

IN RE: PETITION FOR VARIANCE
S/S Hilltop Avenue, 430' E
Centerline of Oakfield Avenue
15th Election District
5th Councilmanic District
(1817 Hilltop Avenue)

John Lacsny
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-379-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, John Lacsny. The Petitioner is requesting a variance for property he owns at 1817 Hilltop Avenue, located in the Essex area of Baltimore County. The subject property is zoned DR 3.5. The variance request is from Section 104.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an expansion of a residential dwelling with the existing non-conforming setbacks in lieu of the setbacks currently established in the DR 3.5 zone.

Appearing at the hearing on behalf of the variance request were John Lacsny, along with his wife and son and Buck Jones, contractor.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.55 acres, more or less, located on the south side of Hilltop Avenue on Middle River. The owner of the property, Mr. Lacsny, is interested in constructing an addition onto his house as shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. The setbacks for the proposed addition will be less than the existing setbacks for the existing home. The subject dwelling has been on the property for many decades and the setbacks for the existing home are non-conforming. Therefore, the request before me is to approve the

ORDER RECEIVED FOR FILING
Date 7/9/01
By J. P. Gannon

construction of the addition to the existing home with the same or lesser setbacks then the existing dwelling.

Also submitted into evidence at the hearing are letters of support from adjacent property owners who reside around the subject dwelling. It should be noted that the property is a waterfront parcel and the construction of this addition only affects a limited number of neighbors. All of these neighbors support the Lacsny's in their request to construct this addition.

After reviewing the testimony and evidence offered at the hearing and the photographs submitted, I find that the Petitioner's request to permit the variance, to allow the addition to be constructed onto the existing dwelling, as shown on Petitioner's Exhibit No. 1, should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will

unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 9th day of July, 2001, by this Deputy Zoning Commissioner, that the variance requested by Petitioner pursuant to Section 104.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an expansion of a residential dwelling with the existing non-conforming setbacks in lieu of the setbacks currently established in the DR 3.5 zone, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/9/01
By R. Jensen



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 9, 2001

Mr. Buck Jones
500 Vogts Lane
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 01-379-A
Property: 1817 Hilltop Avenue

Dear Mr. Jones:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. John Lacsny
1817 Hilltop Avenue
Baltimore, MD 21221





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1817 Hilltop Avenue
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. 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(s)

104.3 to permit the expansion of a non-conforming residence of 104 % (1450 ft.²) in lieu of the required 25 % (348 ft.²).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

John Lacsny
Name - Type or Print _____
Signature *John J Lacsny* _____
John Lacsny _____
Name - Type or Print *n/a jgs* _____
Signature *only 1 owner* _____
1817 Hilltop Avenue 443-572-7615
Address Baltimore, Md Telephone No 21221
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

Buck Jones
Name _____
500 Vogts Lane 410-574-9337
Address Baltimore Md Telephone No 21221
City _____ State _____ Zip Code _____

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By *BK* Date *4/15/01*
Estimated Posting Date *4/15/01*

CASE NO. *01-379-A*

REV 9/15/98

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

1817 HILLTOP AVENUE
Address
BALTIMORE MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I HAVE RESIDED AT THIS PREMISES FOR OVER ²⁹~~25~~ YEARS WITH MINOR MODIFICATIONS TO THE DWELLING ITSELF. I WISH TO IMPROVE MY HOME BY ADDING A LARGE MASTER BEDROOM WITH A FAMILY ROOM BELOW AND A THREE CAR GARAGE AT OUR FRONT. DUE TO THE STYLE CONSTRUCTION OF MY EXISTING HOUSE, IT WOULD BE DIFFICULT TO BUILD OVER THE EXISTING AND I WOULD NOT GET MY GARAGE. ALSO DUE TO CRITICAL AREA RESTRAINTS WE ARE LIMITED ON WHERE THE ADDITION COULD GO. SO WE ARE REQUESTING A FRONT YARD SET BACK OF 15' IN LIEU OF THE REQUIRED 30'. THE EXISTING STRUCTURE IS 14' OFF THE FRONT LINE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

~~PAM LACSNY~~ N/A 998

Name - Type or Print

Signature

John J Lacsny
JOHN LACSNY

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John J Lacsny
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

3/28/01

Notary Public

Deborah J. Martin
DEBORAH J. MARTIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 12, 2003

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

1817 HILLTOP AVENUE
Address
BALTIMORE MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I HAVE RESIDED AT THIS PREMISES FOR OVER ²⁰~~25~~ YEARS WITH MINOR MODIFICATIONS TO THE DWELLING ITSELF. I WISH TO IMPROVE MY HOME BY ADDING A LARGE MASTER BEDROOM WITH A FAMILY ROOM BELOW AND A THREE CAR GARAGE AT OUR FRONT. DUE TO THE STYLE CONSTRUCTION OF MY EXISTING HOUSE, IT WOULD BE DIFFICULT TO BUILD OVER THE EXISTING AND I WOULD NOT GET MY GARAGE. ALSO DUE TO CRITICAL AREA RESTRAINTS WE ARE LIMITED ON WHERE THE ADDITION COULD GO. SO WE ARE REQUESTING A FRONT YARD SET BACK OF 15' IN LIEU OF THE REQUIRED 30'. THE EXISTING STRUCTURE IS 14' OFF THE FRONT LINE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

~~PAM LACSNY~~ N/A ggt

Name - Type or Print

Signature

JOHN LACSNY

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John J. Lacsny
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

3/28/01

Notary Public

DEBORAH J. MARTIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 12, 2003

CBCA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1817 Hilltop Avenue

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. 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(s) 104.3 to permit the expansion

of a non-conforming residence of 104 90 (1450 ft.²) in lieu of the required 25 90 (348 ft.²).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John Lacsny

Name - Type or Print

Signature

~~John Lacsny~~ *John J. Lacsny*

Name - Type or Print

Signature

only 1 owner

1817 Hilltop Avenue

443-572-7615

Address

Baltimore,

Md

Telephone No.

21221

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

410-574-9337

Address

Baltimore

Md

Telephone No.

21221

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-379-A

Reviewed By BK

Date 4/5/01

Estimated Posting Date 4/15/01

R2V 9/15/98

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 1817 HILLTOP AVENUE
(ADDRESS)

BEGINNING AT A POINT ON THE SOUTH SIDE OF
(NORTH, SOUTH, EAST OR WEST)

HILLTOP AVENUE WHICH IS 20'
NAME OF STREET ON WHICH PROPERTY FRONTS (NO. OF FEET OF RIGHT-A-WAY WIDTH)

WIDE AT THE DISTANCE OF 8320' EAST OF THE
(NUMBER OF FEET) (NORTH, SOUTH, EAST OR WEST)

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET MIDDLEBOROUGH ROAD
(NAME OF STREET)

WHICH IS 40' WIDE. *BEING PARCEL #22-23-24
(NUMBER OF FEET OR RIGHT-OF-WAY)

BLOCK _____, SECTION # _____ IN THE SUBDIVISION OF HILLTOP AVENUE
(NAME OF SUBDIVISION)

AS RECORDED IN BALTIMORE COUNTY DEED BOOK # 8, FOLIO # 32,

CONTAINING 23,793 SQ. FT. ALSO KNOWN AS 1817 HILLTOP AVENUE
(SQUARE FEET OR ACRES) (PROPERTY ADDRESS)

AND LOCATED IN THE 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.

