

KEVIN KAMENETZ County Executive

February 21, 2018

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

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to your letter received February 10, 2018, you have requested an opinion from this office regarding the Variance withdrawn in the above referenced case. You're 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 you 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

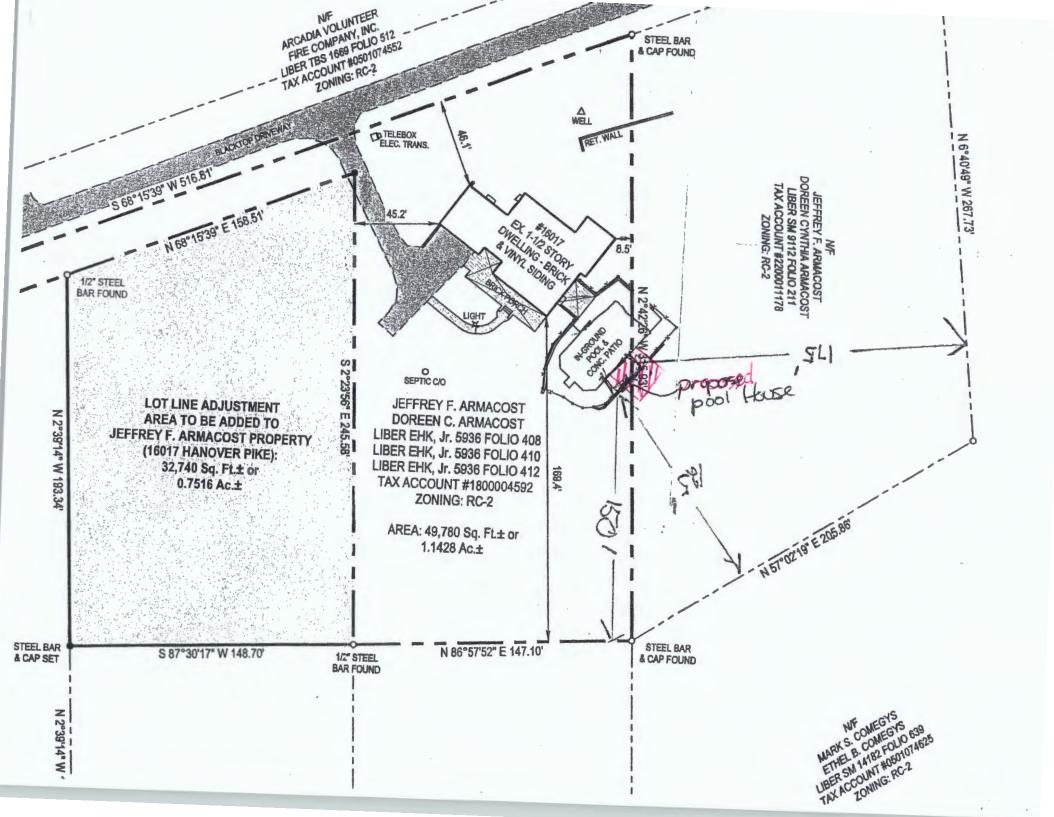
Leonard Wasilewski Planner II Zoning Review

18-033/LW

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.



PETITION FOR ZONING VARIANCE 84-315-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY The undersigned, legal owner(s) 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 400.1 A permit on acce fory structure

(Swimming pool) to be located in the side yard
and front, yard

1111 LIEU OF the required rear yard of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Not enough room in rear yard due to extreme grade and proximity to propertyline. 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 this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, u under the penalties of perjury, that I be are the legal owner(s) of the property of the proper which is the subject of this Petition. Contract Purchaser: - Armacost Doreen C. Armacost 16017 Houser Pike 239-7758 Name, address and phone number of legal owner, contract purchaser or representative to be contacted ORDERED By The Zoning Com. sioner of Baltimore County, this _____17th_____day of _____ April ______, 19_84_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of ____ May ____, 19.84 , at 10:00 o'clock A_{-M}

84-315-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

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Your petition has been received and accepted for filing this 17th day of April , 1984.

Zoning Commissioner Petitioner's Received by: Micholas B. Commodari Attorney Chairman, Zoning Plans Advisory Committee

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date May 3, 1984 Norman E. Gerber, Director FROM Office of Planning and Zoning

There are no comprehensive planning factors requiring comment

Office of Planning and Zoning

NEG/JGH/sf

SUBJECT_#84-315-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE May 11, 1984 Mr. & Mrs. Jeffrey F. Armacost

COUNTY OFFICE BLDG. lil W. Chesapeaks Ave. fowson, Maryland 2120; 16017 Hanover Pike Upperco, Maryland 21155

Nicholas B. Commodari Chairman

XEX3ERS

Board of Education

Zoning Administration

Burcau of

RE: Item No. 265 - Case No. 84-315-A Jeffrey F. Armacost, et ux Variance Petition Dear Mr. & Mrs. Armacost:

Engineering Department of Traffic Engineering State Roads Commissio Bureau of Fire Provention Realth Department Project Planning Building Department

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans of plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Discertify the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours, Kecholas & Commodere, NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC:bsc Enclosures

管例。計為 BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE CHIEF

Nr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Jeffrey F. Armacost, et ux

Location: E/S Hanover Pike 369.68' N. ArcadiaAvenue Zoning Agenda: Meeting of 4/17/84 Item No.: 265

