

# 75-105-A #59 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Norman Green, President of C.E.C. Land Company, Inc., of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.38.3 to permit sideyards of 30 feet and 40 feet instead 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)

1. Sideyards of the width required present practical difficulty in the use of the lot due to the topography of the lot.
2. The predominant style of home in the development is that of a home of approximately 100 feet in length; therefore, the lot as presently zoned would impose economic hardship upon the owner, as it is less merchantable.
3. The area is such that a smaller two-story home would be aesthetically unsuitable.
4. All other requirements will be met.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

C.E.C. LAND COMPANY, INC.

By Norman Green  
President

Legal Owner

Address: 12848 Stone Eagle Road

Phoenix, Maryland 21118

Contract Purchaser

Address: W. Miles Cole

406 Jefferson Building

Towson, Maryland 21204

Petitioner's Attorney

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of October, 1975, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of November, 1975 at 11:15 o'clock.

James B. Byrnes, III  
Zoning Commissioner of Baltimore County

(over)



## **DESCRIPTION**

LOT 6, BLOCK D, SOUTHEAST SIDE OF STONE EAGLE ROAD, EAGLE'S NEST, TENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SIDE YARD VARIANCES.

Beginning for the same at a point on the southeast side of Stone Eagle Road, 60 feet wide, as shown on Plat 2 "Eagle's Nest" and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 15, page 82, said beginning point being the northwesternmost corner of Lots 6 and 7, Block D, and being distant 735 feet, more or less, as measured along the southeast and east sides of said Stone Eagle Road from its intersection with the center line of Golden Eagle Drive, 50 feet wide, as shown on said plat, running thence binding on the southeast side of said Stone Eagle Road, two courses: (1) southwesterly, by a curve to the right with the radius of 700 feet, the distance of 18.42 feet, and (2) S 27° 28' 00" W 151.59 feet, thence binding on the outlines of said Lot 6, Block D, three courses: (3) S 62° 32' 00" E 581.57 feet, (4) N 58° 09' 06" E 218.90 feet, and (5) N 64° 02' 26" W 693.76 feet to the place of beginning.

Containing 2.61 acres of land, more or less.

RLSimpl

J.O. 801-74092

July 24, 1974

Water Supply (S) Sewerage (S) Highways (S) Structures (S) Developments (S) Planning (S) Reports

**BALTIMORE COUNTY, MARYLAND**  
JEFFERSON BUILDING TOWSON, MARYLAND 21204



**DEPARTMENT OF TRAFFIC ENGINEERING**

EUGENE J. CLIFFORD, P.E.  
DIRECTOR

WM. T. MELSER  
DEPUTY TRAFFIC ENGINEER

October 8, 1974

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

Re: Item 59 - ZAC - September 17, 1974  
Property Owner: Norman Green, President of C.E.C.  
Location: SW/4 of Stone Eagle Rd. 735 ft. SW/4 of Golden Eagle Drive  
Existing Zoning: RSC  
Proposed Zoning: Variance from Section 1A01.38.3 to permit sideyards of 30 feet and 40 feet instead of the required 50 feet.  
No. of Acres: 2.61  
District: 10th

Dear Mr. DiNenna:

There are no problems anticipated by the above subject of petition.

Very truly yours,

Michael S. Planigan  
Michael S. Planigan  
Traffic Engineer Asso.

MSF/lb

November 14, 1974

W. Miles Cole, Esquire  
406 Jefferson Building  
Towson, Maryland 21204

RE: Petition for Variance  
SE/4 of Stone Eagle Road, 735' S  
of Golden Eagle Drive - 10th  
District  
C.E.C. Land Company, Inc. -  
Petitioner  
NO. 75-105-A (Item No. 59)

Dear Mr. Cole:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Deputy Zoning Commissioner

JED/mc

Attachments

## **BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

October 11, 1974

James B. Byrnes, III  
Chairman

W. Miles Cole, Esq.  
406 Jefferson Building  
Towson, Maryland 21204

RE: Variance Petition  
Item 59  
C.E.C. Land Company, Inc. -  
Petitioner

Dear Mr. Cole:

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 appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of Stone Eagle Road, 735 feet southwest of Golden Eagle Drive, in the 10th Election District of Baltimore County.

