

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S St. Helena Ave., 515 ft.
+/- W of Willow Spring Ave. * ZONING COMMISSIONER
260 St. Helena Avenue
15th Election District * OF BALTIMORE COUNTY
7th Councilmanic District
Abby J. Smith, Petitioner * Case No. 98-345-A
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 260 St. Helena Avenue in Dundalk. The Petition was filed by Abby J. Smith, property owner. Variance relief is requested from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (BCZR) to permit a garage within 13 ft. of the centerline of an alley, in lieu of the required 15 ft., and with a side yard setback of 1 ft., in lieu of the required 2-1/2 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was Abby J. Smith, property owner/Petitioner. Also present was her son, Ralph A. Smith, Jr. There were no Protestants or other interested persons present.

Testimony and evidence offered by the Petitioner was that the subject property is approximately 3359 sq. ft. in area zoned D.R.10.5. This is a rectangularly shaped lot, approximately 27 ft. in width and 125 ft. in depth. The property is improved with a two story stucco row house dwelling. The dwelling is an end-of-group unit.

Mrs. Smith indicated that she has owned the property since 1983. Presently, she rents the house to her son, Ralph A. Smith, Jr. Mr. Smith resides on the property.

Recently, Mr. Smith commenced construction of a detached garage to the rear of the lot. The garage, as shown on the site plan, is 21 ft. in

ORDER RECEIVED FOR FILING

Date

3/14/98
Mr. [Signature]

width and 22 ft. in depth. It is a two car garage which will be used for storage. Shortly after construction was begun, a stop work Order was issued by the County and the subject variance requested.

At the hearing, Mr. Smith testified that he needs a garage of the proposed dimension to accommodate his storage needs. He indicated that he understood that the garage could not be used for commercial/business purposes nor contain any residential/apartment unit. He indicated that he is building the garage to store his motorcycle, an automobile and household storage items. He testified that the dwelling is small and has limited storage capacity. He also produced letters signed by many of the neighbors, including the two adjacent property owners, indicating support for the variance request.

Based upon the uncontradicted testimony and evidence offered, I am persuaded to grant the Petition. In my judgment, the Petitioner has offered sufficient testimony to comply with the requirements of Section 307 of the BCZR for variance relief to be granted. Moreover, I will restrict the relief granted herein by requiring that the garage cannot be used for commercial/business purposes, or as a residence.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of May 1998, that a variance, from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (BCZR), to permit a garage within 13 ft. of the centerline of an alley in lieu of the required 15 ft. and with a side yard setback of 1 ft. in lieu of the required 2-1/2 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING

Date

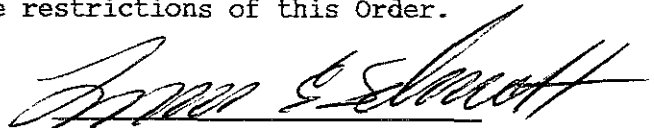
By

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. There shall be no commercial/business operation of any nature conducted from the subject property.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmh

ORDER RECEIVED FOR FILING
Date 5/14/98
By 



Baltimore County
Zoning Commissioner
Office of Planning

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

May 12, 1998

Mrs. Abby J. Smith
3412 Woodcroft Road
Baltimore, Maryland 21234

RE: Case No. 98-345-A
Petition for Variance
Property: 260 St. Helena Avenue

Dear Mrs. Smith:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached 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 of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Ralph A. Smith, Jr.
260 St. Helena Avenue
Dundalk, Md. 21222





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 260 St. Helena Ave.

which is presently zoned DR10.5

This Petition shall be filed with the Department of Permits & 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) 400.1 & 400.2: BCZR,

To permit A GARAGE within 13ft. of the centerline of an ALLEY in LIEU of the REQUIRED 15ft. AND A sideyard. Setback of 1ft. in LIEU of the REQUIRED 2 1/2 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Provide extra storage space
Provide protection of auto
Protect Personal Property

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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.

Legal Owner(s).

Abby J. Smith

(Type or Print Name)

Signature

(Type or Print Name)

Signature

3412 Woodcroft Rd.

Address

(W) 410-887-7078

(H) 410-668-1205

Phone No.

Baltimore,

City

MD

State

21234

Zipcode

Name, Address and phone number of representative to be contacted.

