



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 21, 2018

Jeffrey F. Armacost
16017 Hanover Pike
Upperco, Maryland 21155

Dear Mr. Armacost:

RE: Spirit and Intent Letter for Zoning Case #1984-0315-A
16017 Hanover Pike
5th Election District

Pursuant to your letter received February 10, 2018, you have requested an opinion from this office regarding the Variance withdrawn in the above referenced case. Your request to build a pool house adjacent to the existing pool in the side yard has been **denied**.

Upon review of the facts in case #1984-0315-A and analysis of your site plan it has been determined that a **variance is required** for the addition of an accessory pool house in the side yard.

A copy of this letter and the new red-lined site plan will be placed in the above reference Variance file.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need additional information or have any questions, I can be contacted at 410-887-3391.

Sincerely,
ORIGINAL SIGNED BY
LEONARD J. WASILEWSKI

Leonard Wasilewski
Planner II
Zoning Review

18-033/LW

February 10, 2018

Jeffrey F. Armacost
16017 Hanover Pike
Upperco, MD 21155

To whom it may concern,

I am requesting a building permit to construct a 24'x24; pool house located adjacent to my existing pool which was built in 1984 per zoning variance case # 1984-0315A. Set backs are shown on submitted plot plan.

NF
ARCADIA VOLUNTEER
FIRE COMPANY, INC.
LIBER TBS 1669 FOLIO 512
TAX ACCOUNT #0501074552
ZONING: RC-2

BLACKTOP DRIVEWAY
S 68°15'39" W 516.81'
N 68°15'39" E 158.51'

TELEBOX
ELEC. TRANS.

WELL
RET. WALL

STEEL BAR
& CAP FOUND

NF
JEFFREY F. ARMACOST
DOREEN CYNTHIA ARMACOST
LIBER SM 9112 FOLIO 211
TAX ACCOUNT #2200011178
ZONING: RC-2

N 6°40'49" W 267.73'

1/2" STEEL
BAR FOUND

LOT LINE ADJUSTMENT
AREA TO BE ADDED TO
JEFFREY F. ARMACOST PROPERTY
(16017 HANOVER PIKE):
32,740 Sq. Ft.± or
0.7516 Ac.±

S 2°23'56" E 245.58'

SEPTIC C/O
JEFFREY F. ARMACOST
DOREEN C. ARMACOST
LIBER EHK, Jr. 5936 FOLIO 408
LIBER EHK, Jr. 5936 FOLIO 410
LIBER EHK, Jr. 5936 FOLIO 412
TAX ACCOUNT #1800004592
ZONING: RC-2

AREA: 49,780 Sq. Ft.± or
1.1428 Ac.±

#16017
EX. 1-1/2 STORY
DWELLING - BRICK
& VINYL SIDING

LIGHT

108.4'

150'

IN-GROUND
POOL &
CONC. PATIO

proposed
pool house

N 57°02'19" E 205.86'

STEEL BAR
& CAP SET

S 87°30'17" W 148.70'

1/2" STEEL
BAR FOUND

N 86°57'52" E 147.10'

STEEL BAR
& CAP FOUND

NF
MARK S. COMEGYS
ETHEL B. COMEGYS
LIBER SM 14182 FOLIO 639
TAX ACCOUNT #0501074625
ZONING: RC-2

N 2°39'14" W 183.34'

N 2°39'14" W

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Mr. & Mrs. Jeffrey F. Armacost
16017 Hanover Pike
Upperco, Maryland 21155

NOTICE OF HEARING
Re: Petition for Variance
E/S Hanover Pike, 369.68' N of Arcadia
Avenue (16017 Hanover Pike)
Jeffrey F. Armacost, et ux - Petitioners
Case No. 84-315-A

TIME: 10:00 A.M.

DATE: Monday, May 21, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 128244
DATE 4/3/84 ACCOUNT R-01-615-000
AMOUNT \$35.00
RECEIVED Jeffrey F. Armacost
FROM Jeffrey F. Armacost
FOR Advertising & Posting Case # 84-315-A
0 051*****350010 8044A

VALIDATION OR SIGNATURE OF CASHIER

April 20 1984

PETITION FOR VARIANCE
5th Election District
ZONING: Petition for Variance
LOCATION: East side Hanover Pike, 369.68' N of Arcadia Avenue (16017 Hanover Pike)
DATE & TIME: Monday, May 21, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit an accessory structure (swimming pool) to be located in the side and front yards in lieu of the required rear yard. Being the property of Jeffrey F. Armacost, et ux, as shown on plat plan filed in the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

UNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., May 3, 1984

IFY that the annexed Petition for Variance (One) successive weeks/days previous to of May 19, 1984 in the County Times, a daily newspaper published in Westminster, Carroll County, Maryland. arroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland. nity Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

UNITY NEWSPAPERS OF MARYLAND, INC.

