoniny map on August 1, 1766, and, hanged the zoning on the subject property to BR. The roning change made by the Baltimore Councy Council part the Petrinoner in a position where he was entitled to a "zailer park if he could meet with all the requirements of Section 592,1 of the Baltimore County Zoning Regulations. This has was able to do with the exception of the requirement

for water and newer. 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 Hoalth Officer approved the trailer park as followed

"It has been decided that approval will be granted for "It has been dacided that approval will be granted for the purposes requested by the petitioner to extend the saidting frailer pars, subject to the requirements of Regulations 49002 and 43102 of the Maryland State Department of Health governing construction, equip-ment, saintaince, operation and construction, equip-mobile bonu, packs, and provided the property of supplies and descripe disposal systems."

Since the Petitioner has the proper soning and has met all the requirements of Section 592.1 of the Baltimore County Joning Repulations, I'll SpiRDERD by the Tening Commissioner of Baltimore County this April day of April, 1988, that a Special Exception for a trailer park should be and the same is granted from and after the date of this Order. After 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 100 feet and to permit a 30 foot side yard instead of the required 100 feet and to permit a 100 foot side yard instead of the required 100 feet and to permit a 100 foot side yard instead of the required 100 feet and to permit a 100 foot side yard instead of the required 100 feet and to permit a 100 foot side yard instead of the required 100 feet and to permit a 100 foot side yard instead of the required 100 feet and to permit a 100 foot side yard instead of the required 100 feet and to permit a 100 feet in 100 feet and to permit a 100 feet in 100 feet and to permit a 100 feet in 100 feet in

Deputy State and County Health Officer approved the trailer park as followed

"It has been decided that approval will be granted fo

Since the Petitioner has the proper zoning and has met all the requirements of Section 502.1 of the Baltimore County Zoning Regulations, 17 is DRDE3ED by the Zoning Commissioner of Baltimore County this \$\sqrt{200}\$ the April, 1988, 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 requised 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 Coning. The Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. Since the Petitioner has the proper zoning and has met

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.

"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 43HO2 and 43LO2 of the Maryland State Department of Health governing construction, equip-ment, sanitation, operators of subject to the con-position of private water subplies and Sewage disposal systems,"

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, MENNEY. John H. Renninger .....legal owner. of the property situate in Baltimore Map ounty and which is described in the description and plat attached hereto and made a part hereof, 4-C County and which is described in the description and plat attached hereto and made a part negron, a hereby petition (1) that the roning status of the herein described property be re-classified, pursuant with the property of the property o to the Zoning Law of Paltimore County, from an..... cone to an Enstern \_\_zone; for the following reasons:

Said legal owners hereby Petition for a variance from Section 414.4 "xo" 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 yeard 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.

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. croperty at to be posted and advections as prescioused by consignegulations.

L or we, agree to give expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree is and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Lamuel Halvoy

John H. Renninger 514 Philadelphia Road

Samuel J. Salvo Contract purchaser Pulaski Hwy. & Allender Rd. White Marsh, Md. (21162)

White Marsh, Md. (21162) wner

Pobert J Ronadka Battle 899 Eastern Boulevard Address Baltimore, MG. (21221)

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this..... 18th required by the coming law or national country, in two newspapers of general circulation inrougn-out 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

---- day of

Mat Rect (9 Kg )

7 at 10, 30 o'clock

0. KM # 5533

RE: PETITION FOR SPECIAL EXCEPTION :

AND ZONING VARIANCE
NW/S Philadelphia Road 385' SW of
New Forge Road - 11th District

John Remainger, Petitioner NO. 67-240-XA

BEFORE THE

OF

The Petitioner is "equesting a Special Exception for a trailer park in a BR sone. Section 236.4 of the Baitimore Gounty Zonit Regulations permits a trailer park as a Special Exception in a BR sone. The war is then a permitted use subject to compliance with the requirements of Section 502.1. A Variance is also requested.

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

Zoniny Gase #3861-RX was a request to change the roning from R-6 to R-10 with a Special Exception for a trailer park. This was a factoring Appeals on November 15, 1956. This was later levely by Ground Appeals on November 15, 1956. This was later level by the of Maryland on May 6, 1968.

Zoning Case 44544-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 \$4891-10X 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, 1980, before the Zoning Commissioner. however, the Petition was suthdrawn on February 29, 1980.

property from an R-b zone to an R-b zone with a Special Exception to a trailer park. Deputy Joning Gommissioner dismissed this matter or December 2, 19-0. The Petitioner asked the County Board of Appeals to act aride the Deputy Zoning Commissioner's Grifer, however, the Beard upheld the Deputy Zoning Commissioner's Grifer, however, the Beard upheld the Deputy Zoning Commissioner's Grifer, however, the Beard upheld the Deputy Zoning Commissioner or Derober 5, 1961.

Zoning Case 3553+RXV - The Petitioner requested a A Vs \*tance from R-6 to BR with a Special Exception for a trailer park with a Vs \*tance for a front yard of 14 feet instead of the required 25 feet. This was granted by the Zo. ing Commissioner on May 1, 1902. 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 zening map on August 1, 1966, and changed the xoning on the subject experty to BR. The zoning change rande by the Baltimore County Council but the Petitioner is a position where he was entitled to a trailer park to could meet with all the requirements of Section 92.1 of the Baltimore County Zoning Regulations. This he was able to do with the exception of the requirement

Zoning Case #4544-RX was also a request to rezone the

Zoning Case #5142-RX was also a request to rezone to

ZONING COMMISSIONER

BALTIMORE COUNTY

" XX"

Seginning for the same on the Northwest side of Philadelphia Road 40 MORTH feet wide at a point distant 385 feet southwesterly more or less, from the Seaterline of New Forge Foad and runnings thence North 56° 27' West 516.5 fact, themce North 44° 451 East 189,97 foot to the South side of an electric

36; East binding on the School Lot, 575,34 feet to the Northwest side of the first bereis mantioned Philadelphia Road, thouse binding on sate Philadelphia

It It Berninge

maission line condemned by the United States of America, thence binding an the South side of said transmission line, South 84° 36' 30" West 398.31 feet, thence South 38" 24' West 151.38 feet, thence South 51° 36' East 219.88 V feet to the Morthwest side of 20 foot Right of May and funning thence and blading on said Right-of-Way South 44° 45' West 267.25 font to the Northeast side of a 20 foot read, themes binding on said road South 56° 28' East 20,39 V test to the Southeast side of the aforementioned 20 foot Right-of-Way which is also the Westermoer corner of the School Lot and running thence and binding on said Right-of-Way North 44° 45' East 265.51 feet, thence South 51°

Seed Forth 41° 24. East 283 feet to the place of beginning.

Cetitioner #1 2. C. Opin litt f/ Ke RENAUS TREELE Copy offined Joney Maps 81/4, M. & and 4c Glas plan of Super out mind 1842 Clarity Saler Balter at 3 attachet wholey las plan takenty 3 my file Starting las plan takenty 3 my file Starting las plan takenty 3 my file Starting las plan De Coope to Place Northe #6 A-6 E include, Blotos

zone to an Enster

Old Philadelphia Road White Marsh, Md. (21182)wner

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

I, orxec. John H. Renninger. legal caner of the property situate in Baltimore PMP County and which is described in the description and plat attached hereto and made a part hereof, 4-C hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant of the herein described property be re-classified.

Said legal owners hereby Petition for a variance from Section 114.4 XA

....zone; for the following reasons:

to permit a service building to , located within forty-nine (49)

feet of the road, instead of the required one hundred (100) feet.to senuit a 30 feet adds yerd instead of the required 75 feet.
There now exists on had property a service building forty-nine

(49) feet from the road, and which building cannot be physically

noved. See attached description
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

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

White Marsh, Rd. (21152)

Somuel Halor

Samuel J. Salv-Contract purchaser Pulaski Hwy. & Allender Rd.

County, to use the herein described property, for Treiler Park

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

to the Zoning Law of Baltimore County, from an ...

oner of Baltimore County, this......

ORDERED By 'the Zoning Count ore County, in two newspapers of general circulation throughrequired by the Zoning Law of Datamore County, in two investigations of greats at country, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 196, County Office Building in Towson, Baltimore

County, sprithery... 2 Consissioner of Baltimore Count

0. X 17 # 5533

Dies of Batalots prous Beselver of White openholog Gos.

Location of property Notes Places place Och 385' Sw/ or

water of Sign 3 on for front flot of trade Comp north to Deumberry office on Phills Pd Provided by To-6 + 4 South Date of return 5 1867

THIS IS TO CERTIFY, that the annexed advertisement was

THE JEFFERSONIAN,

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., excerimecark

appearing on the \_\_\_\_\_\_da, of \_\_\_\_\_\_\_AND\_\_\_

Cost of Advertisement, \$ ...