Abby J. Smith

Name

2412 Woodcroft Rd.

Address

410-668-1205

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

DATE 3-19-98



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-345-A

345

ZONING DESCRIPTION

Zoning description for 260 Saint Helena Avenue

BEGINNING for the same on the north side of Saint Helena Avenue at the distance of 515.415 feet westerly from the corner formed by the intersection of the north side of Saint Helena Avenue and the west side of Willow Spring Avenue or Road and running thence westerly binding on the north side of Saint Helena Avenue 26.875 feet to the line of the center of the partition wall there situate and thence northerly thru the center of said partition wall and parallel with Willow Spring Avenue 125 feet to the south side of an alley 10 feet wide thence easterly binding on said alley with the use thereof in common with others 26.875 feet thence southerly parallel with Willow Spring Avenue 125 feet to the place of beginning; the improvements thereon being known as No. 260 Saint Helena Avenue. The improvements formerly being known as No. 260 Saint Helena Road.

345

98.345-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 51741

DATE 5-19-98 ACCOUNT RECEIPTS

AMOUNT \$ 50.00

RECEIVED FROM: Abby Smith 5412 Woodward Rd

FOR: (010) UPR

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

SCM

PAID RECEIPT
PROFESS ACTUAL 100
3/19/98 5/18/98 14:57:09
RG 0803 CASHIER DAIL VLM DRAWER 3
5 MUSTELLANDS CONT RECEIPT
RECEIPT # 038996
CP NO. 001741

50.00 CASH
Baltimore County, Maryland

98-345-A

CASHIER'S VALIDATION

**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: 408-246-A
260 St. Helena Avenue
N/S of St. Helena Avenue, S/E of
4 1/2 W of Willow Spring Avenue

15th Election District
7th Councilmanic District
Legal Owner(s): [REDACTED]

Variance: to permit the use within 13 feet of the centerline of an alley in lieu of the required 15-foot and a side yard setback of 1 foot in lieu of the required 2-1/2 feet.

Hearing: Monday, May 11, 1998 at 11:00 a.m., in Room 407, County Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped, Accessible, for special accommodations. Please Call (410) 887-3353. (2) For information concerning the file and/or hearing, Please Call (410) 887-3391.

4/30/98 April 23 C223029

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/23/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No. 98-345-A
Petitioner/Developer:
(Abby J. Smith)
Date of Hearing/Closing:
(May 11, 1998)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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 _____

260 St. Helena Ave, Baltimore, Maryland 21222 _____

The sign(s) were posted on _____ Apr. 24, 1998 _____
(Month, Day, Year)

Sincerely,

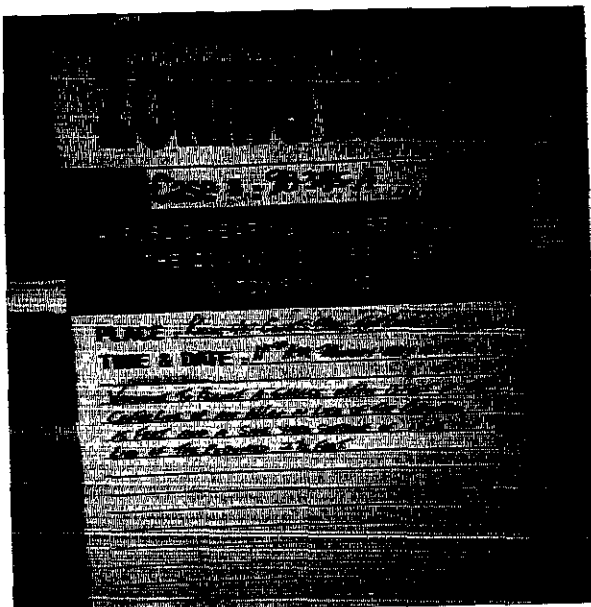

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8485
(Telephone Number)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-345-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A GARAGE
WITHIN 13ft. OF THE CENTERLINE OF AN
ALLEY AND IN LIEU OF THE REQUIRED 15ft.
AND WITHIN 1ft. OF THE SIDEYARD IN
LIEU OF THE REQUIRED 2 1/2 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
April 23, 1998 Issue - Jeffersonian

Please forward billing to:

Abby J. Smith
2412 Woodcroft Road
Baltimore, MD 21234

410-887-7078 (work)
410-668-1205 (home)

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: 98-345-A

260 St. Helena Avenue

N/S of St. Helena Avenue, 515' +/- W of Willow Spring Avenue

15th Election District - 7th Councilmanic District

Legal Owner: Abby J. Smith

Variance to permit a garage within 13 feet of the centerline of an alley in lieu of the required 15 feet and a side yard setback of 1 foot in lieu of the required 2-1/2 feet.

HEARING: Monday, May 11, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

ZONING COMMISSIONER FOR BALTIMORE COUNTY ^{scs}

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

March 25, 1998

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: 98-345-A
260 St. Helena Avenue
N/S of St. Helena Avenue, 515' +/- W of Willow Spring Avenue
15th Election District - 7th Councilmanic District
Legal Owner: Abby J. Smith

Variance to permit a garage within 13 feet of the centerline of an alley in lieu of the required 15 feet and a side yard setback of 1 foot in lieu of the required 2-1/2 feet.