May 3, 1984

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 or _____ 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 operation. () 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 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

 $\langle \chi \rangle$ 7. The Fire Prevention Bureau has no comments, q_1 this time

REVIEWER: Cott Joseph Tully 5/3/14 Approved:
Planning Group Fi Special Inspection Division

Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204 494-3610

TED ZALESKI JR. Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204

Comments on Item # 265 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jeffrey F. Armacost, et ux E/S Hanover Pike 369.68' N. Arcadia Avenue R.C. 2 Proposed Zoning: Variance to permit an accessory structure to be located in side yard in lieu of the required rear yard (swimming pool)

April 23, 1984

Acres: 150/150 x 243.79/315.92 District: 5th. The items checked below are applicable:

B. A building/ & other / permits shall be required before beginning construction. -Pool and Tence Residential: Three sets of construction drawings XXX required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two

Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure

will meet the Code requirements for the proposed change. Drawings may require H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to

this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 1:1 W. Chesapeake Ave.,

Very truly yours,

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or final Order.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER E/S Hanover Pike, 369.68' N of Arcadia Ave. (16017

Hanover Pike), 5th District : OF BALTIMORE COUNTY

JEFFREY F. ARMACOST, et ux, : Case No. 84-315-A Petitioners

> :::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary

> Phyllis Cole Friedman Phyllis Cole Friedman

People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Jeffrey F. Armacost, 16017 Hanover Pike, Upperco, MD 21155, Petitioners.

AUG 14 15

result in practical difficulty and unreasonable hardship upon the Patitioner(s) and the granting of April 2 1984 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 Mr. & Mrs. Jeffrey F. Armacost Therefore, IT I3 ORDERED by the Zoning Commissioner of Baltimore County, this -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, st 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 Zoning Commissioner of Baltimore County BALTIMORE COUNTY, MARYLAND No. 128244 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT R-01-615-000 FOR: Hoby for for tem + 255 6 U36******3560:u &044A 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. Armacosti

LITY NEWSPATERS OF MARYLAND, INC. Westminster, Md., May 3 19 84 Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
Petition for Variance to permit an accessory structure (ewinning pool) to
be located in the side and front yards in the or the required reary yard
with the Zonin 1 Department.
In the event that this Petition is granted, a building permit may be leaved within
entertain any request for a stay of the leavence of seid permit during this
date of the hearing set above or made at the hearing. county Times, a daily newspaper published in Westminster, Carroll County, Maryland irroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland. Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland. Per Link May CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY F4-315-A Date of Posting 5-4-54 Petitioner: Jaffrey F Commerce It up Location of property: E/S Harver Pike, 369.68'N H Pacislie Prenne (16017 Ivanove Pike) Location of Signs: Cast side of Honore Pike infrost of 16017 Honorer Pipe Number of Signet

CERTIFICATE OF PUBLICATION ZONING: Petition for Variant LOCATION: East side Harover Pit 4, 388.68 ft. North of Areadin Avenue (16017 Hanuver Pike)
DATE & TIME: Monday, May 21, 1984 at 16:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W Chesapeaks Avenue, Towson, Maryland TOWSON, MD., ______, 19_84 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bal timore County, by authority of the Zoning Act and Regulations of Bal timore County, will huid a public bearing: and published in Towson, Baltimore County, Md., once wask timere 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 THE JEFFERSONIAN, In the event that this Petition is in the went that this Petition is cranted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner with, however, entertain any request for a stay of the issuance of said permit during this period for good cause thown. Such request must be received in writing by the 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

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

This is to advise you that ______is due for advertising and posting rof the above property.

Purmant 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

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 5-22-8-1 ACCOUNT R. 01-615-000

G 057*****49321b 8224A

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 liber 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

Being the property of Jeifrey 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

BEFORE THE ZONING COMMISSIONER

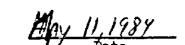
OF BALTIMORE COUNTY Jeffrey F. Armacost, et ux, Case No. 84-315-A

Petitioners *

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.

AJ/srl cc: People's Counsel



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 E/S HANOVER Pike

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 cil 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)

() 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.

Zoning Item # 265 Zoning Advisory Committee Meeting of April 17.1984

() 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 Altimore 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.

(V) Others This site is served he a drilled well and soptic SUSTEM both of which appear to be in satisfactory

the following conditions are mot: ide concrete deck assured by this office but LET SHOW ON the plot day submitted.

BUREAU OF/ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



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.

> RIBERT A. MORTON P.E., Chief Bureau of Public Services /

RAM: EAM: FWR:ss

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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. GERBER DIRECTOR

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

4-26-84

Re: Zoning Advisory Meeting of 4-17-84 Item # 265 Property Owner: Jeffery F. Armacost, etary Location: Els HanaserPike, Ny Ariadia 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

> (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 forward by the Bureau of Public Services.)This site is part of a larger tract; therfore 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)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)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)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:

5/21

ARCADIA ARCADIA AVENUE VARIANCE PLAT FOR POOL IN SIDE YARD OWNER-Jeffrey&Doreen Armacost DISTRICT-5 Baltimore Courty Lot #2 liber 43. folio 68. 160 Hanover Pike 10 15 17 18 50 55 54 56 58 90 20 10 15 17 18 18 50 55

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