TION ANY VARIANTIAL STORE	• • • •
ZONING, Petation for Sp that Excep- tion for a Trailer Po . Petition for Variant vor Nafe Yard and Froot. LOCATION: Northwest afte of Phila- delphia Read 315 feet Southwest of New Forge Read. DATE & TRIL: Wednesday, May 31.	CERTIFICATE OF PUBLICATION

imate Coulty, we see searing;
Petition for Special Exception for a Trailor Path.
Trailor Path.
Petition for Executive form the Zantana and the County of the

rest of the read made and of the Free of the required in the year Free of the late of the tide year Indicated of the required in feet. The Reading Quadation to be Free Section 13.4 — No Waller er service to the rest of the reading of the reading for the three-rest, chall be placed or permitted within 10 feet of the course of the reading of the reading of the course of the reading of the reading of the course of the reading of the reading of the Course of the reading of the reading of the All Dat parent of hand by the Chrystol, District of Rullinger Com-Beginning for the same on the

BALTI ORE COUNTY, MARY AND OFFICE OF FINANCE RETURN THIS FORTION WITH YOUR REMITT. NCE IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND AIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

OFFI G

The Young Commissioner of Baltimere County, by and Garden of Particles of Particles

THE BALTIMORE COUNTIAN

No. I Newburg Avenue CATONSVILLE MD.

May 16. 1967

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

was inserted in THE BALTIMORE COUNTIAN, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for the 16th day of May, the same was inserted in the issues of waste/hafara 1967, that is to say

May 11, 1967. THE BALTIMORE COUNTIAN

> By Paul & Morgan Editor and Manager A.M.

NOTICE OF HEARING

Res Petition for Special Exception & Variance for John H. Renninger #57-240-XA

PLACE ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake

TOWSON, MARYLAND

ZUNING COMMISSIONER OF BALTIMORE COUNTY

#67-240XA

COUNTY DIFFICE BUI 111 W. CHERAPEANI TOWNON, MD. 21204

GEGIGE E GAVRES

JOHN G. ROSE

Dear Sire

JCR/ba encl:

No. 54337

COURT HOUSE
TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

OFF CE OF FINANC

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE TOWSON MARYLAND 21204

- MAY 1 7 67 CM -

BALTIMORE COUNTY, MARYLAND

TO. (Ar. John G. Rose, Zoning Commissioner Date.) May 18, 1967 and 1975 and

ZONING DEPARTMENT SURJECT Pelition #47-240-XA. Northwest side of Philodelphia Road 385 fest accumbent of New Forge Road. Petition for Special Exception for a Trailer Park.
Pelition for Variance to permit a service building to be located within 49 feet of the road instead of the required 100 feet end to permit a 30 foot side yard instead of the required 75 feet.

John H. Renninger - 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

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

JOHN G. PUSE

Special Enseption - Trailer Park Service Building varieuse for John H. Rennd-ger, Located H/H side of Philadelphia Road, B/S of New Forge Road riot April 18th, 1967

Dear Sire

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and tume, which will be held not less than Jödays no: more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

If you have any uestions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Yery truly yours,

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONI

Any questions of correspondence in regard o 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 P1. og Staff tettify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE ZONING COMMISSIONER

Robert J. Romadka, Esq. 800 Esstern Blvd. Balt(more, Nd. 21221

> Res Petition for Special Exception & Warfance for John H. Renninger

Dear Sire

This is to advise you that \$72.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 119, County Office Building, before the

Yours vory truly,

JOHN G. 20 SF ZONING COMMISSIONER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120h

Your petition has been received and accepted for filing this

day of April

Petitioner John H. Senninger

Petitioner's Attorney Robert J. Romedka

Advisory Committee

PETH ON FOR SPECIAL EXCEP-

Petition for Special Exception fo

20XINO, Pellin for Special Excep-tion for Simon for Special Excep-tion for Wirshoot for Biot Yard and Prendi.
DOCATION: Forthwest adds of Phila-delphia Road, 115 feet Southwest DATE, & TIRE, Weldenday, Nay 31, 1367 at 1829 A.M. Polazza Expending from 19 Polazza Extract Weldenday, Nay 31, 1367 at 1829 A.M. Polazza Pellin Pellin Statement Office Buldmid, 121 W. Chris-delphia Arthur, Towans, Wryland, Scale Arthur, Towans, Wryland, CERTIFICATE OF PUBLICATION

Printing for Special Energian, for Printing for Waterian from V. Experiment for V. E

Cost of Advertisement, \$.....

3.

TOWSON, MD...... May 11

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towers, Baltimore County, Md., acceptance

mk 1 time agreems before the 3lat May 19.67, the was publication apyearing on the ... lith ... day or ... May

THE JEFFERSONIAN.

PETITION FOR SPECIAL

EXCEPTION AND VARIANCE 11th DISTRICT
ZONING: Petition for Spe-cial Exception for a Trailer

Park,
Petition for Variance for
Side Vard and Front,
LOCATION: Northwest side
of Philadelphia Bond 38'; feet
Southwest of New Purge Road,
DACE & TIME: of ednesdey,
MAY 31, 1987 at 10:30 A.M.,
PUBLIC BEARING: Roess 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, The Foning Commissioner of Baltimore County, by au-thority of the Zoning Act and

75 feet.
The Zoning Regulation to be excepted as follows:
Section 414.4 - No trailer or service building or structure

used in connection therewith, shall be placed or permitted within 100 feet of the road or street upon which the lot or

area so used for such park fronts, or within 75 feet of any other boundary line of such lot or area. All that parcel of land in the Eleventh District of Balti-

tric transmission line con-demaed by the United States

trie transmission likewise demond by the United States of America, those Moding of America, the America of America of

Department, Hearing Date: Wednesday, May 31, 1967 at 10:30 A.M. Public Hearing: Room 108, County Ouice Building, 111 W. Chesapcake Avenue, Towson, Md. BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

THIS IS O CERTIFY, that the annexed advertisement of Regulations of Baltimore County, will hold a public John G. Rome, Zoning Commissioner of

County, will hold a public hearing: Petition for Special Excep-tion for a Trailer Park, Petition for Variance from the Zoning Regulations of Bal-timore County to permit a service building to be located within forty—nine (#4) feet of the rose of the research. Baltimore Jounty was inserted in THE BALTIMORE COUNTIAN, a group of stres weekly newspapers published in Baltimore County, Mary the road instead of the re-quired one hundred (100) feet; and to permit a 30 foce side the 16th day of May. 1967 , that is to say 'he same was inserted in the issues of yard instead of the require

THE COMMUNITY NEWS

No. I Newburg Avenue

May 11, 1967.

THE BALTIMORE COUNTIAN

OFFICE OF

THE HERALD - ARGUS

May 16. 1967

CATONSVILLE, MD.

THE BALTIMORE COUNTIAN

By Paul & Morgan Editor and Managerem.

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

Re: Petition for Special Exception for Trailer Park - Variance to Zoning Regulations - N. W Side Philadelphia Road 385; N/W of New Forge Road, 11th District John H. Renninger, Potitioner No. -7-240-XA

February 7, 1968

Dear Dr. Rocp.

John H. Renninger filed a petition for a Trailer park on the northern server and of Philadophia Road 185 feet southwest New Yorge Road in the Eleventh District of Baltimore Courty a April 18, 1947. Theild a hearing on the matter on May 31, 1967. The Renninger poperty has been in and out of zooing for a period of the years or more.

Low enclosing copies of year has letters and reports which I have received on this matter. The politicer has retained Robert II, Batter as consistant from May 31,070 mill this date. They follower through his attorney. Robert I, Romadea, and Mr. Batter, consultant, has been in contact with Mr. Firethy W. Mergerum of thell calls Department. Both Mr. Mergerum and Mr. Robert II, and Mr. Robert II, and Mr. Robert III and Mr. Mergerum and Mr. Mergerum and Mr. Robert III and Mr. Mergerum and Mr. Mergerum

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

This is simply one of those cases which has taken such a long time as to have gotten in it hand. This is not a

Very truly collections.

Very truly collection.

Cold later lines of least of warry to

eil Recting was held at residence of Fr. and Frs. Pithurn at 10 Bangert Avenue.

Neetine was called to order by President Priesser at 1500 F. ... with the followire in attendance: Tr. Friesser, Nr. Wilbers, er. Schmitt, Pr. Adress Dr. assis, Dr. asidl, and Dr. Sliften.

Winutes of the Darre of Directors Section belt on Day Slat Note approved as most.

The irraducer reported that a calasse of 377h,19 existent is considered from the foreign as confused, for the surface of 750 to an input 50,100, too subset the section of 550 to 100 to

a prior rerue in advisors dunnt, for immunite ipray regree but never recorded.

The Petition learning for Granial Exceptions Trailly large, broader by property exent, who menuture, before the County Countries of the April 1973 At 1973 At 1975 At

Ropert B. Balter

3505 Bancroft Road

Baltimore, Maryland 21215

July 14, 1967

Mr. Robert J. Romadka 809 Eastern Boulevard Essex, Maryland 21221

Re: Proposed Mobile Park John Renninger 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 conciusions submitted by the Baltimore County Department of Health. The subject tests, which were conducted on June 26, 1976 in the presence of you, Mr. Renninger, Messre, blessian and Didler (Baltimore County Department of Health) and our engineer, were taken to determine winther an adequate subsurface irrigation system could be constructed to service the proposed thirty-two trailer until 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

ATTACHMENT NO. 1

A. E/#1

E: PETITION FOR SPECIAL EXCEPTION : BEFORE THE AND ZONING VARIANCE
NW/S Philadelphia Road 385' SW of
New Forge Road - Ilth District
John Ronninger, Potitioner
NO. 67-249-XA

: 7 ONING COMMISSIONER

: OF

: BALTIMORE COUNTY

::: ::: :::

... ... ...