#379

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-379-A
1817 Hilltop Avenue
S/S Hilltop Avenue, 430' E of
centerline Oakfield Avenue
15th Election District
5th Councilmanic District
Legal Owner(s): John Lacsony
Administrative Variance: to
permit the expansion of a
non-conforming residence
of 1,450 feet in lieu of the
allowed 348 feet
**Hearing: Monday, July 2,
2001 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

6/100 June 14 C474836

CERTIFICATE OF PUBLICATION

6/14, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 6/14, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92938

DATE 4/5/01 ACCOUNT R001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM Buck Jones
FOR Zoning Admin. Variance

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Item # 379

PAID RECEIPT

PAYMENT ACTUAL TIME
4/05/2001 4/05/2001 11:17:11
REC US03 CASHIER LAIL LNW DRAWER 3
>> RECEIPT # 177258 OFLN
DEPT 5 520 ZONING VERIFICATION
CR NO. 092938
Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 30, 2001

Pam & John Lacsny
1817 Hilltop Avenue
Baltimore MD 21221

Dear Mr. & Mrs. Lacsny:

RE: Case Number: 01-379-A, 1817 Hilltop Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 5, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Buck Jones, 500 Vogts Lane, Baltimore 21221
People's Counsel



CERTIFICATE OF POSTING

RE: Case No.: 01-379-A

Petitioner/Developer: LACSNY, ETAL
% BUCK JONES

Date of Hearing/Closing: 7/2/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

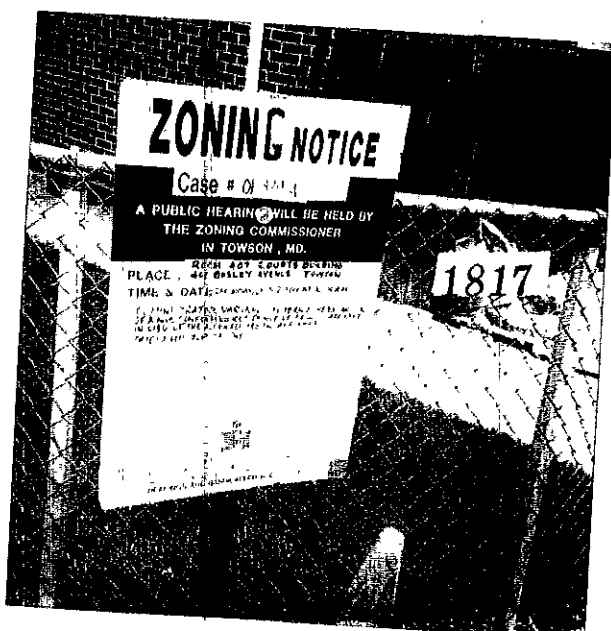
Attention: Ms. Gwendolyn Stephens

it® Fax Note 7671		Date	# of pages
To	<u>ROBIN/BETTY</u>	From	<u>O'KEEFE</u>
Co./Dept.	<u>ZONING COMMISH</u>	Co.	
Phone #	<u>410-338-0</u>	Phone #	<u>410-338-0</u>
Fax #	<u>837-3468</u>	Fax #	<u>512-324-4</u>

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 1817 - HILLTOP RD.

The sign(s) were posted on 6/14/01
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 6/15/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

01-379-A
1817 - HILLTOP
LACSNY
7/2

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-379-A

Petitioner: JOHN LACSNY

Address or Location: 1817 HILLTOP AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN LACSNY

Address: 1817 HILLTOP AVE

BALT MD 21221

Telephone Number: 443-572-7615

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 379 -A Address 1817 Hilltop Ave.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 4/5/01 Posting Date: 4/15/01 Closing Date: 4/30/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 01- 379 -A Address 1817 Hilltop Ave.Petitioner's Name John Lucsky Telephone 443-572-7615Posting Date: 4/15/01 Closing Date: 4/30/01Wording for Sign: To Permit the expansion of a non-conforming residence
of 104 sq (1450 ft.²) in lieu of the required 25% (348 ft.²)

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 14, 2001 Issue – Jeffersonian

Please forward billing to:

John Lacsny
1817 Hilltop Avenue
Baltimore MD 21221

443 572-7615

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-379-A

1817 Hilltop Avenue

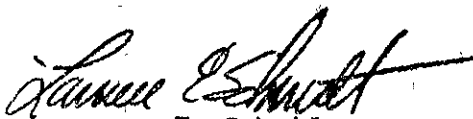
S/S Hilltop Avenue, 430' E of centerline Oakfield Avenue

15th Election District – 5th Councilmanic District

Legal Owner: John Lacsny

Administrative Variance to permit the expansion of a non-conforming residence of 1,450 feet in lieu of the allowed 348 feet.

HEARING: Monday, July 2, 2001 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

June 4, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-379-A
1817 Hilltop Avenue
S/S Hilltop Avenue, 430' E of centerline Oakfield Avenue
15th Election District – 5th Councilmanic District
Legal Owner: John Lacsny

Administrative Variance to permit the expansion of a non-conforming residence of 1,450 feet in lieu of the allowed 348 feet.

HEARING: Monday, July 2, 2001 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 602
Director

C: John Lacsny, 1817 Hilltop Avenue, Baltimore 21221
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 16, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 29, 2001

John J Lacsny
1817 Hilltop Avenue
Baltimore MD 21221

Dear Mr. Lacsny:

RE: Case Number: 01-379-A, 1817 Hilltop Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 5, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Buck Jones, 500 Vogts Lane, Baltimore 21221
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

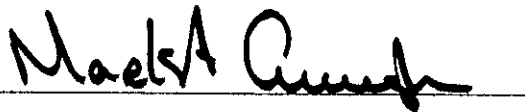
DATE: April 19, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

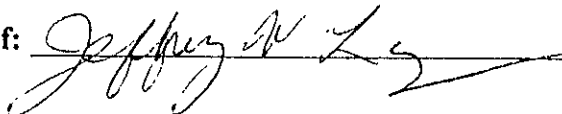
SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-379, 01-407 & 01-410**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

April 17, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 16, 2001

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

379, 383, 395, 396, 397, 398, 399, 400, 402, 404, 405, 406, 407,
409, and 411

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

1 21 04

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Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 379 BR

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

la Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

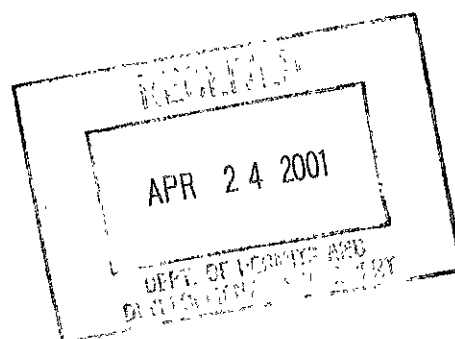
TO: Arnold Jablon
FROM: R. Bruce Seeley *RMS*
DATE: April 23, 2001
SUBJECT: Zoning Item #379
Hilltop Avenue 1817

Zoning Advisory Committee Meeting of April 16, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Impervious surface area limits cannot be exceeded unless a Chesapeake Bay Critical Area Administrative Variance is requested of and granted by DEPRM with concurrence from the Critical Area Commission.

Reviewer: Glenn Shaffer

Date: April 19, 2001



AV
4/30/01
HEARING
John
7/2/01

RE: PETITION FOR VARIANCE
1817 Hilltop Avenue, S/S Hilltop Ave,
430' E of c/l Oakfield Ave
15th Election District, 5th Councilmanic

Legal Owner: John Lacsny
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-379-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 24, 2001

Mr. Buck Jones, President
Free-State General Contractors, Inc.
500 Vogts Lane
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
(1817 Hilltop Avenue)
John Lacsny – Petitioner
Case No. 01-379-A

Dear Mr. Jones:

In response to the letter from the Office of People's Counsel, dated April 23, 2001, and your letter dated April 30, 2001 concerning the above-captioned matter, the following comments are offered.

As I read the letter authored by Mr. Zimmerman and Ms. Demilio, their objection is as to the process followed in this case. Specifically, People's Counsel alleges that the administrative variance statute (Section 26-127(b) of the Baltimore County Code) does not authorize the relief sought within the Petition filed by you on behalf of Mr. Lacsny. The Office of People's Counsel makes clear that they contemplate an appeal of any decision rendered in this case in accordance with the administrative variance process.

Under the circumstances, I am forwarding a copy of this letter to the Department of Permits and Development Management (DPDM) and requesting that this matter be scheduled for a public hearing. The Zoning Commissioner has discretion to require a public hearing under Section 26-127(b)(2) of the Code. In my judgment, scheduling this matter for a public hearing will provide all interested parties an opportunity to present their respective positions. This includes not only you and Mr. Lacsny, but the Office of People's Counsel. It need be emphasized that I make no judgment at this time as to the merits of the relief requested. The public hearing is being scheduled to resolve the issues raised by Mr. Zimmerman and Ms. Demilio. A decision as to the merits of the case will be rendered timely after the public hearing is conducted.