The subject property is presently unimproved as are the majority of the surrounding lots, all of which encompass the subdivision of Eagle's Nest. Curb and gutter exists throughout the area.

The petitioner is requesting a Variance to permit side yard setbacks of 30 feet and 40 feet each instead of the required 50 feet. A 100 foot wide by 50 foot deep dwelling is proposed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

W. Miles Cole, Esq.  
Re: Item 59  
October 11, 1974

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of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III  
JAMES B. BYRNES, III  
Chairman,  
Zoning Advisory Committee

JBB:JD

Enclosure

cc: MCA  
1020 Cromwell Bridge Road  
Baltimore, Md. 21204

**Baltimore County, Maryland**  
**Department of Public Works**  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Branch of Engineering  
ELLSWORTH V. DYER, P.E. CHIEF

October 2, 1974

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

Re: Item #59 (1974-1975)  
Property Owner: Norman Green, President of C.E.C.  
SW/4 of Stone Eagle Rd., 735' S/4 of Golden Eagle Dr.  
Existing Zoning: RSC  
Proposed Zoning: Variance from Section 1A01.38.3 to permit sideyards of 30' and 40' instead of the required 50'.  
No. of Acres: 2.61 District: 10th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement #107201 executed in conjunction with the development of "Eagle's Nest" subdivision.

Public water supply and sanitary sewerage are not available. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #59 (1974-1975).

Very truly yours,

Ellsworth V. Dyer  
ELLSWORTH V. DYER, P.E.  
Chief, Bureau of Engineering

ENCLOSURES

1-XX (ay Sheet  
67 NE 12 & 13 Top. Sheets  
NE 15 & 17 Topo  
52 Tax Map

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

JAN 20 1975

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit side yards of 30 feet and 40 feet instead of the required 50 feet  
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of November, 1974, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

## Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204

672-7316

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Norman Green, President of C.E.C.

Location: SE/4 of Stone Eagle Rd. 735 ft. SW/4 of Golden Eagle Dr.

Item No. 59 Zoning Agenda September 17, 1974

Gentlemen:

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

( ) 1. Fire 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 Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]* Noted and Approved:  
Planning Group Special Inspection Division Deputy Chief  
Fire Prevention Bureau

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 20, 1974

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

Dear Mr. DiNenna:

Comments on Item 59, Zoning Advisory Committee Meeting, September 17, 1974, are as follows:

Property Owner: Norman Green, President of C.E.C.  
Location: SE/4 of Stone Eagle Rd. 735 ft. SW/4 of Golden Eagle Dr.  
Existing Zoning: RSC  
Proposed Zoning: Variance from Section 1A01.38.3 to permit side yards of 30 feet and 40 feet instead of the required 50 feet.  
No. of Acres: 2.61  
District: 10th

Comments: Approved water well must be drilled; approved percolation test performed on May 23, 1972.

Very truly yours,

*[Signature]*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SHV/ncv

WILLIAM D. FROMM  
DIRECTOR

S. ERIC DINENNA  
ZONING COMMISSIONER



October 14, 1974

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

Dear Mr. DiNenna:

Comments on Item #59, Zoning Advisory Committee Meeting, September 17, 1974, are as follows:

Property Owner: Norman Green, President of C.E.C.  
Location: SE/4 of Stone Eagle Road 735 ft. SW/4 of Golden Eagle Drive  
Existing Zoning: RSC  
Proposed Zoning: Variance from Section 1A01.38.3 to permit sideyards of 30 feet and 40 feet instead of the required 50 feet.  
No. of Acres: 2.61  
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure the all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*[Signature]*  
John L. Wimbley  
John L. Wimbley  
Planning Specialist II  
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 424-5211 ZONING 424-5251

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 24, 1974

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

Z.A.C. Meeting of: September 17, 1974

Re: Item 59

Property Owner: Norman Green, President of C.E.C.