The Petitioner is requesting a Special Exception for a trailor park in a Bit zone. Section 236.4 of the Battimore County Zoning togethelons parmits a trailor park as a Special Exception in a Bit 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 conering and the request for a Special Exception on the subject property goes back a long way.

Zoning Gase #3861-10," was a request to change the soning from R-6 to R-10 with a Special Exception for a smiller park. This was granted by the Zoning Commissioner on August 30, 1956, and by the Board of Zoning Appeals on Normber 15, 1956. This was stort denied by the Circuit Court of Ballimore County and austained by the Court of Appeals of Maryland on May 6, 1968.

Zoning Case 98544-ILX was also a request to resone the property from it-6 to it-10 with a Special Exception for a trailer park. A hearing was hold on December 15, 1956, but the Petition was withdrawn 5, the Petitioner on January 27, 1959.

Zoning Case \$4891-IX was a request to change the soning from R. 6 to R. 10 with a Special Exception for a trailer park. A hearing was scheduled on March 7, 1967, before the Zoning Commissioner, however, the Petition was withdrawn on February 29, 1960.

Zoning Case \$514...HX was also a request to remote tha property from an H-C some to an H-D some with a Special Exception for a trailer park. The Leputy Joning Commissioner dismand this matter on December 2, 1956. The Patitioner asked the County Bone of Appeals to act asked the Deputy Zoning Commissioner's Order, however, the Board upheld the Deputy Zoning Commissioner on October 5, 1850.

Zoning Case \$5933-R7Y - The Petitioner requested a change from Rt-6 to DR with a Special Exception for a trailer park with a Variance for a frest yard of 14 feet instead of the required 25 feet. This was granted by the Zoning Commissioner on May 1, 1962. The County Bears of Appeals decided everything the Petitioner requested, her it changed the Roning 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 BRI. The zoning change made by the Baltimore County Council put the Petitionar in a position where he was entitled to a tiniller 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

TP-2 0- 9' clay and sandy clay fine to coarse sand coarse sand 9-13 13-17'

TP-3 0- 9' 9-12'

clay and sandy clay fine to coarse sand

One standard percolation test was performed in TP-2, at the twelve-foot level, with the time required for drawdown, as specified by Baltimore County, equalling 2 minutes and 15 seconds.

We conclude from reviewing the report aubmitted by the Baltimore County Department of Health, dated June 29, 1957 that they are row of the opinion that a combination of seepage pits could be in the designated area which would provide adequate drainage for the thirty-two trailler units. From calculations we agree with the Baltimore County report that ten 8-foot clameter by 17 feet deep seepage pits would be required, but find that sixteen, rather than twenty-two, 5-foot diameter by 17 feet deep pits would also suffice,

As we discussed with you, the County rejection of the proposed park based on the sewage influent creating a possible source of water well contamination, presents a question which will require further study to answer satisfactorily. Please notify us if you wish us to proceed with the necessary analyses.

-2-

Most sincerely.

Robert B. Balter, P. E. President

RBB:bg cc. Mr. John H. Renninger

-Approximate area for Pet Installation 0 PHILADELPHIA ROAD 1. Test Pit Location Plan conforms with Plat prepared by George W. Stephens, Jr.; dated March 27, 1967.
2. Test Pits performed during June, 1967. Robert B. Balter Soil and Foundation Consultants, Inc. PROPOSED MOBILE PARK JOHN RENNINGER PROPERTY BALTIMORE COLUMY, MARYLAND TEST HIT LO STION PLAN

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

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

"If has been decided that approval will be granted for the purposes requested by the petitioner to estend the existing trailer park, subject to the requirements of itsepulations 43402 and 431,02 of the Maryland State Lepartment of Health governing construction, equip-ment, ranitation, operation and maintenance of mobile home parks, and provision of private water supplies and dewage disposal systems."

Since the Vertificary Law to proper soning and has mat all the requirements of Section 502.1 of the Baltimore County Zoning acquisitions, 17 IS GLUES/ED by the Zoning County steem of Baltimore County this Zotal day of April, 1962, that a Special Exception for a child repair should be and the same in granted from and after the date of the proper size of the second state of the second

THE UNDERSIGNED HAVE APPEARED AT THE HEARING TOWSON, MARYLAND 21204 ON TUESDAY, AUGUST 20, 1966 IN ORDER TO THEIR OPPOSITION TO GRANTING OF THE SPECIAL EXCEPTION - TRAILER Pare, variance at morthwest side of philadelphia road 365 feet southwest of ROAD, IN CASE HORSER 67-240-MR.

90' PLATE NO. /

Jones m Schol		POST OFFICE	ZIP CODE	TEL STHONE
Louis M. Jannese Julius M. Fresser	2-N-BANGET RO	'a1162 WH	manue.	Ep 5-838
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THE UNDERSIGNED HAVE APPEARED AT THE HEARING ROOM, COUNTY OFFICE BUILDING, TOWSON, MARYLAND 21204 ON TURSDAY, AUGUST 20, 1966 IN ORDER 70 REGISTER THEIR OFFICE TION, TO GRAFTING OF THE SPECIAL MICEPION .. TRATLER PARK, VARIANCE AT HORTHWEST STIM OF PHILADELPHIA BOAD '45 PROF SOUTHWEST OF

The .	ADDRESS	POST OFFICE SIP CODE	THEATHORE
A To Such for	40 Bangert Ave	Pary Hell 21128	335-3429
	4 3 5		
36			

WHITE MARSH IMPROVEMENT ASSOCIATION

BOX 202 . WHITE MARSH, MARYLAND 21162

August 20,1968

Seels

At the first meeting of the White Marsh Improvement Association, Proorporated, resolution was adopted to place the responsibility for, review and action on all soring in the hands of the duly elected soming committee.

I, Mrs. Harry Lehr, offer affidavit in duplicate and signed by the president of the association and attested to by the secretary, that I am currently, a duly elected number of the soning committee and duly elected and authorized to represent the above association at this heartne.

Resolution: Adopted by the association and the soming committee, we hereby go on record as opposing the "Special Exception- Trailer Park; Variance, located 11th district, northwest side of Philadelphia Road. 385' southwest of New Forge Road, for the following reasons:

> 1.Detrimental to the safety, health, and general welfare of the community 2.0ver crowding the area

3. Detrimental to the recreation program in the community.

Balt:more County Board of Appeals

Can this really be their aim?! Please don't do it!!!

Room 301 County Office Building

Towson, Maryland 2120

Gent lemen:

I am writing.

August 18, 1968

RE: APPEAL -- TO BE HELD AUGUST 20, 10:15 AM, Hearing Room

Since it was not possible for my husband or myself to take

I trust that this letter will serve to add our names to those

My goal, and the goal of a lot of others, is to work as hard

PROTESTING TRAILER PARK

leave from our places of employment to be present at the above meeting

to add our strong and vehement protest to those of our neighbors

against the special exception for the erection of a Trailer Park,

as one can to be able to move into a home in an area where there is

not a dense populatica; where property owners work hard and take pride

in keeping their home and grounds clean and attractive. All our work and

sacrifices seemed worthwhile, to be able to live in such a place, as we

have for seven years. This is a very attractive, healthy, peaceful erea If this trailer camp is permitted, I can only believe that the primary aim of the Zoning Commission is to seek out the few remaining truly peaceful, clean, and attractive residential areas, and destroy them!

who oppose the creation of one of these suburban blights.

Senlı

WHITE MARSH IMPROVEMENT ASSOCIATION

BOX 202 . WHITE MARSH, MARYLAND 21162

Aumiet 20,1000

At the first meeting of the white March Improvement Association, Incorporated, a resolution was adopted to place the responsibility for, review and action on all mixing estions in the hands of the duly elected moning committee.

I, Mrs. Harry Lenr, offer affidavit in duplicate and signed by the president of the association and attested to by the secretary, that I am currently, a duly elected number of the zoning committee and duly elected and authorized to represent the above accompation at this hearing.

Resolution: Adopted by the association and the maning committee, we hareby go on record on opposing the "Special Exception-Trailer Park; Variant", located 11th district, morthwest side of whilestolphin hose. 75% anotherst of Has Forgs Brad, for the following ressons:

1.Detrimental to the safety, health, and general welfare of the community 2.Cver erowding the area

3. Detriesmini to the recreation program in the community.

Hr. James S. Dyer, Chairman

Date\_\_\_April 10, 1967

FROM Fire Suresu SUBJECT Property Sknor: John d. Sendinger

Ma/- . iladelohia mono, 385' an of new Forge Mc. Matrict: lith Doccial exception-Trailer Park

BALTIMORE COUNTY, MARYLAN

METITION FOR SPECIAL EXCEPTION AND VARIANCE

11th DISTRICT

ATTACHMENT NO. 2

#67- 240XA

3505 Bancroft Road

Baltimore, Maryland 21215

ESH ING: I OCAT TON Petition for Special Exception for a Treller Parks Petition for Verianze for Side Verd and Jronts Northwest side of Philadelphia Road 325 Feet South

DATE & TIME PUBLIC HEARTHGI-

Robert B. Balter

Soil and Poundation Consultants, Inc.

