### BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



### DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. F.E.

WM. T. MELZER

May 30, 1973

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

Re: !tem 194 - ZAC - April 10, 1973
Property Owner: John and Fay Rellas
E/S of Stone Eagle Road, 325! S/E of Golden Eagle Drive
Variance from Section 1A00.3.B(3) to permit a side yard of 41'6"
instead of required 50'
District 10

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard.

Very truly yours.

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

# PETITION FOR ZONING VALANCE 73-382 # FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF EALTIMORE COUNTY:

John P. & Fay Rellas legst owner. of the property situate in Baltimore which is described in the description and plat attached hereto and made a part hereof.

for a Variance from Section. 14003, B (3) to permit a side yard of 41 feet 6 inches in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Building placed inadvertantly too close to side line by contractor

and surveyor .

cely

209 Gurtland Avenue Towson, Maryland 21204

17.3 AM April 197 2, that the subject metter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Radiburge County, that property be pusted, and test the public hearing be had before the Zoning County County of Research County in Room 106, County Office Building in Townon, Baltimore County in Room 106, County Office Building in Townon, Baltimore 4.73AM April day of Max fill 19 3 7 10 30 Clock puller on the

18 cmi de lemma\_ Zoning Commissioner of Baltimore County.

m. Relea

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Timonian red 2143

Baltimore County Fire Department



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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG

JOHN J. DILLON, JR Chairman

MEMBERS BURLAU OF

DEPARTMENT OF STATE ROADS COM BUREAU OF

HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT ZONING ADMINISTRATIO DEVELOPMENT

Paul J. Feeley, Esq. 209 Courcland Avenue Towson, Maryland 21204

RE: Variance Petition Item 194 John P. & Fay Rullas - Petitioners

Dear Mr. Feeley:

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

These comments are not intended to indicate the expro-priateness of the zoning action requested, but to assure that all parties are made earer of plans or problems with repart of the development plans that may have a beering on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriate

The subject property is located on the east side of Stone Eagle Road, 325 feet southeast of Golden Eagle Drive in the subdivision known as Eagle's Mest. This is in the loth Bistrict of Baltimore County, and is zoned R.S.C.

The property, which is the subject of this petition, is currently under construction with a valid building permit. However, it was apparently discovered that the dealling was not located on the field, as requested by the building permit and the RS.G. zone, thus the request for the Variance. The dealling is almost excepted and is a very attractive one-story recording installed, at the time of this field trio this was the only dwelling on this street.

This petition is accepted for filing on the date of the enciosed filing certificate. Notice of the hearing date and time, which will be held not less then 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the name future.

May 17, 1973

Mr. 3. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 194 Property Owner: John and Far Rellns E/S of Stone Eagle Road, 325' 3/S of Golden Eagle

Drive
Present Zoning: R.S.C.
Proposed Zoning: Variance from Section 1400.33 (3)
to permit a side yard of hill's instead of required
50'

District: 10 No. Acres 3., acres

Lear Mr. DiNanna:

General:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement 107801 executed in conjunction with the development of "Eagles Nest" subdivision.

Balttmore County, Margland

Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

May 3, 1973

Public water supply and sanitary sewerage are not available. This office has no truther comment in regard to the plan substitue! for Zoning Advisory Committee review in commexion with this Iten 198 (1972-1971).



EVD: EAM: FWR: ag

U-S.E. - Key Sheet 67 N.E. 12 and 13 - Position Sheet N.E. 16 and 17-D - Topo 52 - Tax Map



Towson. Maryland 21204

Office of Planning and Zoning Baltimere County Office Building Towson, Maryland 21204 Jack Dillon Attention: Mr. December Continues, Chairman Zoning Advisory Committee

Re: Property Owner: John and Fay Rellas

Location: F/S of Stone Eagle Road, 325' S/E of Golden Eagle Drive

Item No. 194 Zoning Agenda Tuesday, April 10, 1973

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

Pire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.

A second means of vehicle access is required for the site. The vehicle dead-end condition shown at

The vehicle dead-end condition shown at

EXCEDS the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts
of the Fire Prevention Code prior to occupancy or beginning
the published of the provided of the proposed on the
site shall comply with all applicable requirements of the
Mational Fire Protection Association Standard No. 101

"The Life Safety Code", 1970 Edition prior to occupancy.
Tite plans are approved as drawn.
The Fire Prevention Bureau has no comments at this time.

Reviewer: AT (1990) Willed J. Moted and Laul M Carache Populy Chief Deputy Chief Deputy Chief Pire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

Ho

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

Comments on Item 194, Zoning Advisory Committee Meeting April 10, 1973, are as follows:

Property Owner: John and Fay Relies Location: E/S Stone Eagle Rd., 225' S/E of Golden Eagle Dr. Freeant Zoning: R.3.C. Proposed Zoning: Variance from Section 1A00.3.E(3) to permit a side yard '41'6" instead of required 50' District: 10 Bo. Acres: 3.4

Existing water well. Septic system being installed.