Your consideration in the matter is appreciated. In the meantime, should you have any questions concerning the scheduling of this case, please contact Mr. George Zahner in DPDM at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John Lacsny, 1817 Hilltop Avenue, Baltimore, Md. 21221
Office of People's Counsel; Mr. George Zahner, DPDM
Case File

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Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

April 23, 2001

CAROLE S. DEMILIO
Deputy People's Counsel

Lawrence E. Schmidt, Esq.
Baltimore County Zoning Commissioner
400 Bosley Avenue, 4th Floor
Towson, MD 21204

Hand-delivered

Re: *Petition for Administrative Variance*
1817 Hilltop Avenue, S/S Hilltop Ave,
430' E of c/l Oakfield Ave,
15th Election District, 5th Councilmanic
John Lacsny, Petitioner
Case No.: 01-379-A

APR 24

Dear Mr. Schmidt:

Our office reviewed the enclosed Petition for Administrative Variance received in the normal course from Permits and Development Management.

As you know, Baltimore County Code Section 26-127(b)(1) permits variance relief in an administrative process under certain limited circumstances pertaining to bulk regulations (height and area) for the site's residential zone.

It appears the relief requested here to expand a non-conforming use (BCZR Sec. 104) by over 100% in lieu of the 25% limit requires a Petition for Special Hearing. We do not believe a Petition for Administrative Variance is the proper procedure for the relief requested.

The Petition does not indicate an attorney of record. It may be advantageous for the property owner to present his requested relief to the Zoning Commissioner under what we believe to be the proper procedure. If not, our office will consider the procedure followed in addition to the decision on the merits to determine if an appeal to the County Board of Appeals is warranted.

If you agree, perhaps the property owner will file an amended Petition for Special Hearing and proceed with the required notices and signage.

Lawrence E. Schmidt, Esq.
Baltimore County Zoning Commissioner
April 23, 2001
Page Two

We will await hearing from you. Thank you kindly.

Very truly yours,


Peter Max Zimmerman
People's Counsel for Baltimore County


Carole S. Demilio
Deputy People's Counsel

PMZ/caf
Enclosure

cc: Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, Representative for Petitioner

John Lacsny, 1817 Hilltop Avenue, Baltimore, MD 21221, Legal Owner/Petitioner

FREE-STATE GENERAL CONTRACTORS, INC.



500 VOGTS LANE • BALTIMORE, MARYLAND 21221 • (410) 574-9337
M.H.I.C. # 20286
www.freestatehomes.com

APRIL 30, 2001

MAY - 1

LAWRENCE E. SCHMIDT, ESQ.
BALTIMORE COUNTY ZONING COMMISSIONER
400 BOSLEY AVENUE, 4TH FLOOR
TOWSON, MD 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
1817 HILLTOP AVENUE
BALTIMORE, MD 21221
CASE NO. 01-379-A

DEAR MR. SCHMIDT,

I AM IN POSSESSION OF THE LETTER GENERATED BY THE OFFICE OF PEOPLE COUNSEL, AND WOULD LIKE TO MAKE A FEW COMMENTS.

1. THE LACSNY'S LIVE ON A DEAD END ROAD THAT IS SURROUND BY WATER AND ONE NEIGHBOR THAT WOULD BE AFFECTED BY THEIR ADDITION. THE NEIGHBOR'S HAVE WRITTEN A FAVORABLE LETTER IN SUPPORT OF THIS ADDITION.
2. THE AREA OF THE ADDITION THAT ENCROACHES THE 25' FRONT SET BACK AREA IS THE GARAGE, AS THE ENCLOSED DRAWINGS WILL CONFIRM.
3. AS NOTED ON THE ATTACHED SITE PLAN, IF YOU WOULD STRIKE A LINE AT 25' OFF THE ROAD AND CALCULATE THE EXISTING AREA, IT WOULD BE 647 SQUARE FOOT VERSES THE PROPOSED ADDITION WHICH WOULD BE 336 SQUARE FEET. THE PERCENTAGE INCREASE WOULD BE 52%.

I HAVE ENCLOSED PICTURES OF THE LACSNY'S HOUSE AND THE ADJOINING NEIGHBORS HOUSE SO THAT YOU MAY HAVE A BETTER VISUAL OF THE PROJECT.

I HOPE THAT THE ADDITIONAL INFORMATION WILL HELP YOU MAKE A FAVORABLE DECISION FOR MY CLIENTS. I THANK YOU IN ADVANCE FOR TAKING THE TIME TO CONSIDER THIS INFORMATION.

SINCERELY YOURS,

Buck Jones
BUCK JONES,
PRESIDENT



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 17, 2002

Mr. John Lacsny
1817 Hilltop Avenue
Baltimore, Maryland 21221

RE: Spirit & Intent for 01-379-A, 1817 Hilltop Ave.,
15th Election District

Dear Mr. Lacsny:

Your recent letter sent to Arnold Jablon, Director of Permits and Development Management has been given to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined.

After consulting with Timothy Kotroco, Deputy Zoning Commissioner for Baltimore County, this office considers the adjustments outlined in your letter and red-lined on your plan to be within the "spirit and intent" of the zoning hearing for 01-379-A. This "spirit and intent" approval applies to the Baltimore County Zoning Regulations and policies only and does not apply to regulations enforced by other government agencies.

A copy of your letter, this response and the red-lined plan will be recorded and made a permanent part of the zoning case file.

If you have any questions, please do not hesitate calling me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Donna Thompson".

Donna Thompson
Planner II
Zoning Review

DT
Enclosure

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

John Lacsny
1817 Hilltop Avenue
Baltimore, MD 21221

410-574-2516
8/32

May 13, 2002

Mr. Arnold Jablon
Director of PDM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Spirit of Intent Letter
Modification to plans for variance granted in
Case No. 01-379-A
Property: 1817 Hilltop Avenue

Dear Mr. Jablon:

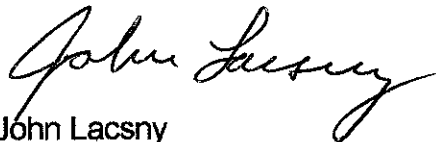
I wish to change the original plans for which the above variance was granted on July 9, 2001. The issue was not meeting the front setback of 30'.

The original plan had the proposed addition only 15' from the from the front property line, for a length of 42'.

The revised plan moves the addition back to 26' from the front property line, for a length of 60'.

I have attached the original site plan redlined with the proposed change for your approval.

Thanks for your consideration.



John Lacsny
1817 Hilltop Avenue homeowner

01 125

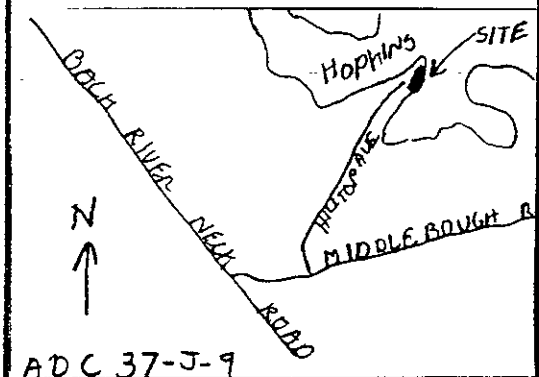
NO 5 L

-15-

see pages 5 & 6 of the CHECKLIST for additional required information

plat book # 8, folio # 32, lot # 27-23-24, section #

OWNER: JOHN & PAM LACSNY



North

Vicinity Map
scale: 1"=1000'

Election District: 15

Councilmanic District: 5

1:200 scale map#: NE 21

Zoning: DR 3.5

Lot size: 55 23,793
acres square feet

public private

SEWER: ☒ ☐

WATER : ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: *NONE*

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

North

date: 3-27-01

prepared by: BUCK JONES

Scale of Drawing: 1" = 40'

LEN & JANICE LOGUE
1816 HILLTOP AVE
TAX ID 1513204270

OK,
w/ia spirit + intent
of my decision
TMC
5/15/02

Dear Mr. Schmidt,

My neighbors, John and Pam Lacsny want to build an addition and a garage at 1817 Hilltop Avenue. I own Snug Harbor Marina at 1811 Hilltop Marina which is adjacent to the Lacsny residence.

I have reviewed the plans with John and have no problems with his proposal. Since it will not impact the marina in any way and would be an improvement to the neighborhood, I recommend that the permit be approved.