January 10, 1968

Dear Mr. Renninger:

Most sincerely, Robert B. Balter, P. E.

KBB:bg enclosure

Mr. John Renninger White Marsh, Maryland 21162

Re: Water Sample from New Well John Renninger Property Baltimore County, Maryland

sumptive Test portions were obtained.

On the morning of December 19, 1967, our enginer, Mr. Herbst, obtained a sample of water from the new well on your property. During the same morning this sample was delivered to Strasburger and Siegel, Inc., Analytical and Consulting Chemists, for hacterio-

Attached is one copy of the test results from the referenced sample. Of five portions tested for coliform organisms, no positive Pre-

The referenced sample of water taken by our engineer from your new well is acceptable for potable use.

MEDIESDAY, MAY 31, 1967 at 10:30 4M.

Room 108, County Office Building, 111 % Chesapeako Arenus, Tomon, Haryland.

Pattition for special Exception for a Trail or Park-pattion for Verlance from the JoningSequiations relationer Country to pereit a service building to a localed within forty-land (2) fact of the read tasked of the required one hundred (10) feet; and to parell to 30 foot side yard instead of the requires. 75 feet.

Saction 41k.k - No trailer or service building or structure used in connection a thurselible, shall be piscod or provided within 100 feet of the road or street upon which the lot or area so used each park fronts, or within 75 feet of any other boundary lines of such lets or area.

All that percel of land in the Eleventh Gistrict of beltimore County

wing the property of John H. Resninger as shown on plat plan filled with the

BACTERIOLOGISTS BALTIMORE 17, MARYLAND

STRASBURGER & SIEGEL, Inc.

ANALYTICAL AND CONSULTING CHEMISTS

December 21, 1967

BACTERIOLOGICAL EXAMINATION OF WATER Laboratory No. 7199 Robert B. Balter, 8 Church Lane, Baltimore, Mi.

Marked From John Renninger Prop., Baltimore County

REPORT Well Weter Residual Chlorine In Parts Per Million Standard Plate Count @ 35°C Portions Tested-Size of Portions-10 ml Prenumbring Ten (No. of Positive Postionals Confirmal Test (No. of Positive Position)

REMARKS: The sample submitted is acceptable for potable use.

STRU PURGER & SIEGEL IN Strasher & Ligel Tre. Bid 8-20.68 gam

Catherine Keller

Mr. a.d Mrs. Fred G. Ke'ler 687 Bangert Street White Marsh, Md. 21162

INTER-OFFICE CORRESPONDENCE

Lt. Uharles F. Morris, or.

2. All 1. F. gas tanks must be made secure so as not to be knocked over.

October 18, 1967 Mr. John H. Renninger Philadelphie Road

Whitemarsh, Maryland

we have brought in a factory servicement to locate the trouble we had set hour drilling machine. He has traced the trouble to a faulty check value in our downhole hammer.

Whate in our nowhnois mammer.
We have ordered replacement parts, and as soon as they arrive and are installs, we will be back to your well to find the quantity of water you have authorised.

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

Sincerely yours, 207 Bauer

BALTIMORE COUNTY, MARY AND

INTER OFFICE CORRESPONDENCE

TO Timothy W. Karcerum

Dr. Juna 29, 1957

FROM Julius Messins and Paul D. Didier

SUBJECT Remaininger Trailer Park, went side thile elphia most in order, 1/4 mile south of Allender Soud - Sleetton district 11

On June 26, 1967, Paul Didder and Julius Messina set with Dr. Rose L. Herbet, Jr. of the Robert B. Halter, July and Formistics Caracitants, In ... Mr. Robert Hamadka, Attorney, and Mr. John Menainger, to conduct soil tosts

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

There is an area of approximately (5) ft. by (1) ft., as indicated on the attached plat that is available for neepec pits. Indicated on the plat are the locations of the three test pits that were dug. The perconation test results are as follows:

TEST PIT DRAWDOWN

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 order ination in this area. It may be advisable to explore at deeper depths to determine the static water level.

well made supply for the proposed trailer park is located on property owned to the supply for the proposed trailer park is located on property owned to be supply the proposed trailer park is located on property owned to describe the property of agreement of served that of served the supply when the office does not increase opply were to the proposed trailer park from that well, it appears ences upply where to the proposed trailer park from provide its own enter supply system.

It is also recommended that the private disposal system serving the existing deelling must be completely refurblabed and maintained as a separate

Robert B Balter Soil and Foundation Consultan. Inc.

3505 Bancroft Road Baltimore Maryland 21215

July 14, 1967

Mr. Robert J. Romadka 809 Eastern Boulevard Essex, Maryland 2122

Re: Proposed Mobile Park John Renninger Property Baltimore County, Mary and

Dear Mr. Romadka:

As you requested, we have observed the performance of percolation 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. Renninger, Messra, Messina and Didier (Baltimore County Department of Health) and our engineer, 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 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 subsail results given below:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

On May 16, 1967, an inspection was made by Julius Mossins and Phillip Kraus, of the property owned by John N. Senninger on Philadelphia Road in white Harsh, in reference to the operation of a trailer park on the presises.

The trailers are connected to a separate 12,000 gallon region tank and a 5'ml6' assepage pit according to Mr. Renninger. A celor test made in the toolet fixtures of trailer #3 as separate and there was no oridence of ssuage overflow from title system.

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

delivered to Pr. semilager on May 17, 1967 and a comple of water from the delivered to Pr. semilager on May 17, 1967 and a comple of water from the delivered well supply was obtained for bacteriological semination. The centre and year revealed that the well is receiving some contamination which may remainly be attributed to currice strainage.

At the time of inspection, there were neven trailers a detelling occupied by "- demininger located on the lot. The private disposal system serving the dealing in failing none sweam to discharged to the surface.

SCHUE T Freiler Fark - John H. Renninger, white March

Date. Hay 23, 1967

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

MORE COUNTY, MA.

clay and sandy clay

fine to coarse sand

clay and sandy clay fine to coarse sand

One standard percolation test was performed in TP-2, at the twelvefoot level, with the time required for drawdown, as specified by Baltimore County, equalling 2 minutes and 15 seconds

We conclude from reviewing the report submitted by the Baltimore County Department of Health, dated Jun. 29, 1967 but they are now of the opinion that a combination of seepage pits could be installed in the designated area which would provide adequate drainage for the thirty-two trailer units. From calculations we agree with the Baltimore County report that ten 8-foot diameter by 17 feet deep seepage pits would be required, but find that sixteen, rather than respage pits would be required, but find that sixteen, rather than

twenty-two, 5-foot diameter by 17 feet deep pits would also suffice. As we discussed with you, the County rejection of the proposed park

based on the sewage influent creating a possible source of water well contamination, presents a question which will require further study

to answer satisfactorily. Please notify us if you wish us to proceed

coarse sand

with the necessary analyses.

Most sincerely.

Robert B. Balter, P. E. with the necessary analyses.

ce. Mr. John H. Renninger

TP-3

KBB:he

INTER-OFFICE CORRESPONDENCE

TO Timothy W. Margerum
Attention: Julius Messina FROM Pailip K. Kraus

Date. May 23, 1967

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

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

DRAWDOMN DEPTH SOLL SCALE T.75 Feet Clay O-b', said & gravel, clay matrix viay O-b; saind & gravel, clay ma is-10; sharp sand 10-12; sharp sand 10-12; sharp sand 10-12; set—
estimated drawdown between Ma conducted at a depth of 12 feet—
estimated drawdown between Man of Minutes, on observation of buck
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 so on sites at cleaning.

(2) Add 8'115' sepage pit (minimum 33' below inlet) at location tested.

The existing trailer park with seven (?) trailers is severed by a septic 'ank (size unknown) and a 5 ft. by 20 ft. seepage pit, scorning to Mr. Kenninger. The pit does not have a standpipe through which the

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

(1) Limit the number of trailers to a total of fourteen (14).

(2) Add one seepang pit, 8 feet in dissets, the depth to examinate the secondary of the secon

PAKIDO

CC--Kr. John Fore Ar. Thomas Devlin me John to mayor -

To Kr. Timothy .. hargerun

FROM Julius A. Ressina

BALTIMORE COUNTY, MARY LAND

INTER-OFFICE CORDESPONDENCE

TO Sr. John Ross, Soning Commissioner Date. June 30, 1967

FROM. Timothy W. Margores

SURJECT RENNINGER 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 Renninger, located on Philadelphia Road 1/4 mile south of Allender Road, lith Election

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

Limitly to Mangaran

Chief
Division of Engineering & Urban Development

TWM/ca

Attachment



BALTIMORE COUNTY, MARYLAND

ZCHING DEPARTMENT

- MW 19 67 CM -

Mr. John G. Rose, Zoning Conerissioner

May 18, 1967 Date (pl. . . . ) 35

George E. Govrells, Director of 01. PROM. George E. Gavrelis, Director of Planning

SUBJECT Polition 67-240-XA. Northwest side of Philadelphia Road 385 Seculment
of New Yorge Road. Petition for Special Exception for a Trailer Park.
Petition for Variones to permit a service building to be located within 47 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. Renninger - Petitioner.