HEARING: Monday, May 11, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". There is a small mark below the signature that looks like "x)".

Arnold Jablon
Director

c: Abby J. Smith

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 26, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Fire Department

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

April 13, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 30, 1998

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

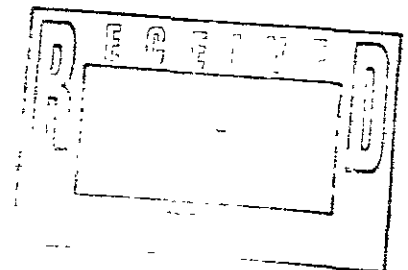
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

339, 340, 341, 342, 343, 344, 345, AND 346

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: April 8, 1998

FROM:  Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 6, 1998
 Item Nos. 339, 340, 341, 342, 343,
 344, 345, and 346

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

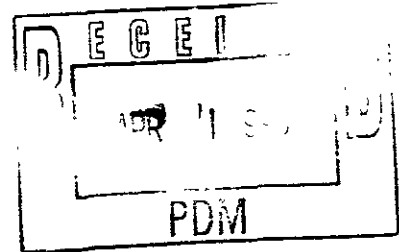
INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 1998

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

SUBJECT: Zoning Advisory Petitions



The Planning Office has no comments on the following petitions (s):

Item No. 337, 339, 340, 341, 343, 344, 345, and 346

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Daryl Kerns

AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 4.3. 98
Item No. 349 JRF

Dear Ms. Eubanks:

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.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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 AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RBS/98*
Permits and Development Review
DEPRM

DATE: *3/30/98*

SUBJECT: Zoning Advisory Committee
Meeting Date: *March 30, 98*

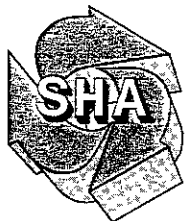
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

337
338
339
341
342
443
344
345
347

RBS:sp

BRUCE2/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 3/25/98
Item No. 345
Abby Smith

JCM

Dear Ms. Eubanks:

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.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

for

LG

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

RE: PETITION FOR VARIANCE	*	BEFORE THE
260 St. Helena Avenue, N/S St. Helena Ave.,		
515' ± W of Willow Spring Ave.	*	ZONING COMMISSIONER
15th Election District, 7th Councilmanic		
	*	OF BALTIMORE COUNTY
Abby J. Smith		
Petitioner	*	CASE NO. 98-345-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Abby J. Smith, 2412 Woodcroft Road, Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

To Whom It May Concern:

I Henry Scott

^{252nd} own and reside at ~~252~~ St. Helena

Avenue, Baltimore, MD 21222. My neighbor, Mr. Ralph Smith, has constructed a garage, and I have no objections to the construction of this garage.

Henry Scott 3/15/98

Signature

Date

To Whom It May Concern:

I Palmer R. Clemens own and reside at ²⁷⁶~~258~~ St. Helena Avenue, Baltimore, MD 21222. My neighbor, Mr. Ralph Smith, has constructed a garage, and I have no objections to the construction of this garage.

Palmer R. Clemens 3/14/98

Signature

Date

To Whom It May Concern:

I Theresa M. Smith own and reside at ^{249 TMS.}~~257~~ Colgate Avenue,
Baltimore, MD 21222 which is across the alley from my neighbor, Mr. Ralph Smith. He has
constructed a garage, and I have no objections to the construction of this garage.

Theresa M. Smith 3-15, 1998

Signature

Date

To Whom It May Concern:

I John W. Foxwood 3-15-98 own and reside at ²⁶¹³~~263~~ Colgate Avenue,
Baltimore, MD 21222 which is across the alley from my neighbor, Mr. Ralph Smith. He has
constructed a garage, and I have no objections to the construction of this garage.

John W. Foxwood 3-15-98

Signature

Date

To Whom It May Concern:

I Jay L. Turansky ^{JLT.} own and reside at ²⁵⁵~~755~~ Colgate Avenue,
Baltimore, MD 21222 which is across the alley from my neighbor, Mr. Ralph Smith. He has
constructed a garage, and I have no objections to the construction of this garage.

Jay L. Turansky 3/18/98
Signature Date

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Abby Smith
Ralph A. Smith JR.