Sincerely,

Forrest C. Edwards Jr. 6/23/01
410-879-0441

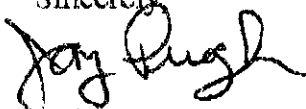
June 21, 2001

Dear Mr. Schmidt,

John and Pam Lacsny plan to build a garage and an addition at 1817 Hilltop Avenue. I live at 1814 Hilltop Avenue which is catty-corner from the Lacsny's.

I have seen the house plans feel that it would be a nice improvement to the street. I recommend the permit be approved.

Sincerely,

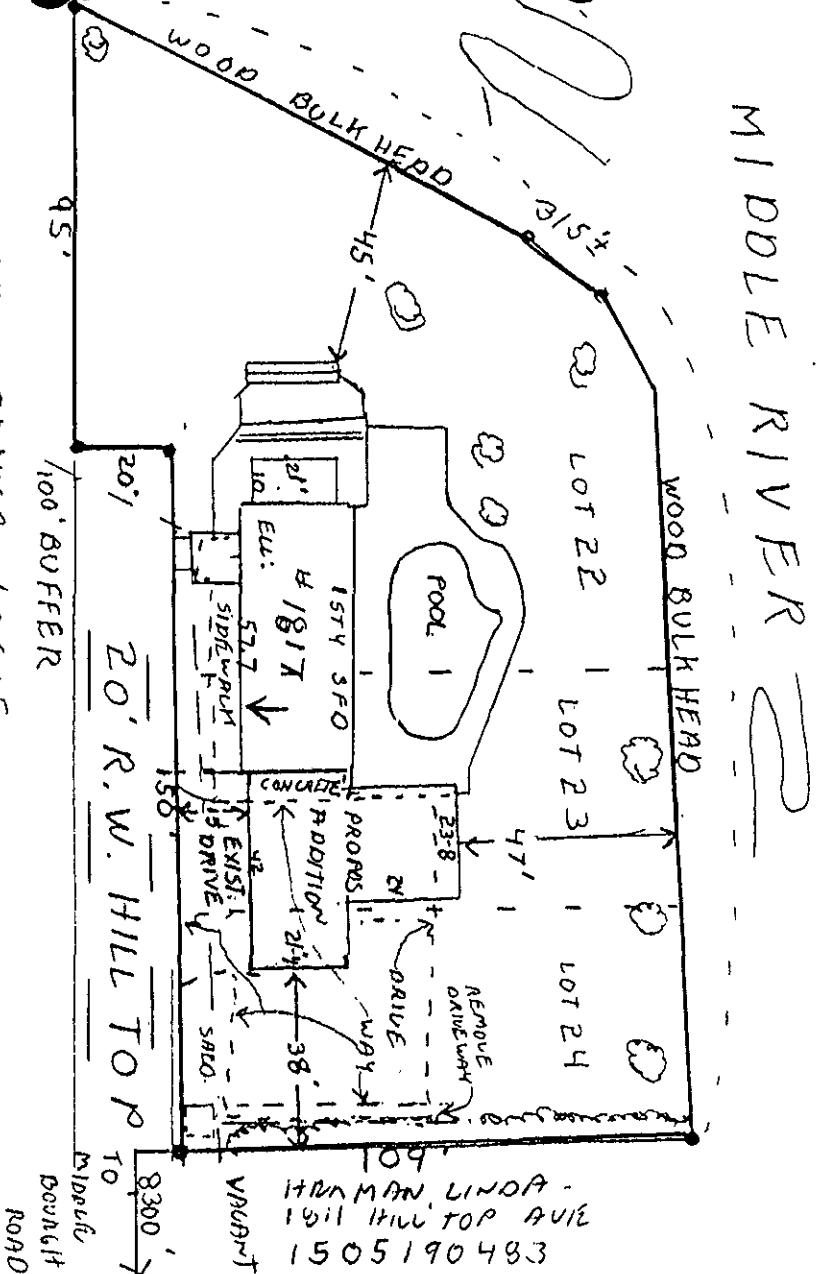
A handwritten signature in black ink, appearing to read "Jay Pugh". The signature is written in a cursive, flowing style.

Jay Pugh

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

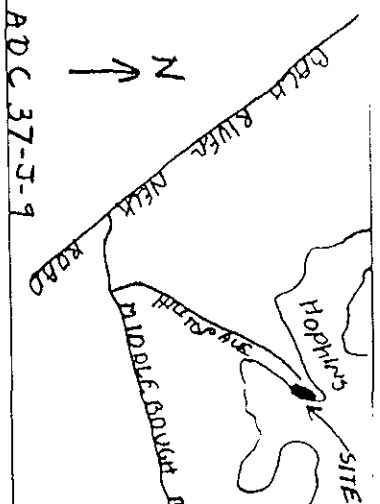
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 1817 Hill Top Ave
 Subdivision name: Hill Top Park
 plat book # 8, folio # 32, lot # 23-23-24, section # 1
 OWNER: JOHN & PAM LACSNY



LEN & JANICK LOGUE
 1816 Hill Top Ave
 TAX ID 1513204270

North
 date: 3-27-01
 prepared by: BUCK JONES Scale of Drawing: 1" = 70'



Vicinity Map
 Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1" = 200' scale map: NE 21