11th District

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

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

It would oppear from the comments submitted by members of the Zoning Advisory Committee that the proposed trailer park connot be provided with appropriate sever service. For this reason, we are approach to the petition.

NUMBECT Proposed Trailer Park - John H. Renninger

At the request of Dr. Domald J. Roop, I as replying to your latter 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, Election

To date, the Baltimors County impartment 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

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.

Director
Division of Sanitary Engineering

ZONTHE

SONTHE DEPARTMENT

BALTIN AL COUNTY DEPARTMENT

JEFFERSON BUILDING 105 - 107 WEST CHESAPEARL AVENUE TOWSON, MARYLAND 21201 TELEPHONE VALLET 3-3900

Community Health Through Individual Effort

DONALD J. BOOP, M.D., M.P.H.

AL TH

Wobert J. Boradka attorney of Law coo Eastern Boulevard Easter, Maryland 21221

This is a acknowledge your letter in reference to the Trailer Park, we certainly will be happy to actit the retent of your engineer. As you have already contacted Mr. Ro o. I as sure that he also will mark our enciring this report.

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

Sincerely yours.

CC: Mr. Thursby

WEINBERG AND GREEN

October 31, 1967



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

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

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 Hr. Reuninger, on behalf of his assignee, and a pricant failed to sustain his burden of prof under the boding regulations of Baltisnee County and the total great each great of the granted without the written approval of the Baltisnee County Health Department. The hearing was continued, over my objection, to an indefinite date to allow the applicant o chtain 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 split and the strong it was postponed until October 28 and failed the hearing on October 28 the special failed to produce the require continued the hearing to give his 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

May 1, 1968



Hr. John Rose, Zoning Commissioner of Baltimore County 119 County Office Building Towson, Haryland 2120-

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

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

19/411

WEINBERG AND GREEN

Mr. John G. Rose

October 31, 1967

Now it appears that still ancher hearing is in prospect at some badealite toture date. As I can see no justifi-cation under the toture of the consecution of the case open any longer to the case open any longer to the consecution of the consecution of the consecution of the consecution of the applicant to present the required further proof, and that the applicant to present the required further proof, and that the application be dismissed upon his failure to do so.

Very truly yours,

19/1a

Mr. H. Norman Milburn Mr. Timothy W. Margerum

BALTIMORE COUNTY, MARYLANE

INTER-OFFICE CORRESPONDENCE

Purther 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

It has been decided that approval will be cranted for the purpose requested by the petitioner to extend the existing trailer park, subject to the requirements of Regulations 43402 and 43402 of the Maryland State Department of Health overning construction, equipment, sanitation, operation and maintenance of mobile home parks, and provision of private water supplies and sewage disposal systems.

Date March 29, 1968

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

Donald J. Koop, M.D., M.P.H.
Deputy State and

CALTRIORE COUNTY. MANYL D INTEX-OFFICE CORRESPONDENCE

Mr. John G. Rose TO. Zoning Commissioner

Date. March 29, 1958

FROM Dr. Donald J. Roop

SUBJECT.



Petition for Special Exception for Trailer Park - Variance to Zoning Regulations - N/W Side Philadelphia Road 385' N/W 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

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 43902 and 48.02 of the Maryland State Department of Health governing construction, equipment, sanitation, operation and meintenance of mobile home parks, and provision of private water supplies and sewage disposal systems.

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

DJR:ah

The Department of Health is giving careful con-ntion to the entire situation and will render a do-n in the near future.

- 40 - 5 88 04 --

ZONING DEFA-IMENT

304

Donald J. Map. (N.D. M. D. Dope ty State and County Health Officer

Very traly ; wurs,

BALTIM E COUNTY DEPARTMENT OF EALTH JEFFERSON BUILDING

TOWSON, MARYLAND 21204 TELEPHONE VALLEY 3-3000

Community Health Through Individual Effort

this is to acknowledge receipt of a copy of the detailed report asked that to ket, John G. Roce, Zonich Commissioner, respecting to. Robert B. Balter's op. good findings and consistions in consecution with the John

DONALD J. BOOF, M.D., M.P.M. Deputy State and County Health Office

December 10, 1968

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

> Res John H. Renninger 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

Enel.

cc: Robert J. Romadka, Esq.
Mr. and Mrs. C. E. Nielson
Mr. 1. W. Margerum, Health Dept
Dr. Donald J. Roop, Health Dept.
Board of Education
Mr. John Rose
Mr. George Cavreli

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORLESPONDENCE

Mr. John G. Rose

TO.

FROM Dr. Donald J. Roop

SUBSECT

Ro: Petition for Special insecration for Trailor Park: - Variance to Zoning Regulations - NAW Side Philiadelphia Road 303 10/1 of Sear Forge Road, lith District coun M. Renninger, Petitioner No. 67-245-EA

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

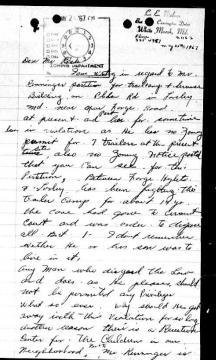
It has been ducided that approval will se granted for the purposes requested by the postlioner to extend the mediating tabler parts, subject to the presents of Regulations 4302 and 4302 of the translation of State Regulation of Health governing construction, equipment, similarion, operation and maintenance of mobile home parks, and provision of orbate mater supplies and somand disposal systems.

Daring John M.D.

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

DJRigh

cc: Mr. Robert J. Romadka



Robert P. Balter Soil and Foundation Consultants, Inc.

3505 Bancroft Road

February 15, 1968

Mr. John G. Rose Zuning Commissioner Haltimore County 111 West Chesapeake Azenie Towson, Maryland 21204

Re: Proposed Mobile Park John Schninge: Property Paltimore County, Maryland

Dear Mr. Rome:

Disselector will confirm our findings and conclusions, as stated by Mr. derbs at your October 25, 1967 hearing, with regard to the proposed scepage pit system to service 32 trailer sites and the existing residence at the above-referenced or-perty, and our opinion recording the possibility of water well contamination in the area as a result of the installation of the scepage pit facility. In addition, information altained subsequent to the hearing is presented for your review is well as a plat indicating the tentative locations of the referenced facilities.

On June 26, 1967, our engineer, Mr. Rene L. Herbst, Jr., P. E., observed the execution of J test pits and the performance of one standard percentation test in the area available for the disposal system. Also present at this time were Messrs, Messina and Ditter (Bultimore County Department of Health), Mr. Renninger and Mr. Romadka. The results of the tests and our conclusions

Requesting lumin Billey 30 st for the line the world is 75 ft 49 ft from front of Rood watered of the want 100 ft; How do you think this will look, people gong in 9 and with work etcl be side there is no leven out here it is very pully our here as we are near the & fall a trailer Comp would Sport their beauty, with our with and with program to key and country would not thelp, sparally Phla Rd Their is a traller carp and Rolashi a large and on arens Rook, beside a large one on Belan Rd, I ask you not to permit the one there is little vease in on neighbord from Courty and hope it is in your placer to Exercises you for what were Consideration you can give.

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

The test pits indicated uniform subsurface coefficient in the control of the co

The test pits indicated uniform subsurfs is conditions in the proposed seepage pit area, including an upper 9 day zone of relatively impervious clay and sandy clay sails, 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 required for drawdown equaling 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 acroping pits conditions indicated that a combination of 17-foot deep acroping pits conditions are units and meeting all of the Department of Idealth specifications govern the effective for a condition of the pit of the property of the pit of the property of the pit o

Subsequently, Mr., Romanka requested that we perform a more detailed 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, Mr.yland (1976), as well as various relevant published geological maps and bulletins, to obtain a thorough knowledge of the nature of the subserface materials in the subject region. We find, on the basis of our studies and field observations, that the Renninger Property is in an area

underlain by variable thicknesses of unconsolidated sediments of the Patusent formation. These sediments were laid down during the Cretaceous Period and consist of a 40-feet change of the Cretaceous sediments are regular and lenticular ten of brown, tan and a ... as andy clays, sands and clays on the site. The Creticeous sediments are underlain by ignous protice rock which represents the beerock formation in the region. The cabbro is normally deeply weathered to a fine sandy of clays will in the upper 10 to 30-feet zond, below which the undered dark, bard, dense, completely crystalline bedrack is situated.

P.5 it all disease popul

look what it may do to the

Children 30 ft away play Ball.

The average characteristics of eleven wells within approximately 2,000 feet of the Panninger residence indicate an average depth of 113 feet; casing length of 70 feet; and depth from the ground surface to the stric water level of 38 feet. With one exception, water is obtained from the gabbro formation; the exception length average cated about 1,400 feet southwest of the residence, which obtains water from the Patwent formation.