Location: SE/5 of Stone Eagle Road, 735 ft. S.W. of Golden Eagle Drive

Present Zoning: RSC

Proposed Zoning: Variance from Section 1A01.38.3 to permit sideyards of 30 ft. and 40 ft. instead of the required 50 ft.

District: 10th

No. Acres: 2.61

Dear Mr. DiNenna:

No building on student population.

Very truly yours,

*[Signature]*  
W. Nick Petrovich,  
Field Representative.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 1, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-105-A, Southeast side of Stone Eagle Road 735 feet, more or less South of Golden Eagle Drive  
Petitioner C.E.C. Land Company, Inc.

10th District

HEARING: Wednesday, November 13, 1974 (11:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not be inconsistent with the potential development on the adjacent lots in this subdivision.

*[Signature]*  
Director of Planning

WDF:NEG:ru

## CERTIFICATE OF PUBLICATION

TOWSON, MD., October 17, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about October 17, 1974, the first publication day of November, 1974, the first publication appearing on the 17th day of November, 1974.

THE JEFFERSONIAN,  
*[Signature]*  
Manager.

Cost of Advertisement, \$.

### PETITION FOR VARIANCE AND SURVEY

NOTE: Petition for Variance

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| PETITION MAPPING PROGRESS SHEET                 |          |    |                |    |           |    |                                  |    |           |    |
|-------------------------------------------------|----------|----|----------------|----|-----------|----|----------------------------------|----|-----------|----|
| FUNCTION                                        | Wall Map |    | Original       |    | Duplicate |    | Tracing                          |    | 200 Sheet |    |
|                                                 | 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<br>ZC, BA, CG, CA                    |          |    |                |    |           |    |                                  |    |           |    |
| Reviewed by: <u>F. J. H.</u>                    |          |    | Revised Plans: |    |           |    | Change in outline or description |    | Yes       |    |
| Previous case:                                  |          |    | Map #          |    |           |    |                                  |    | No        |    |

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#75-105-A

District: 10th Date of Posting: 10-12-74

Posted for: Heavy Mid. Res. 12, 1974

Petitioner: C.E.C. Land Co.

Location of property: St. John's of Stone Eagle Rd. 735' to 7th St.

Location of Signs: 1 Sign each on Lot C & D. Block D. 2.61 Acres

Remarks:

Posted by: Paul H. Hines Date of return: 10/24/74

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 16999

DATE: Nov. 12, 1974 ACCOUNT: 01-662

AMOUNT: \$59.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

W.F.O. CASHIER Company  
12043 Stone Eagle Road  
Phoenix, Md. 21131

Advertising and posting of property: #75-105-A



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received \* this 10<sup>th</sup> day of

Sept 1974. Item # \_\_\_\_\_

S. Eric DiNenna  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner: C.E.C. Land Co. Submitted by: Cole

Petitioner's Attorney: Cole Reviewed by: F. J. Hines

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

W. Miles Cole, Esq.  
406 Jefferson Building  
Towson, Maryland 21204

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Item 59

Your Petition has been received and accepted

for filing this 11th day of October 1974.

S. Eric DiNenna  
S. ERIC DINENNA,  
Zoning Commissioner

Petitioner: C.E.C. Land Company, Inc.