Zoning: DR 3.5

Lot size: 2.55 23,793

acreage square feet

public private

SEWER: ☒ ☐

WATER: ☒ ☐

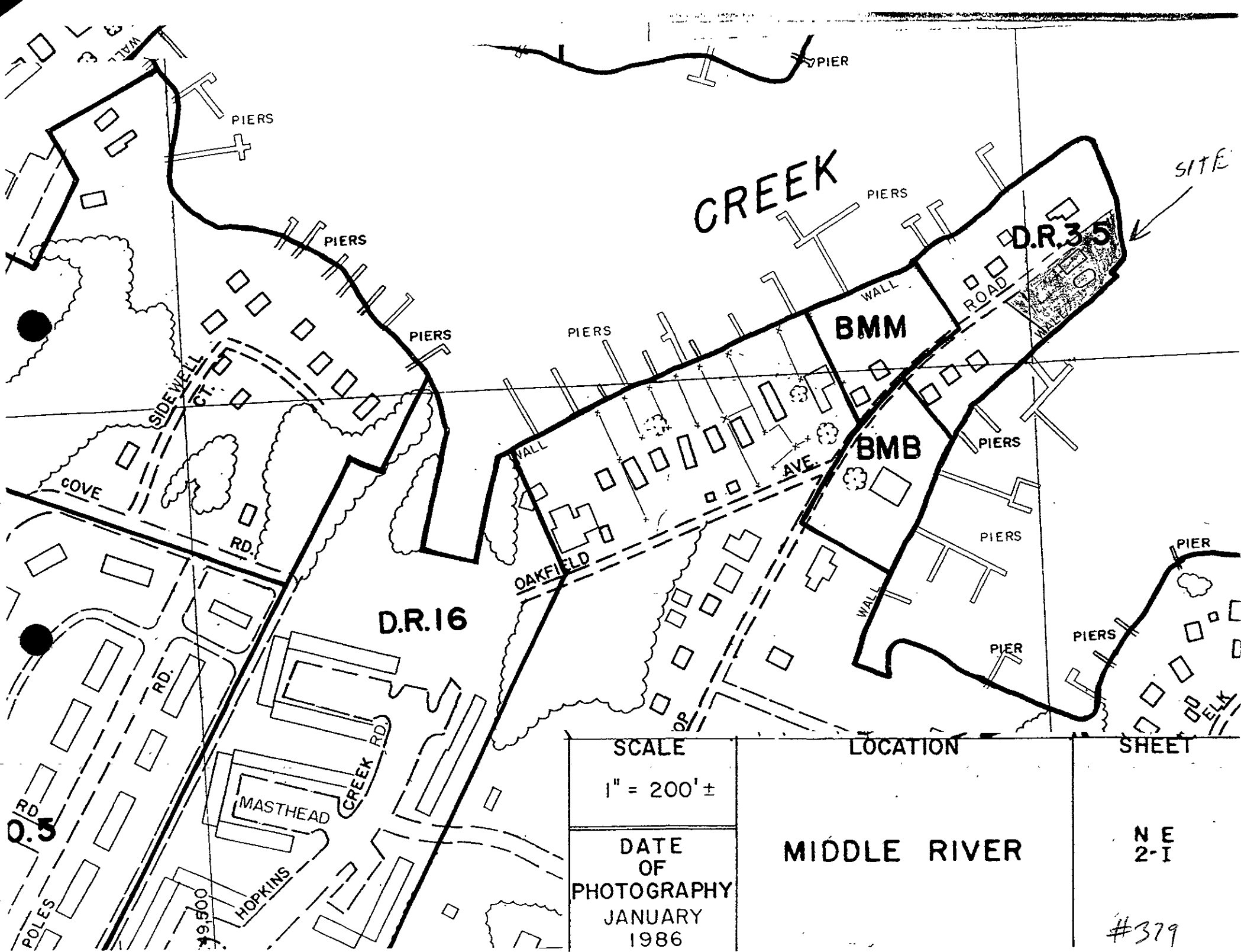
Chesapeake Bay Critical Area: ☒ ☐

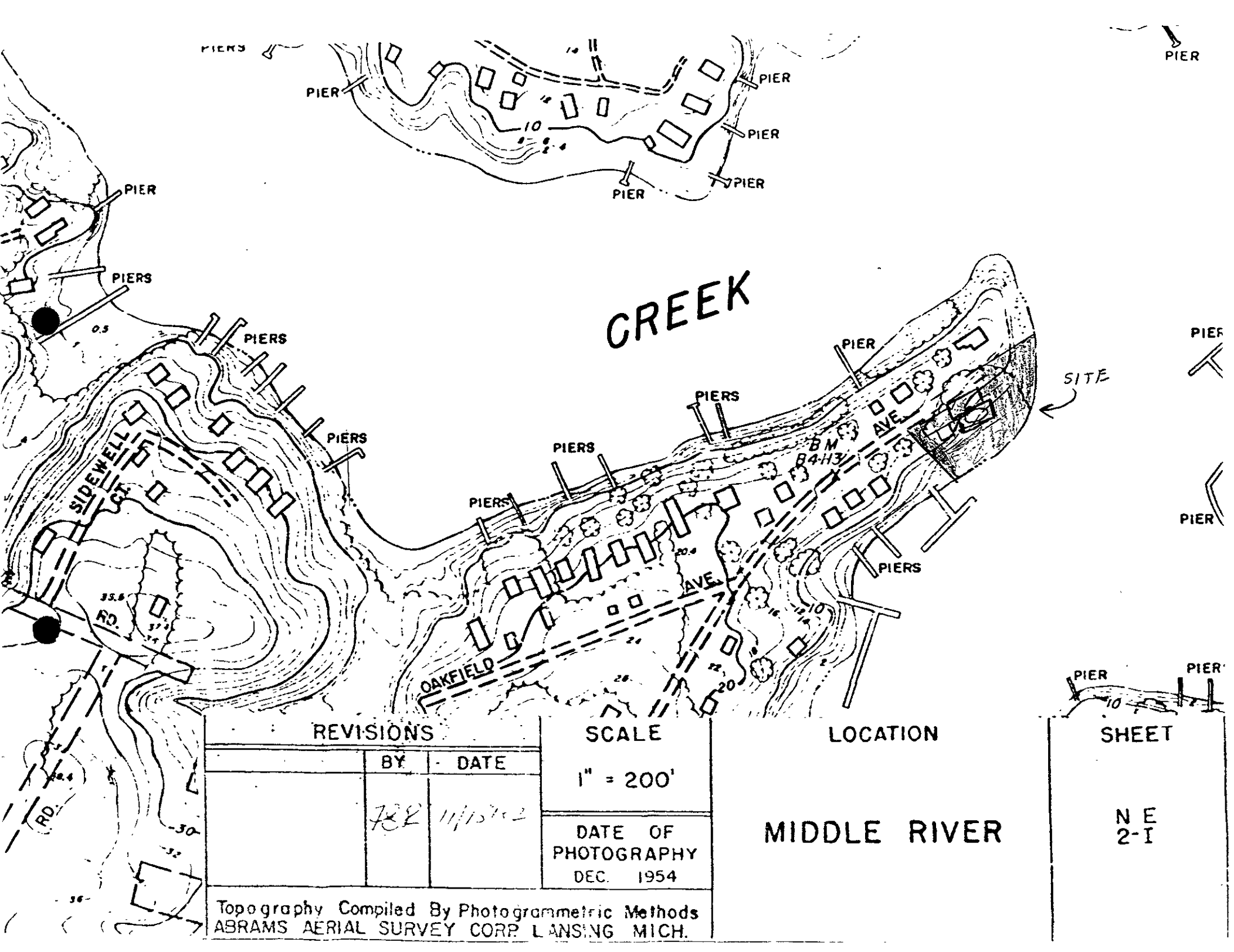
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

AK 379 01-379-1





REVISIONS			SCALE
	BY	DATE	
	JK	11/15/52	1" = 200'
			DATE OF PHOTOGRAPHY
			DEC. 1954

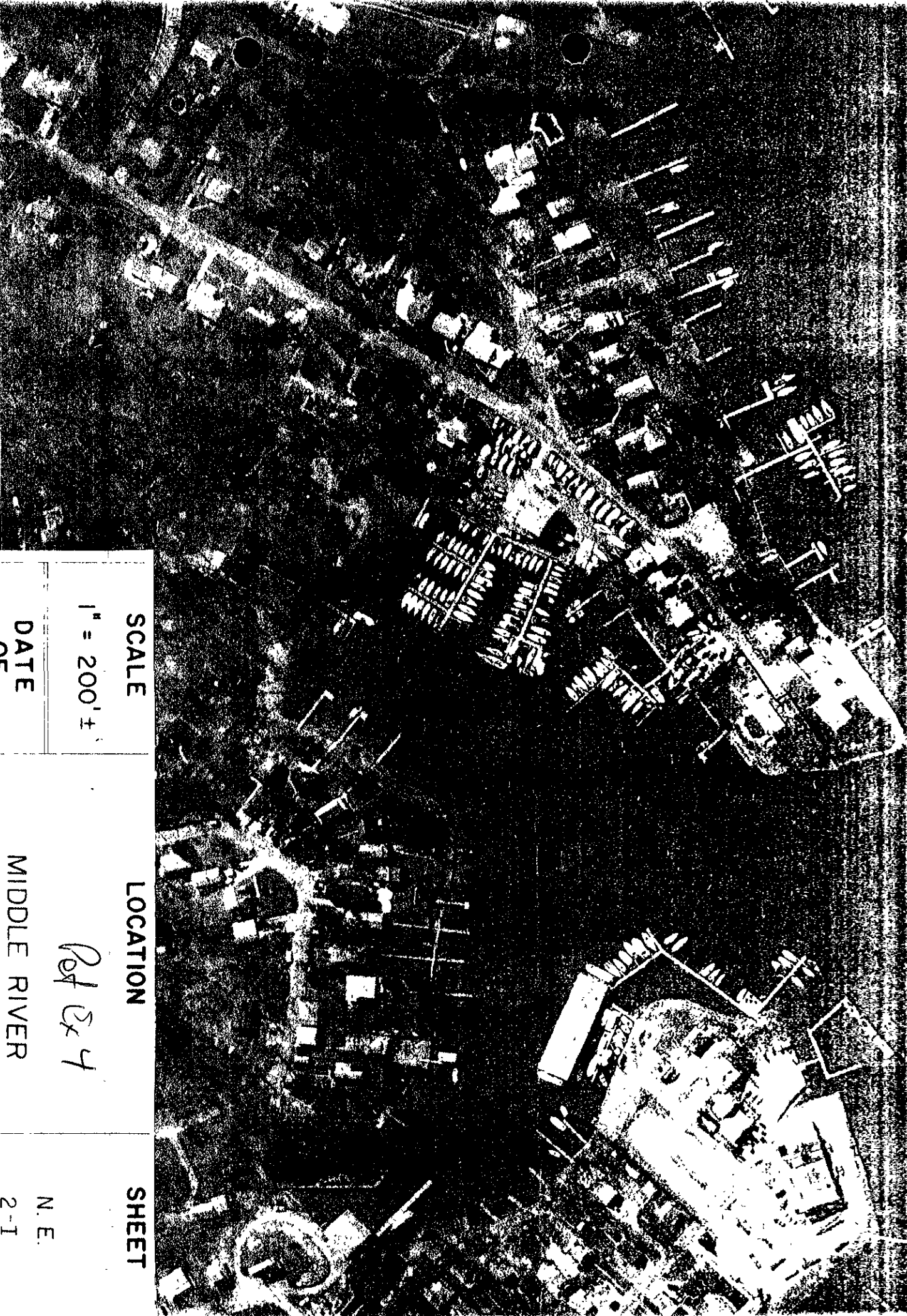
Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING MICH.