On the basis of the above information, it is clear that within the area where potential well contamination exists due to the proposed disposal system, water is at idea exclusively from the pabbro formation, in a normal well installation in this formation, the casing is extended to approximately the contact activent the weathered everharden and the unwextender orch, thus sending off the highly weathered eccomposed mock and the overlying sediments. The well is then extended into the ruck the the casing to a denth where sufficient water toolked into the ruck the the casing to a denth where sufficient water dominantly from the region near the contact between the water deprivation comes predominantly from the region near the contact between the water water than the ruck allow the casing to a lesser degree, from fractures in the rock below the casing.

-2-

.

On the basis of the above analysis, we are of the opinion that the contaminated effluent from seepage pith constructed in the designated area on the Renninger Property will be compietely filtered and puri-fied 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 will installations, it is our opinion that no well contamination will result from the establishment of scepage 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, 1611 Holabird Avenue, Baltimore, Maryland under permit Namber B-68-W-142. The following well details were submitted to the Maryland Department of Water Resources, Annapolis, Maryland by t'e well drilling company:

Permit No. : 31-68-W-112 Well completed: November 22, 1967 Well detail: 6-inch diameter -teel casing.

Casing length = 50°.

Total well depth = 100°. Pumping test: 8 hour test, yield = 4-1/2 gpm average.

-4-

-2-

Counsel for setitioner

protestant

Petition No. 67-240-XA

Robert J. Romadks, Esq., 809 Eastern Boulevard

John J. Ghinger, 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 Bidg., Towson, Md. 21204

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

Depth

Description
Brown gravelly earth
Bluish and green sh clay

Dark gray rock; water bearing crevices in rock at 85' and 1882. 180'. 50 1901

The log from the new well clearly substantiates our position regarding the types and depths of sabsurface 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 Patuseat formation. Detween 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 which the unattered dense crystatine gather better the track pray 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 on the nary rock surface at 20-10th tops;
regions. Water hearing 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 will, Mr. Herbst visited the site and obnater competition of the new with, are, iterast visited the site and obtained a sample of water from this well which was submitted to Streamburger 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. (Attach-

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

-5-

May 13, 1768

Robert J. Romadka, Ecq., 809 Eastern Boulevard

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

Pear 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

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-feet 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 scepage pits constructed at the designated locations on the Benninger 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 President

ec, Mr. T. W. Margorum Mr. B. J. Romadka

Mr. John Benninger

LAW OFFICES

WEINBERG AND GREEN

BALTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDE CE

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

Certificateof posting

Certificates of advertisement

Comments of Fire Bureau dated 4/18/67

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

Memo from Julius A. Messina dated May 23, 1967

Patition, description of property, Order of Zoning Commissioner

" Office of Planning dated 5/16/67

" Phillip P. Krause " 5/23/67

" Timothy W? Margerum dated 6/30/67

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

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

Copy of Report from Soil & Foundation Consultants, Inc. 2/15,00

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

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

" 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. D. Nielson, 5/25/67

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

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

Mr. John G. Rose TO. Zoning Commissioner

Order of appeal Plat filed with petition

Date March 29, 1968

FROM Dr. Donald J. Roop

CHIRDFO T

1 ED 45 88

Petition for Special Exception for Trailer Park - Variance to Zoning Regulations - N/W Side Philadelphia Road 383 N. New Forge Road, 11th District John H. Renninger, Petitioner No. 67-240-XA

May 13, 1968

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

It has been decided that approval will be granted for the purposes requested by the petitioner to extend the existing traiter park, subject to the requesters of Repulations 4302 and 43.02 the Maryland State traiter of Health covering construction, equi-ment, sanitation provides and an animomorphism of providing of providing of private water supplies and seesge dispensi systems.

Donald J. Roop, M.D., M.P.n. Deputy State and County Health Offices

DJR:gh

Yay 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 -lith District - John denninger, petitioner - NO, 67-240-XA

John J. Ghingher, Jr.

19/dlf

Dear Mr. Rose:

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

BALTIME COUNTY DEPARTMENT CHIEALTH

JEFFERSON BUILDING 108 - 107 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TELEPHONE VALLEY 3-3000 Community Health Tarough Individual Effort

DONALD J. ROOP, M.D., M.P.E.



Attorray at Law 809 Bastern Boulevard ow. Maryland 3122

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

The Department of Health is giving careful con-sideration to the entire situation and will render a de-cision in the near future.

Very truly yours,

-2-

Very truly yours, John J. Chingher, Jr.

Now it appears that still another hearing is in prospect at some indefinite future date. As I can see no sustification of the circumstances for holding this case open any longer circumstances for holding this case open any longer that the applicant of the control of the contr

October 31, 1967

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

WEINBERG AND GREEN

19/1a

Mr. John G. Rose

Mr. B. Norman Milborn Mr. Timothy W. Margerem

er. John G. Rose Zoning Commissioner

AT TIMORE COUNTY DEPARTMENT

108 - 107 WEST CHESAPEAKE AVENUE TELEPHONE VALLEY 3:3000 Community Ecalth Through Individual Effort

DONALD J. ROOP, M.D., M.P.H.

Robert J. Romadka Attorney at tag 800 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 about will await our receiving this report.

At that time we will be able to render an opinion which

Sincerely yours,

CC: Mr. Thursby

PHONE AT 4-8181

## ALLEGHENY DRILLING CO.

WE ARE WATER WELL DRILLERS

7614 HOLABIRD AVENUE

October 18. 1967 Mr. John H. Renninger Philodelphic Road Whitemarsh, Maryland

Den Mr. Renninger:

We have brought in a factory servicemen to locate the trouble we had with our drilling mediate. He has traced the trouble to a faulty check valve in our downhole henser.

We have ordered replacement parts and as soon as they arrive and are installed, so 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.

tos. P. Bauer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO ... rtc. John G. Rose, Zoning Commissioner FROM Timothy W. Margerum Date Pebruary 8, 1969

- cco - 9 son - 1

ZONING DEFASTMENT 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

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 planaed to restrict the total number of trailers to 30

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.

Director
Division of Sanitary Engineering

AW OFFICES WEINBERG AND GREEN 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/side Phila. Road, 385 feet SW of New Forge Road

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. Reuninger, on behalf of his assignee, and a least special constain his burden of proof under the zoning regulation sustain his burden of proof under the zoning regulations. Baltimore County which require that a special exception of Baltimore County 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.

Of the hearing on September 27, 1967 was sent to a 1 parties the hearing on September 27, 1967 was sent to a 1 parties; and the hearing on September 27, 1967 was sent to a 1 parties; at temperature of the september 20, 1967 which was possible and the hearing on October 25 the applicant again failat the hearing on October 25 the applicant again failat hepartment, and you again continued the hearing to give him further time to attempt 50 bins 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Timothy W. Margerum Date. June 29, 1967

FROM Julius Messina and Paul D. Didier

SUBJECT Remanger Trailer Park, wost side Philadelphia Road approx. 1/h mile south of Allender Hoad - Election District 11

On June 26, 1967, Paul Didier and Julius Messina set with Mr. Rene L. Herbst, Jr. of the Robert B. Belter, "oil and Foundation Consultante, Insu-ion Robert Romaniks, Attorney, and Mr. John Renninger, to conduct soil tasts 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

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

TEST PIT DRAWDOWN

| REMINDON | 12 feet | 2 and 9 - 12 ft. | 3 and 9 -

Expected seeing flow pre trailer = 150 gallons daily reposed 32 trailers, total estimated flow = 1600 gallons gallons

The large amount of remage to be disposed of at the rapid absorption faste of 2 minutes 15 seconds, may be a possible source of water well contamination in thin 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 by the burst supply for the proposed trailer park is located on property owned by the Department of Recreation 6 Parks. Re. Millian Tiercey of the partners of Recreation 6 Parks was contacted on June 27, 1967 and he informed impartment his office onto intend to supply state to the proposed trailer park from their valls. Therefore, that the Remninger Property must provide its on water supply system.

It is also recommended that the private disposal system serving the satisfied dealling must be completely refurbished and maintained as a separate

Jatob



INTER-OFFICE CORRESPONDENCE

Tr Mr. John Rose, Zoning Commissioner Pate. June 30, 1987

FROM. Tirothy W. Margerum

SURJECT RENNINGER TRAILER PARK (PROPOSED)

Reference is made to the attached copy of a report, dated the proposed trailer part council and the proposed trailer part council by J. John Benninger, located on Philadelphia Road 1/4 sile south of Allender Road, 11th Election

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

Division of Engineering & Urban Development

TWM/ca

Attachment



COPY .

Petition for Special Exception and Zoning Variance - MW/S Philadelphia Road 385' SW of Mess Forge Road -lith District - John Renninger, Petitioner - NO. 67-240-ZA

Please be advised that my clients, Forge Brights Improvement Association, Julius M. Friesser, M. Horman Eliburs and Harry F. Cliffon, desire to appeal the decision rendered on April 2, 1968, in the rbove-entitled case.

the Thurster )

19/411

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date March 29, 1968

FROM Dr. Donald J. Roop

SUBJECT



Petition for Special Exception for Trailer Park - Variance to Zoning Regulations - N/N Side Philadel-phia Road 383' N/N of New Forge Road, 11th District John W. Reminger, Petitioner No. 07-240-N/A

Further to our memorandum of February 8 regarding th 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 pritioner to extend the existing trailer park, subject to the operationents of Regulations 4302 and 43.02 of the turplant to partiment of Realth governing construction, equipment, anitation, operation and maintenance of mobile more parks, and provision of private sater supplies and seeage disposal systems.