Very truly yours. Thomas H. Devlin, Director BUREAU OF FNVIRONMENTAL SERVICES



# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 24, 1973

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

ents on Item#194 Zoning Advisory Committee Meeting, April 10, 1973, are as follows

Properly Owner: John and Fay Reallas Lacation: E/S of Stone Eagle Road, 325' S/E of Golden Eagle Drive Present Zoning: K.s.C.
Proposed Zoning: Variance from Section 1A00.3.8(3) to permit a skin yard of 41' 6' Instead of required 50' District 10

No. Acres: 3.4 ac.es

John L. Wembley John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

**BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: April 12, 1973

Mr. S. Bric DiMenne

Z.A.C. Meeting of: Tuesday April 10, 1973

John and Pay Rellas E/S of Stone Emgle Road, 325' 5/E of folden Emgle Drive R.S.G. Wariance from Section 1800.3.E (3) to permit a side yard of 41'6' insteas of required 50'

Very truly yours. W Nick Retroved

H EMBLIE PARES, MILION EUGENE C. HESS, VILLIAN MRS. ROBERT L. BERNEY

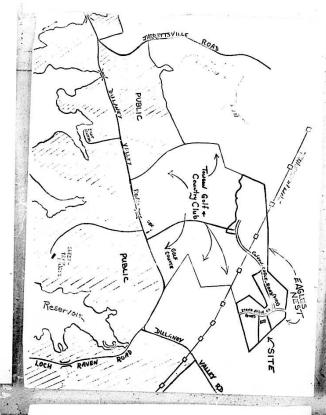
mls 4/25/72

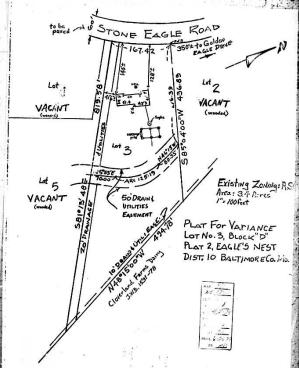
Pursuant to the advertisement, posting of proj	perty, and public hearing on the above petiti
it appearing that by reason of the following fit	
he Baltimore County Zoning Regulation	
nd unreasonable hardship upon the Pet	itioner ,
e above Variance should be had; and it further	appearing that by reason of the granting of
e Variance requested not adversely af	
diare of the community	
to permit a side yard of 41 feet	6 inches instead of chould be grante
Deputy S ORDERED by the Zoning Commissioner	
IS ORDERED by the Zoning Commissioner	of Baltusore County this
May, 197 3, that the	herein Petition for a Variance should be and th
an by the Department of Public Works	order, subject to the approval of a site and the Office of Planging and Zoning ty Zoning Commissioner Baltimore County
In by the Department of Public Works	and the Office of Planging and Zoning ty Zoning Commissioner Baltimore Count
In by the Department of Public Woods	and the Office of Planaring and Zoning by Zoning Commissioner Baltimore Counterty and public hearing on the above petition
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In by the Department of Public Washes Pursuant to the advertisement, posting of prop- it appearing that by reason of	and the Office of Plansytag and Zoning ty Zoning Commissioner Baitimore Count erry and public hearing on the above petitic  of Baltimore County, this

## DESCRIPTION

Beginning at a point on the East side of Stone Eagle Road (60 feet wide), said point being 325 feet, more or less, southeast of the center line of Golden Eagle Drive (50 feet wide), and thence running and binding on the east side of Stone Eagle Road southwesterly a distance of 167.42 feet, and from thence running South 81 degrees 13 minutes 48 seconds East 819.58 feet, thence North 48 degrees 15 minutes 00 seconds West 494.78 feet, and thence South 85 degrees 04 minutes 00 seconds Mest 436.89 feet to the point of the beginning.

Being Lot #3, Block D, Plat 2, of "Engles Post", in the 10th Election District, recorded amongst the Land Records of Baltimore County 0.T.G. 35, Folio 82.





STROMBERG PUBLICATIONS, Inc.

Na 8395

# CERTIFICATE OF PUBLICATION

ZOMING DEP	TEPSCATE OF POSTERO ARTHERT OF EALTHORS COUNTY #73-352-R Tousen, Maryland
Posted for Heaving In and	Date of Posting 5-3-73
	W 0
Seldie Cafe Sa.	Caple Ed 325' S.C. of
Location of Signe I Sign II	add listle John B. Kallar
Posted by Mest N Hers	

PETITION	M	MAPPING PROGRESS SHEET								
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
TORCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, GA										
Reviewed by:		_			d Pla		or desc	riptic		
Previous case:			2	Map #					_	No

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Year Polition has been received " this 22 day of
MARCH ME New !
RAN.
Military.
Zoning Commissioner
manner Told Po to Rolles secundary J.P. Rellan
Bulliante James Bull Fridge Britains by ETW
" This is not to be interpreted an acceptance of the Politics for assignment of a hearing

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