LOCATION

MIDDLE RIVER

SHEET

N E
2-I



BALTIMORE

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
Ref Q 4
MIDDLE RIVER

SHEET
N.E.
2-1

Ret En # 3

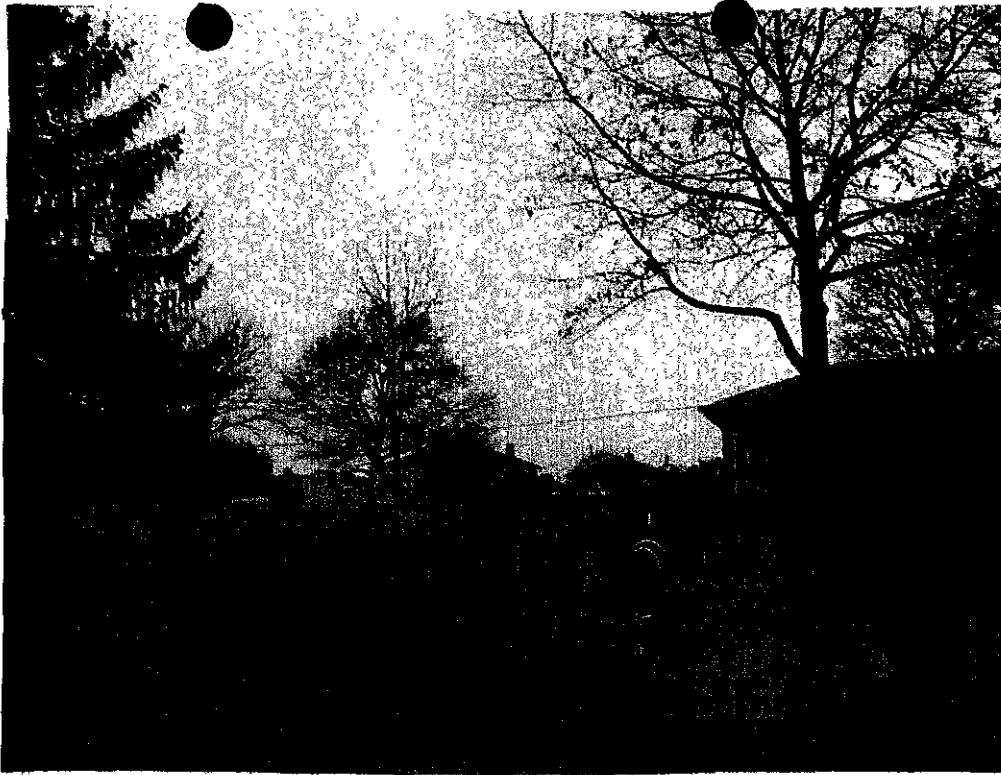
April 29, 2001

Dear Mr. Schmidt,

I am writing on behalf of my neighbors, John and Pam Lacsny, who are planning to build a garage and addition to their house. The Lacsny's property at 1817 Hilltop Ave and our property at 1816 Hilltop Ave form the end of a peninsula. Hilltop Avenue deadends into our driveways and the rest of our properties are surrounded by Hopkins Creek.

Therefore, we would be the only neighbors in any way impacted by the Lacsny's addition. No one else has access to the property.

My husband and I do not think there will be any impact on us. The addition will not block our view of the water and it will not really affect the air flow because the addition will be opposite our open driveway. Our



Ref 12
Ex

STANDING ON PIER LOOKING NORTH AT SIDE
OF HOUSE WITH PROPOSED ADDITION



STANDING ON PIER LOOKING NORTH - EAST AT
WATER SIDE OF HOUSE



STANDING AT NEIGHBOR'S DRIVEWAY LOOKING
AT SIDE OF PROPOSED ADDITION



STANDING ON PIER LOOKING NORTH-EAST UP
MIDDLE RIVER

#379



STANDING ON HILL TOP LOOKING EAST, SIDE
FACING CAMERA IS LOCATION OF PROPOSED ADDITION



STANDING ON HILL TOP LOOKING SOUTH DOWN
HILL TOP AVE



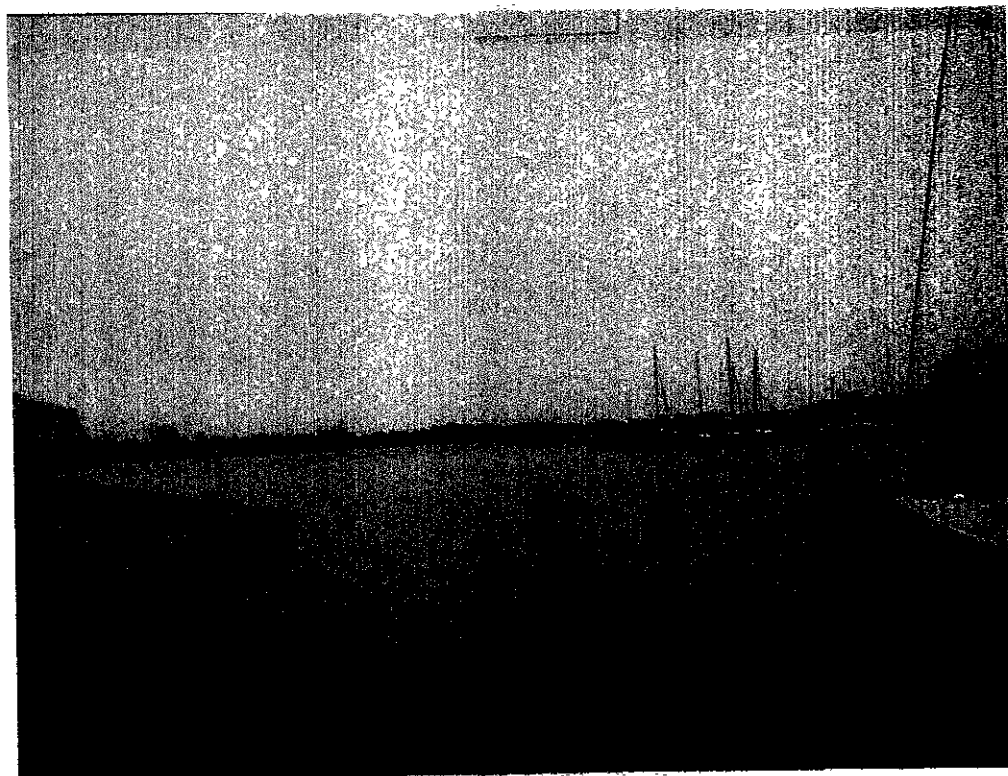
STANDING ON HILLTOP AVE LOOKING NORTH AT
NEXT DOOR NEIGHBORS.



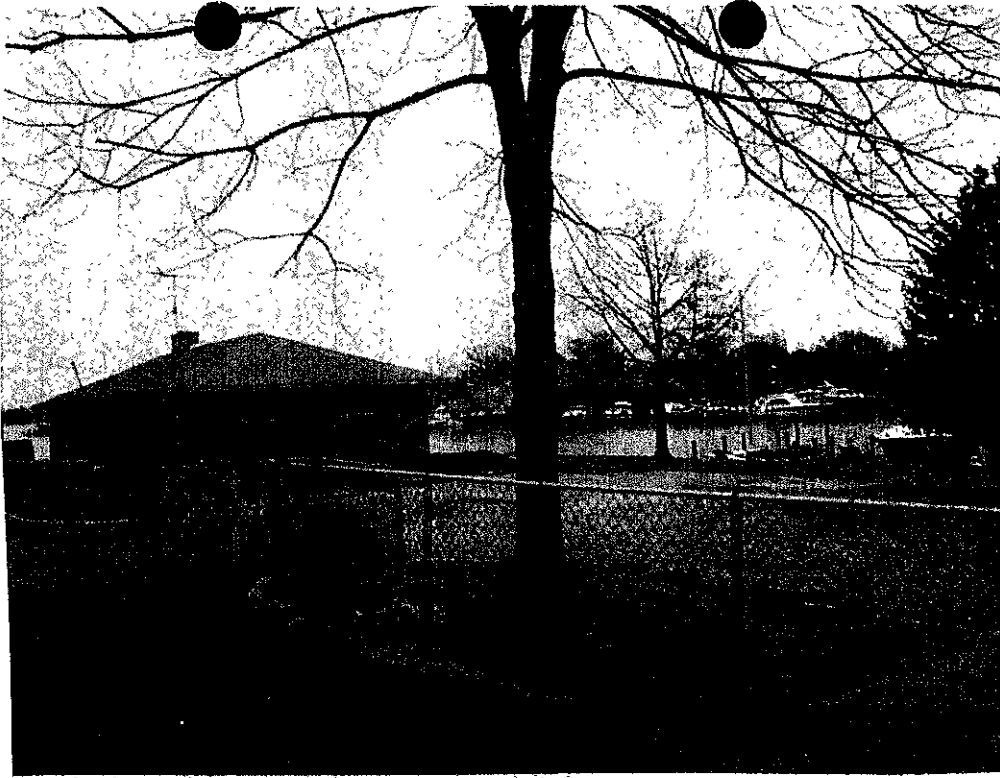
STANDING ON HILLTOP AVE AT CORNER OF OWNERS
PROPERTY LOOKING WEST AT NEIGHBORS PROPERTY.