Donald J. Roop, M.D., M.P.H.

Deputy State and
County Health Officer

LAW OFFICES

WEINBERG AND GREEN

19-2125

April 30, 1968



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

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

Please be advised that my client, Forge Heights improvement Association, desires to appeal the decision rendered on April 2, 1988, in the above-entitle 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 coated. to be posted.

Very truly yours,

play ghorghe ye John J. Ghingher, Jr.

19/dlf Erclosure

cc: Mr. Norman Milburn

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Health Officer efferson Building Towson, Md. 21204

Re: Petition for Special Evception for Trailer Park - Variance to Zoning Regulations - N W Side Zoning Regulations - N W Side Philadelphia Road 385 N/W of New Forg. Road, Itth Dasprict-John H. Ronninger, Petitioner No. n7-240-XA

February 7, 1968

Dear Dr. Roop.

John H. Renninger God a petition for a Trailer park on the rotthwest side of Philadephia Road 185 feet south-west New Force Road in the Eleventh District of Baltimore County on April 18, 1967. Theid a hearing on the matter on May M. 1967. The Renninger prometry has been in and out of zoning for a period of ten years or more. John H. Renninger filed a petition for a Traile:

I am enclosing copies of various letters and reports which I have received on this matter. The petitioner has retained Robert B. Batter as consultant from May M.; Id-mut this date. The petitioner through his atterney. Robert I. Romadka, and Mr. Batter, consultant, have been in contact with Mr. Tunothy W. Margertun of thell could. Department. Bold Mr. Margertun and Mr. Romadka kept telling me that they will have the matter grouplest in 100 show? resolved in "10 days".

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

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

Very truly years Zoning Commissioner John J. Ghinger, Jr.,

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

# IMORE COUNTY OFFICE OF PLANNING AND ZONING

april 2, 1968

4 G. Rose

Robert J. Romadka, Esquire 209 Eastern Boulevard Baltimore, Maryland 21221

> RE: Petition for Special Exception and Zoning Variance SW of New Forge Road 385' SW of New Forge Road --11th Dist. John Renninger, 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, Zoning Commissioner

MUSDOCK 6-8274

JGP/idr

Or. Denald J. Roop Health Officer Jafferson Building Towson, Maryland (21204)

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

cc: Jehn J. Ghingher, Jr., Esquire 10 Light Street Baltimore, Maryland 21202 Director of Permits and Licenses

ATTORNEY AT LAW

February 9, 1968

In reply to the letter you have received from Zoning Commissioner, John Ruse, 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 angineer 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 our 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. Ginsultants, Ind.

Thank you for your past kind assistance in this matter. Very truly yours,

Robert J. Romadka

Re: Petition #dr Special Exception for Trailer Park-Variance to Zoning Regula-tions-N/W side of Philadelphia Road 385' NZW of New Forge Road, 11th District No. 67-243-XA

### BALTIMORE COUNTY, MARYLAND

IN) ER-GYFICE CORRESPONDENCE

Date. March 29, 1968

FROM Dr. Donald J. Roop

SUBJECT



Petition for Special Exception for Trailer Park - Variance to Zoning Pegulations - N/W Side Ohiladelbhia Road 185' N/W of New Porge Road, Lith 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. Salter, Soil and Foundation Computants.

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 re-sirements of Regulations 44000 of the Maryland State Department of Regulations 4400 on the Maryland State Department of Health governing construction, equipment, sanitation, spration and maintenance of sobiler pairs, and provision of private water supplies and sewage disjonal systems.

Donald ', Roop, M.D., M.P.H.

Donald ', Roop, M.D., M.P.H.

Donald ', Roop, M.D., M.P.H.

County Health Officer

D.R. ob

February 9, 1968

Robert J. Romadka, Esq. , 609 Eastern Avenue Baltimore, Md. 21221

Attached is copy of Memo from the Baltimore County Health Department regarding the

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

Years very truly.

cc: Robert J. Romedka, Esq. 809 Eastern Boulevard Balt/more, Md. 21221

Nrs. C. E. Hielsen Box 905 Carrington Drive White Hersh, Md. 21162

JOHN 6, ROSE ZONENG CONTESTIONER

1 '67

July 21, 1967 MAP 4-6

John J. Ghingher, Jr., Esquire Weinberg and Green 10 Light Street ore, Maryland 21202

AREA XA RE: Case No. 67-249-XA - Dist. 11 NW/side Phila. Road, 385 feet

NORTH EA TO

Dear Mr. Ghinsher:

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

24r. Romadka had his own exp rt 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

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 legalise 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-

Very truly yours. 8/Gu JOHN G ROSE

WEINBERG AND GREEN

July 20, 1967

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

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 iconated on the property for which the reconing 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 mak what steps are necessary to obtain the removal of the trailers from the

Very truly yours.

John J. Ghingner, Jr.

19/dl:

ROBERT J. ROMADKA BOS EASTERN BOULEVARD ESSEX MARYLAND 212

September 13, 1967



Mr. John G. Rose Zoning Commissioner
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
Ill West Chesapeake Avenue
Towson, Maryland (21264)

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

I am in receipt of your notice that the above captioned case nas been set for hearong on Wednesday, September 27, 1967, at 10

Since receiving said notice. I have been advised by Mr. Renninger that his well has collapsed. He has, therefore, made arrangement's to have another well dup. Since it is rather difficult to arrange to have a firm construct a well because of the strong decand 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 rescheduled and set back another three or four weeks.

Thank you for your consideration in this matt r.

South Romania

RJR:clh John Ghinger, Jr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Mr. Timothy V. Margerun Dan May 23, 1967

FROM Julius A. Messina

STRUFFT Trailer Fork - John H. Renninger, white March

On May 15, 1967, an inspection was made by Julius Messian and Philip frame, of the property owned by John M. Menninger on Philadelphia Wood in White Marsh, in reference to the operation of a

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

The trailers are connected to a negarate 12,000 gallon septic tank and a 5'x16' seepage pit according to Kr. Renninger. A color test made in the totlet fixtures of trailer 55 was negative and there was no evidence of swage overflow from this eystem.

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

A copy of the Maryland State Segulations for Mobile Horse was delivered to Mr. Henninger on May 17, 1967 and a cample of water from the drilled well supply was obtained for bacteriological examisation. The results of the analysis rescaled that the well is receiving none contactivation with may possibly be attributed to cortact Stationgre.

JAM/ca

CC--Mr. John Rose Mr. Thomas Devlin



BATIMORE COUNTY, MARMAND

INTER-OFFICE CORRESPONDENCE

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

November 16, 1967

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

Zoning Conintationer

TO Timothy W. Margerum
Attention: Julius Messina FROM Milip K. Kraus

Date. Max 23, 1967

Robert J. Romadka, Esc.,

309 Eastern Boulevard Baltimore, Maryland 21221

Dear Mr. Romedka:

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

SUBJECT Servinger Trailer Park, west side Philadelphia Rd. approx. 1/h mile south of Allender Road - Klactien District 11

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

DEFFER PARTIES 30 seconds 7.71 feet Clay 0.41 sends grown, clay matrix 12 alantes 30 seconds 7.71 feet Clay 0.41 sends grown, clay matrix 12-12 seconds 10-12 seconds 10-1

I recommend for the dealling as follows:

(1) Clean existing septic tank thoroughly; if septic tank is not be about the training of the think of the training tra

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

While the area for expansion of the leaching system is limited,

While the area for opposition of the leaching system is limited, there is still room for incan assemble in limit, This would indiritely limit the maker of trailers that could be added. I recommend as follows:

(2) Add one memory path, for each in disaster, the commendation of the commendation of the commendation of the formation of the commendation of the commenda

for the rewarage system; i.e., north of the Fenninger theiling and from the road (Philadelphia) to the existing trailers.

PKK:pb

## NOTICE OF HEARING Ses Continue Houring for John H. Ber

Wedsanday, September 27, 1967

PLACE\_ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake

TOWSON, MARYLAND

Hrs. C.E. Hiclson Box 905 Carrington Brive Welto Hersh, Md. 21162

ZONING COMMISSIONER OF BALTIMORE COUNTY

Protestant Q H. Korman Millam, J. 10 Bangant Cu - Fry Ha-Dermin Conullant -The Trends forg Hold Ing. Com. 35 / form on 100 acres, \$40,000 Clary. New form Black of they they to the firm never between

167-240-XA€

11th District

NW/5 Philadelphia Rd. 385\* SW of New Ferge Rd.

