PETITION FOR ZONING VARIANCE 84-315-A

265

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 an accessory structure (swimming pool) to be located in the side yard and front yard in 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 property line.

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, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

N/A

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Jeffrey F. Armacost

(Type or Print Name)

Signature

Doreen C. Armacost

(Type or Print Name)

Signature

16017 Hanover Pike 239-7358

Address Phone No.

Upperco, Md 21155

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDER RECEIVED FOR FILING

DATE May 22, 1984

BY

ORDERED By The Zoning Commissioner 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 21st day of May, 19 84, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

Jeffrey F. Armacost, et ux 84-315-A
E/S Hanover Pike, 369.68' N of Arcadia Ave. (16017 Hanover Pike) 5th

84-315-A #265

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner

Date May 3, 1984

FROM Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT #84-315-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber per JGHowell
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

May 11, 1984

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

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

Dear Mr. & Mrs. Armacost:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 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. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

84-315-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

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

ARNOLD JABLON
Zoning Commissioner

Petitioner Jeffrey F. Armacost, et ux
Petitioner's Attorney

Received by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

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

PAUL H. REINCKE
CHIEF

May 3, 1984

Mr. William Hammond
Zoning 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

Item No.: 265 *Zoning Agenda:* Meeting of 4/17/84

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 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.*

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

REVIEWER: Cpt. Joseph Kelly 5/3/84
Planning Group
Special Inspection Division

Noted and Approved: George M. Weigandt
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

April 23, 1984

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

Dear Mr. Jablon:

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

Property Owner: Jeffrey F. Armacost, et ux
Location: E/S Hanover Pike 369.68' N. Arcadia Avenue
Existing Zoning: 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)

Acres: 150/150 x 243.79/315.92
District: 5th.

The items checked below are applicable:

(A.) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 ~~xxxxxxxxxxxxxxxxxxxxxxxx~~ and other applicable Codes.

(B.) A building/ & other / miscellaneous permits shall be required before beginning construction. -Pool and Fence Permit.

(C.) Residential: Three sets of construction drawings may be 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, Section/s ________.

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 a professional seal.

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 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE
E/S Hanover Pike, 369.68' N of Arcadia Ave. (16017 Hanover Pike), 5th District
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY

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

: : : : : : :

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 or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
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.

Peter Max Zimmerman
Peter Max Zimmerman

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

---

April 2, 1984

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

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 FROM Jeffrey F. Armacost
FOR Filing fee for Hrng + Adv.

B 038******35001b 6042A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARI...
5th Election Dis...

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

...NITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., May 3 19 84

...TIFY that the annexed Petition for Variance
(One) successive weeks/days previous
...y of May, 19 84, in the
County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
Carroll Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland.
...nty Times, a weekly newspaper published
in Reisterstown, Baltimore County, Maryland.

...UNITY NEWSPAPERS OF MARYLAND, INC.

Per Linda May

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-315-A

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 Signs: East side of Hanover Pike in front of 16017 Hanover Pike
Remarks:
Posted by S. J. Clark Signature Date of return: 5-11-84
Number of Signs: 1

84-315-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 19 84

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ for one time ~~successively~~ the first publication appearing on the 3rd day of May, 19 84.

THE JEFFERSONIAN,
B. Frank Stricker

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,

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 FROM Mr. Jeffrey F. Armacost
FOR advertising & posting Case #84-315-A

B 057******49321b 6226A

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 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 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.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: People's Counsel

ORDER RECEIVED FOR FILING
DATE May 22, 1984
BY

AUG 14 1985

May 11, 1984
Date

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.

(✓) 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 non-backwash filter.
2) No additional permanent fixtures (eg. pump house, cabana, sitters, etc) will be allowed to extend into the sewage disposal reserve area, beyond the 3 foot wide concrete deck, approved by this office but not shown on the plot plan submitted.

Ian J. Forrest, 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. MORTON, 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

S/21 84-315-A

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: Jeffrey F. Armacost, et ux
Location: E/S Hanover Pike, N of Arcadia Rd

Dear Mr. Jablon:

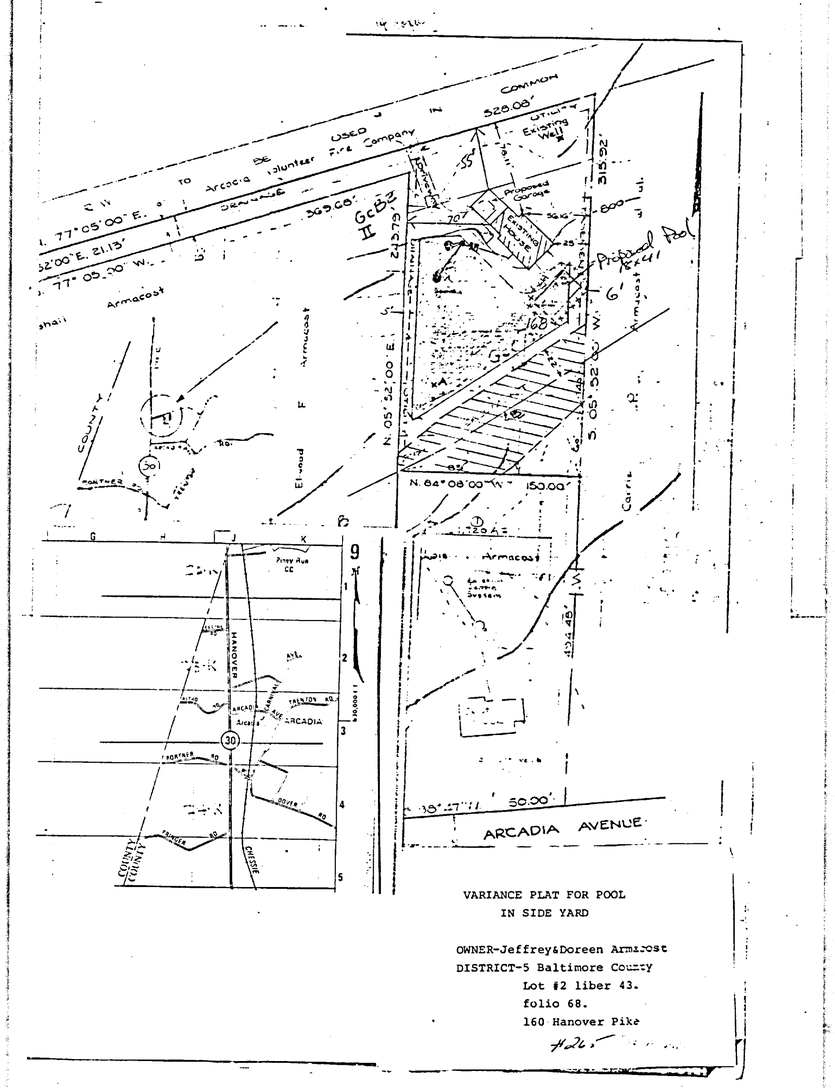
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(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 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 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
Chief, Current Planning and Development

S/21 84-315-A

cc: James Hoswell



VARIANCE PLAT FOR POOL
IN SIDE YARD

OWNER-Jeffrey&Doreen Armacost
DISTRICT-5 Baltimore County
Lot #2 liber 43.
folio 68.
160 Hanover Pike

#265

PARAGON K+E 58 3242 GERMANY