STANDING AT NEIGHBORS DRIVEWAY LOOKING AT
SIDE OF PROPOSED ADDITION.



STANDING ON PIER LOOKING NORTH - EAST UP
MIDDLE RIVER.



STANDING ON HILLTOP LOOKING EAST, SIDE FACING
CAMERA IS LOCATION OF PROPOSED ADDITION



STANDING ON HILLTOP LOOKING SOUTH DOWN
HILLTOP AVE.



STANDING ON LOGUE'S DRIVEWAY (LACSNY'S NEIGHBOR'S)
 LOOKING OVER AT LACSNY'S AREA OF PROPOSED ADDITION
 NOTE HIGH VEGETATION TO BLOCK BOAT YARD NEXT DOOR



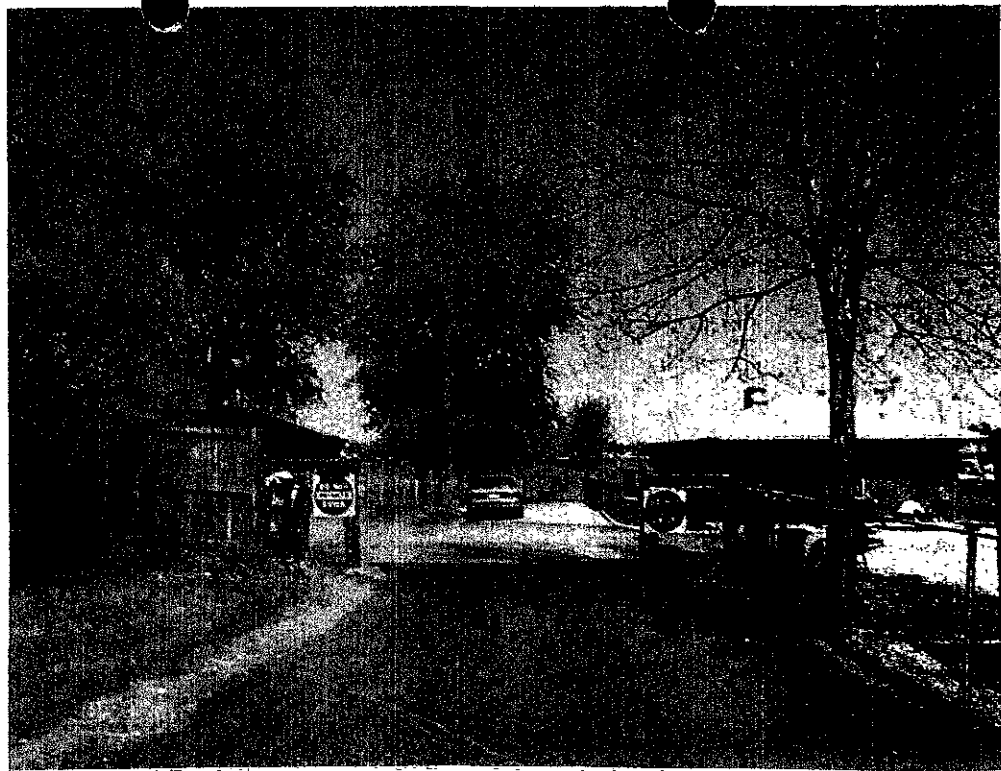
DIFFERENT ANGLE OF BOAT YARD NEXT DOOR



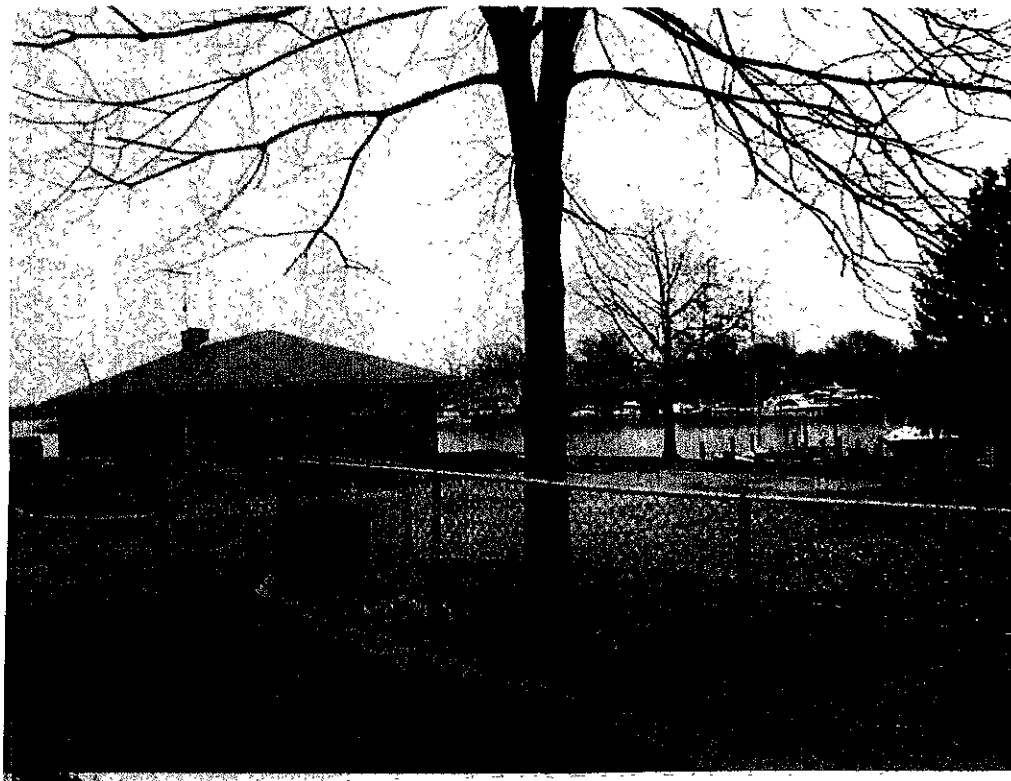
STANDING IN FRONT OF AREA OF GARAGE SECTION
OF LACSNY'S ADDITION LOOKING AT NEIGHBOR'S
HOME (THE LOGUE'S)