1 SIGN

BALTIMO. COUNTY DEPARTMENT OF SLTH

JEFFERSON BUILDING 107 WEST CHESAPEAKE AVENUE TOWSON 4, MARYLAND TELETHONE VALLEY 3-1600

Community Houleh Through Individual Billion

WILLIAM E. P. WARTEN, & D. HPR. March 20, 1962

3-114 Mr. John G. Rose, Zoning Commissioner Office of Zoning and Flavning County Office Building Towson k, Maryland

Dear Mr. Rose:

Reference is made to the proposed trailer park second on properly mosed by Mr. John S. Senninger, Milledelphia Red, in the Elimini Historic Mistrick, which I understand is to be considered by the Weard of Zening Appeals of Salkinger County in the near future. No Harry Johns, alternay for Mr. Senninger, informs me that you are similar properties of the Salking private and the existing private and the existing private aways disposal system and its capabilities to serve the initiary.

to serve the trailers.

stating system consists of a 12,000 called sentic tank and two dry wells approximately 28 feet in depth. The small test results are considered excellent. There is also additional sentence of the instance of the sentence of the instance. The sentence of the instance of the resisting cone. Based in an exclusive for 150 gaped, for each trailer, it appears that an exclusive for a 150 gaped, for each trailer, it appears that the dispersal system and a reputal sentence of the sentence of

about to limit a more one to the court of spates about to limit and the court of spates about to limit a more of the total or making on a more spates and spates of decisions, really my one or empirically to analy its conditions in our grantial court of the court often units thereto.

I thust that this information of the melegial to yet.

Very truly yours, William H. F. Worther 100.

Density State and Density State and Density State and Density State and Density Health Officer

4544 Ry R-6 X R-10 & Deal Ports 27,1989 4891-RV - R-6 & R-10 2-4 Rad Hay My ZC March 21960. 5142 Rt R. L. R. 10 St 24: Vaple 20 cleams A Can a vice 2 1960 i Pullarian aghil Crest Band of Capacle L. ret V., 20 decen and. Band reflect V. 2. C. Oct 5, 1161. 5553-TW- R-6 & PR - 2 wh Pr and o various Full god 25 A Roy 6 14 fel. May 1, 1962 god by E.C. Could bround agent dened all of polition is right had blocking you's Bill Jew 25,763 Could child any gray on Gay 1, 966

Tay b, 1967

BAIRINGHE COUNTY OFFICE OF PLAINING AND ZONING COUNTY OFFICE BUILDING TOWNER, MARYLAND 23204

8 Eastern Boulevard : Himore, Maryland 2

SUMJECT: Special Exception - Trailer Park Service Building variance for for John X. Berninger, Located M/W cide of Fhiladalphia Bond, Off of Sew Supper Yond Lith Disbrit. 9 Lee #4 April Lith, 1967

#5533RXV

mpt

EKIN 4/2/60

MAD 27 162 48 -

The Zuning Advisory Committee has reviewed the subject petition and makes the

MAU OF ENGINEERING: or and sever not available.

E MOADS CONCENSION: The frontage rust be curbed with 8° x 22% conserve carb. From rid for a for the second of the form and puralled to the center line of lashalphin such. There must be a minimum of 5' from the property line to the rolls only return into the proposed sutremos. Entrance is subject to State Roads distance, and approval and purely.

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

HE DEPARTMENT: Since public sewers are not available to this site, this office sot approve the operation of a trailer park with a private sewerage #1-possl.

HB ARKURISTRATION DIVISION: If the Petition is granted, no occupancy may be made until thins as plans have been submitted and approved and the property inspected for diamone to the approved plan.

The above commants are not intended to indicate the appropriateness of the mg estion requested, but to essure that all parties are made suare of plans or less that may have a bearing on this case. The Director and/or the Deputy Director & Office of Tlanning and Soning will such tracommodations on the appropriatoness (a requested coning 10 days before the Zoning Commissioner's bearing.

bilowing members had no comment to offer:

ot Planning Division u of Traffic Engineering ing Engineer of Education brial Development

Yours very truly,

JAMES E. DYER, Principal

trivie Brown Bureau of Engineering in Meyors-State Roads Commission to Charles Morris-Fire Prevention illiam Greenwalt-Health Department









\$72.25 tising and posting of property 7225

IMPERTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

John J. Ghingher, Jr., Esq 10 Light Street Bultimore, Nd. 21262

> Rec John H. Benninger File No. 47-246-1

Dear Mr. Ghingham

Enricol beauth is a capy of the Opinion and Ord passed testry by the County Board of Appenia in the above autilied case. Very testry years,

Mariel E. Buddenster

Encl.

ce Sahort J. Sanadiu, Esq.
Mr., and Mu., C. E. Nislam
Mr. T. W. Maryarum, Health Dapt,
Dr. Douald J. Roop, Health Dapt,
Barel of Education
- ivr. John Roo
Mr. Goston Govenila

John H. Regginger - #67-240-XA

The Board is satisfies that the patitioner has shown that granting the patition will not violate the provision, of Section 602. I of the Zoning Regulations, and that the Variances requested are just and reasonable, and that granting such salled to the patitioner will not cause any substantial injury to publis health, safety and garard welfers. It furner finds as a fact that the Variances should be granted to prevent practical difficulty on the second by a salled hardship on the politioner in availabing the necessity of routing a substantial building on the site.

For the resease set forth above, the Board differe the decision of the Zening Commissioner, and will great the Special Exception for a Trailer Park and the partitioned Variences; subject to the following restrictions:

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

#### ORDER

For the return set forth in the foregoing Opinion, It is this the property of December, 1963, by the County Board of Appeals ORDERED, that the Special Exception for Trailer Perk and Variences published for be and the same as hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, sub-title 8 of the Maryland Rules of Procedure, 1961 edition.

OF BALTIMORE COUNTY

William S. Baldwin, Chairma

John A. Miller

RE: PETITION FOR SPECIAL . BEFORE

EXCEPTION FOR TRAILER
PARK, AND V.RAINCE: COUNTY BOARD OF APPEALS
FROM SECTION 414-4 OF
THE BALTIMORE COUNTY
CONING REGULATIONS
OF

John H. Renninger Petitioner

Forge Road 11th District

Northwest Side of Philadelphia Road 385 feat Southwest of Naw No. 67-240-XA

#### OPINION

This case comes before the Board on anappeal 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 Philadelphila Road (U.S. No. 7) 385 feat southwest of New Forge Road, in the 11th Election District of Baltimore County. It fronts approximately 265 feat on Philadelphia Road, is approximately 764 feat in depth, and contains 5.037 acrus more or less. It is impreved by a two story stucco house being used as an effice and residence, and there was testimony by Mr. John Ranninger that house trailers have been kept on the site for fourteen years.

Cul minating 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 Roadide, when they adopted the afficial zoning map for the northeast area. Trailer parks are a permitted use in a 8-R zone, subject to the granting of a special exception.

Mr. Scmool Salvo, contract losses, tostiffed that the proposed trailer park would accommodate 32 trailers. Each trailer to: would be approximately 34 feet wide by 90 feet long and would contain a paved partie or 2 a paved parking space. He spenates a trailer soles agency ut Pulaski Highway and Allander Road, a mile or so from the subject site. His trailer sell in the 54,000.00 to 58,000.00 range, and he would control the

John H. Renninger - #67-240-XA

tenants on the subject site. He claimed that there is a real need for additional trailler parks, as purchasers cannot find locations for their mobile homes in the area. He could visualize no treffic problems being generated by the granting of the petition, end he reported that site distinces on Philodelphia Road were excellent in both directions. As to utilities, he testified that water would be supplied by deep walts and sewarge disposal would be by an extensive stapits sewarge system, plans for which were given tentetive approval by Dr. Ronald J. Roop, Deputy State and County Health Officer. Electric and telephone lines would be installed underground. Lighting would be a seduced and hedging would be planted for appropriate screening. He claimed that the variances requested are necessary to legalize the present serbacks for the aforementioned existing two-stary stuces building, as it would be a practical difficulty and unreasonable financial burden to competition to case the building.

Mr. Rene L. Harbst, 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 therough soil tests on the subject property for purposes of determining the people water supply and suptic saverage disposal situations. He consulted 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 severage disposal systems could be installed which would more than adequately meet the requirements of the Maryland Department of Realth.

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 rives 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 "ivider between the subject and the residential developments of Forge Acres and Forge Heights. The adjacent property to the northeast of the subject is a vocant wooded tract zoned Business Local. Adjacent toward the southwest is a frame school building

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

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

Two protestants from Forge Heights development is stilled in effect that they lived a mile away from the site on the other side of Kannedy Expressively, 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 are in any preximity to each other. They objected to granting the polition on the ground: that it would kning in transient neighbors and that neighboring property values would a severally effected.

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

Mas. Harry Lehr, an officer of the White Manh Improvement Association, protested on behalf of the Association, claiming that relier residents do not become
involved in community officirs and the activities at the adjacent recreation center may be
adversely officited. She stated that Mr. Salva does conduct a neat appearing intiler
soles against at Puloski highway and Allender Road.

Mr. Timothy Nargerum, Director, Division of Sanitary Engineering,
Saltimore County Department of Health, was summoned by the protestants. He testified
that he prepared the letter (Petitioner's Ex sint: No. 3) for Dr. Boop, which gave tenhative
approved to the water and sever plans. He minimized the fact that a well at the
Recreation Center was found to contain minor containation, which he said could readily
be connected with a bottle of Clarax poured into the well. The contemination was caused
by faulty surface drainage and contained no faced 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 aperating.