Petitioner's Attorney: W. Miles Cole Reviewed by: James B. Byrnes, III

cc: MCA  
1020 Cromwell Bridge Road  
Baltimore, Md. 21204

Chairman,  
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 16945

DATE: Oct. 11, 1974 ACCOUNT: 01-662

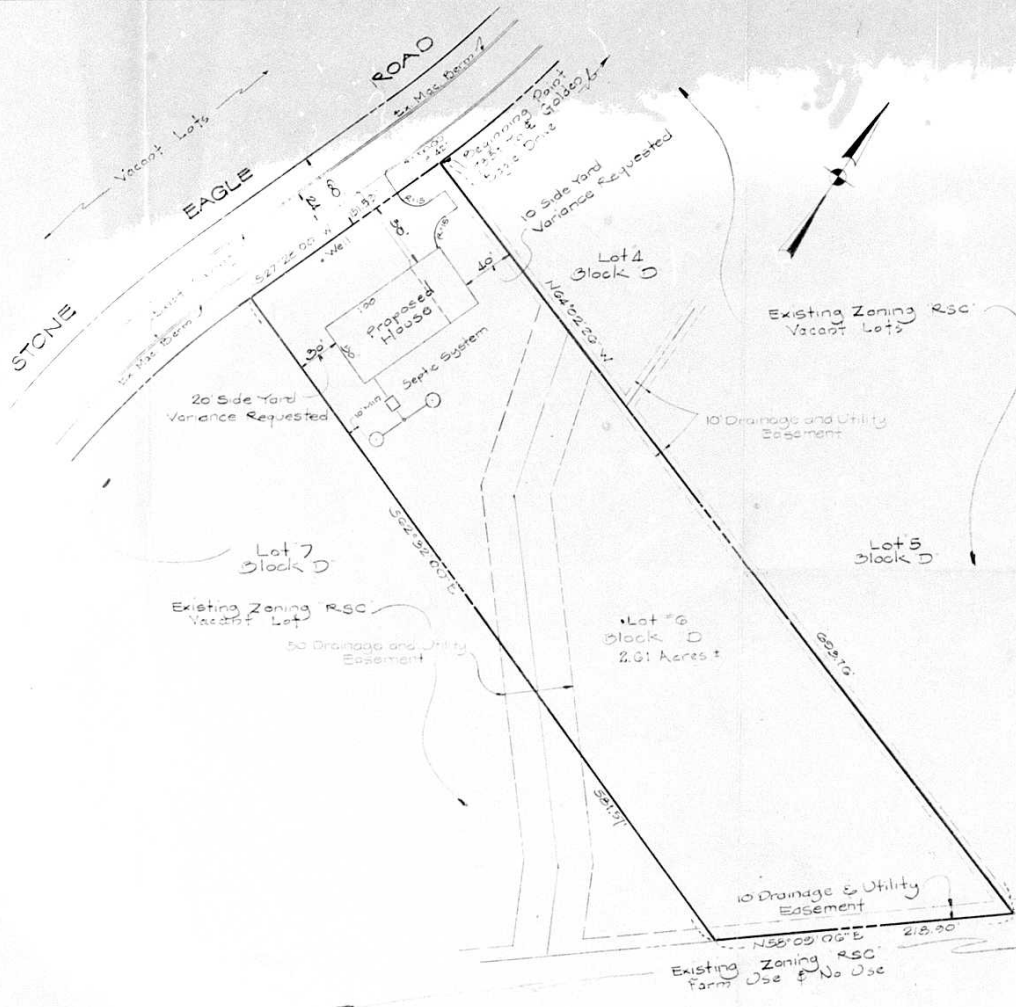
AMOUNT: \$25.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

Robert E. Carney, Jr., Esq.  
406 Jefferson Bldg.  
Towson, Md. 21204

Petition for Variance for Norman Cree, Pres. C.E.C. Land Co. #75-105-A





#### General Notes

1. Area of lot equals 2.61 Acres ±
2. Existing Zoning of lot RSC
3. Existing Use Vacant
4. Proposed Use Single Family Residential
5. Petitioner is requesting a variance to Section 1A.01.3 (B) 5 of the Zoning regulations to permit a side yard of 40' instead of the required 50' (A variance of 10') & a side yard of 30' instead of the required 50' (a variance of 20').
6. Off-street Parking Data.  
A. Required = 2 spaces  
B. Proposed = 2 spaces
7. Lot will have a private water system & Private Septic System.



#### PLAT TO ACCOMPANY PETITION

FOR  
SIDE YARD VARIANCES  
Lot 5 Block D Plat Two Eagles Nest  
Stone Eagle Road

Election Dist 10  
Scale 1"=50'

Bolton Co., Md.  
July 23, 2014

MCA

2014 ENGINEER & CORP.  
10101 WOODBURN ROAD  
FARMERSVILLE, MD 21032