Per Frank May

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 5th Date of Posting 5-4-84
Posted for: Variance
Petitioner: Jeffrey F. Armacost, et ux
Location of property: E/S Hanover Pike, 369.68' N of Arcadia Avenue (16017 Hanover Pike)
Location of Sign: East side of Hanover Pike in front of 16017 Hanover Pike
Remarks: [Signature]
Posted by: [Signature] Date of return: 5-11-84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 84-315-A for one time, the first publication appearing on the 3rd day of May, 1984.

THE JEFFERSONIAN

Cost of Advertisement, \$ 18.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 16, 1984

Mr. & Mrs. Jeffrey F. Armacost
16017 Hanover Pike
Upperco, Maryland 21155

Re: Petition for Variance
E/S Hanover Pike, 369.68' N of Arcadia
Avenue (16017 Hanover Pike)
Case No. 84-315-A

Dear Mr. & Mrs. Armacost:

This is to advise you that \$49.32 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130285
DATE 5-22-84 ACCOUNT R-01-615-000
AMOUNT \$49.32
RECEIVED Mr. Jeffrey F. Armacost
FROM Mr. Jeffrey F. Armacost
FOR Advertising & Posting Case # 84-315-A
0 051*****493210 8225A

VALIDATION OR SIGNATURE OF CASHIER

Location on the east side of Hanover Pike, 369.68 North of Arcadia Ave. and known as Lot #2 as shown on the plat of Jeffrey Armacost property which is recorded in land records of Baltimore County in 11ber 43, folio 68. Also known as 16017 Hanover Pike.

PETITION FOR VARIANCE

5th Election District

ZONING: Petition for Variance
LOCATION: East side Hanover Pike, 369.68 ft. North of Arcadia Avenue (16017 Hanover Pike)
DATE & TIME: Monday, May 21, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (swimming pool) to be located in the side and front yards in lieu of the required rear yard

Being the property of Jeffrey F. Armacost, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCE
E/S of Hanover Pike, 369.68' N of Arcadia Avenue (16017 Hanover Pike) - 5th Election District
Jeffrey F. Armacost, et ux, Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-315-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This Petition having come before the Zoning Commissioner on May 21, 1984, and as the Petitioners did not appear, and as the hearing has been scheduled since April 20, 1984, IT IS ORDERED, this 22 day of May, 1984, that the Petition for Zoning Variance be and is hereby DISMISSED without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

AS/srl

cc: People's Counsel

ORDER RECEIVED FOR FILING

DATE May 23 1984
BY [Signature]

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 265, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Jeffrey F. Armacost, et ux

Location: E/S Hanover Pike District 5

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 265 Zoning Advisory Committee Meeting of April 17, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until _____
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others This site is served by a drilled well and septic system, both of which appear to be in satisfactory condition.

Approval for the proposed pool is granted by this office providing the following conditions are met:

- 1) The pool must be served by a new backwash filter.
- 2) No additional permanent structures (e.g. pump house, cabana, etc.) will be allowed to extend into the sewage disposal reserve area, beyond the 3 foot wide sewerage easement, approved by this office but not shown on the plat plan submitted.

Arnold Jablon
Arnold Jablon, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 17, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #265 (1983-1984)
Property Owner: Jeffrey F. Armacost, et ux
E/S Hanover Pike, 369.68' N. Arcadia Ave.
Acres: 150/150 X 243.79/315.92
District: 5th

Dear Mr. Jablon:

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 highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The Petitioner is cautioned that no construction of any structure, including footings is permitted within Baltimore County rights-of-way and utility easements.

Very truly yours,

Robert A. Norton
Robert A. Norton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

BB-SE Key Sheet
98 NW 42 Pos. Sheet
NW 25 K Topo
25 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4-17-84
Item # 265
Property Owner: Jeffrey F. Armacost, et ux
Location: E/S Hanover Pike, N of Arcadia Rd

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Boswell