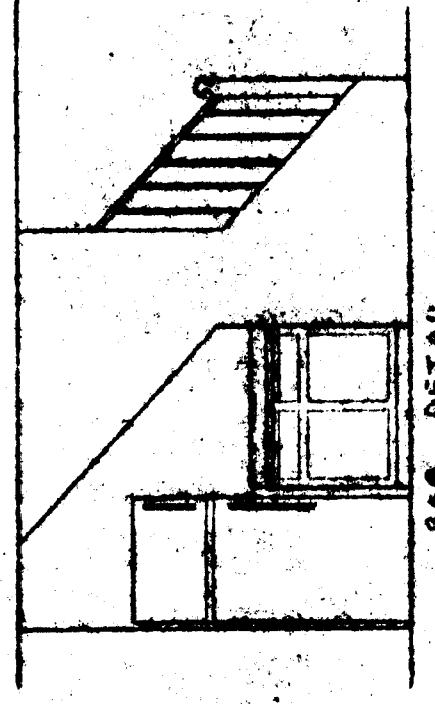
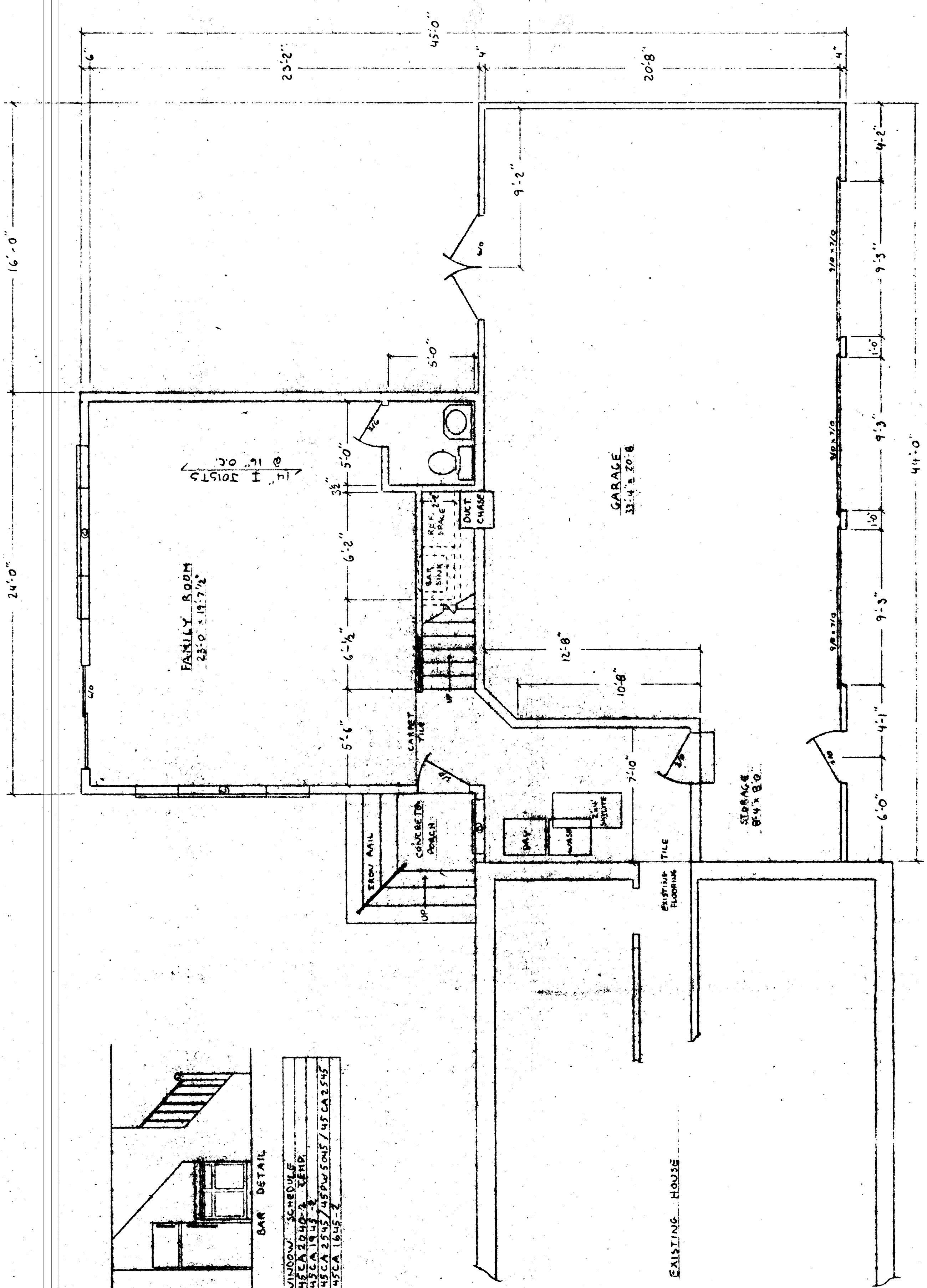
DIFFERENT ANGLE OF NEIGHBOR'S PROPERTY



LOOKING DOWN HILLTOP TOWARD'S DEAD END
THE LACSNY'S PROPERTY ON RIGHT AND LOGUE'S
PROPERTY IS TO LEFT



STANDING ON HILL TOP LOOKING AT LACSNY'S HOME
PROPOSED ADDITION TO BE CONSTRUCTED ON THIS END

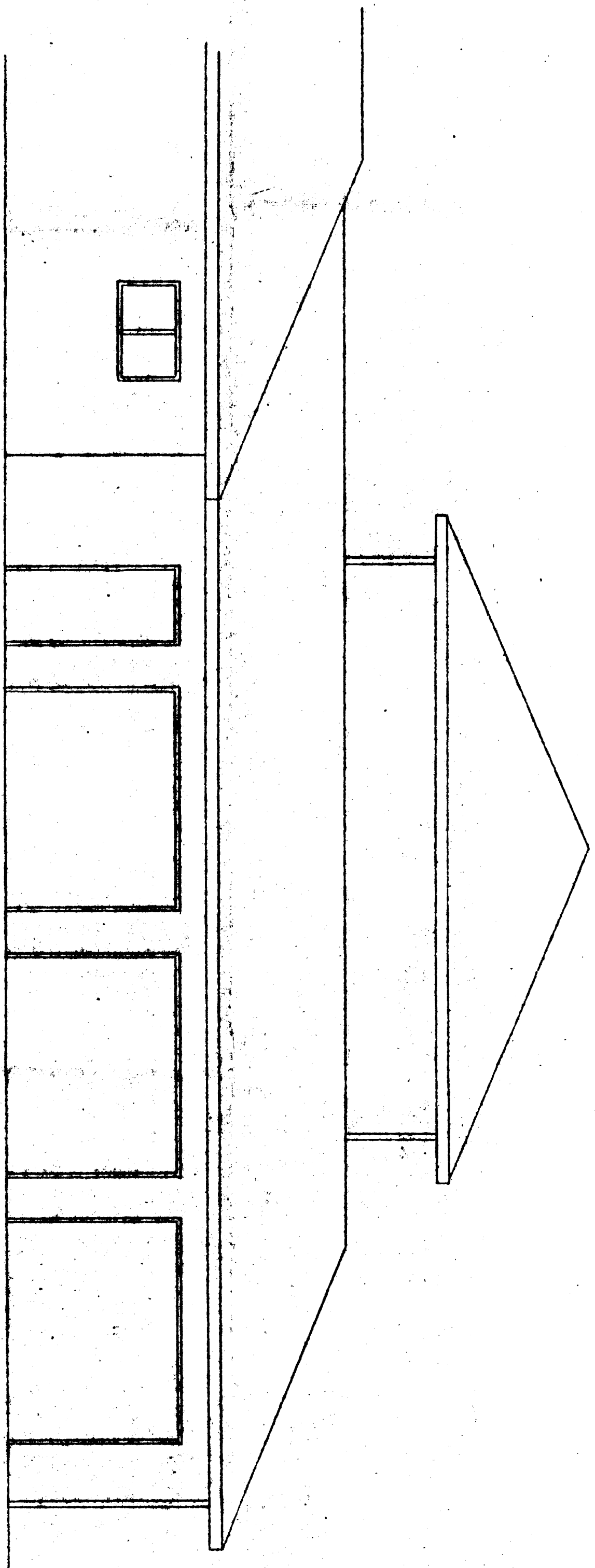


BAR DETAIL

WINDOW SCHEDULE	
A	45CA 2045-2 LERD
B	45CA 1945-2
C	45CA 2545/45PW 5045/45CA 2545
D	45CA 1645-2

LACSNY ADDITION

SCALE: 1/4" = 1'	DRAWN BY: SKIP
DATE: 2-6-01	REVISED: 3-17-01
FIRST FLOOR PLAN	
DRAWING NUMBER	PAGE 4



LACSNY ADDITION	
SCALE 1/4" = 1'	APPROVED BY
DATE 12-13-00	REVISED
DRAWN BY SKIP	
CHECKED BY	
PAGE 2	

house sits closer to the water.

Since we are the only neighbors who could be impacted and we think the addition would be attractive, we feel that the commission should approve the Lacsny's building plans.

Sincerely,

Janice M. Logue
1816 Hilltop Ave
Balto, Md. 21221
(410) 574-9001