2412 Woodcroft Rd 21234
260 St. Helena Ave 21222

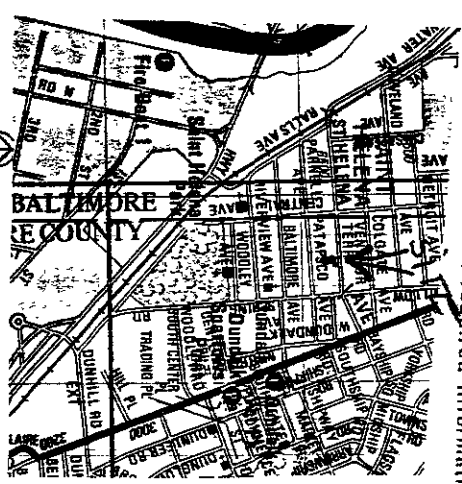
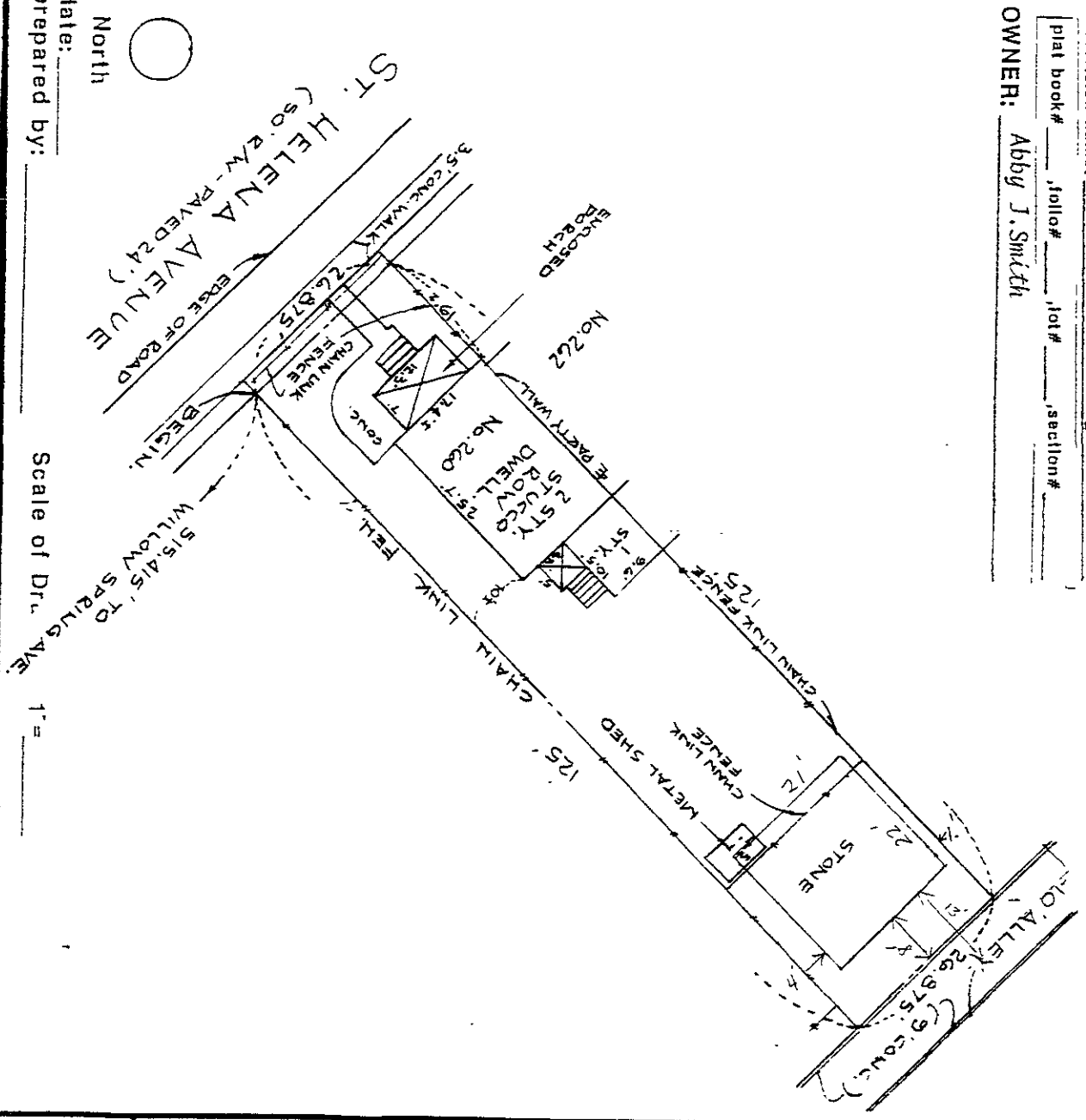




Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 200 Saint Helena Ave.
 Subdivision name: Saint Helena-Colgate
 plat book # _____, folio # _____, lot # _____, section # _____
 OWNER: Abby J. Smith

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



LOCATION INFORMATION

Election District: 12
 Councilmanic District: 7

1"=200' scale map#: SE-4E

Zoning: _____
 Lot size: 3359.3 acreage square feet

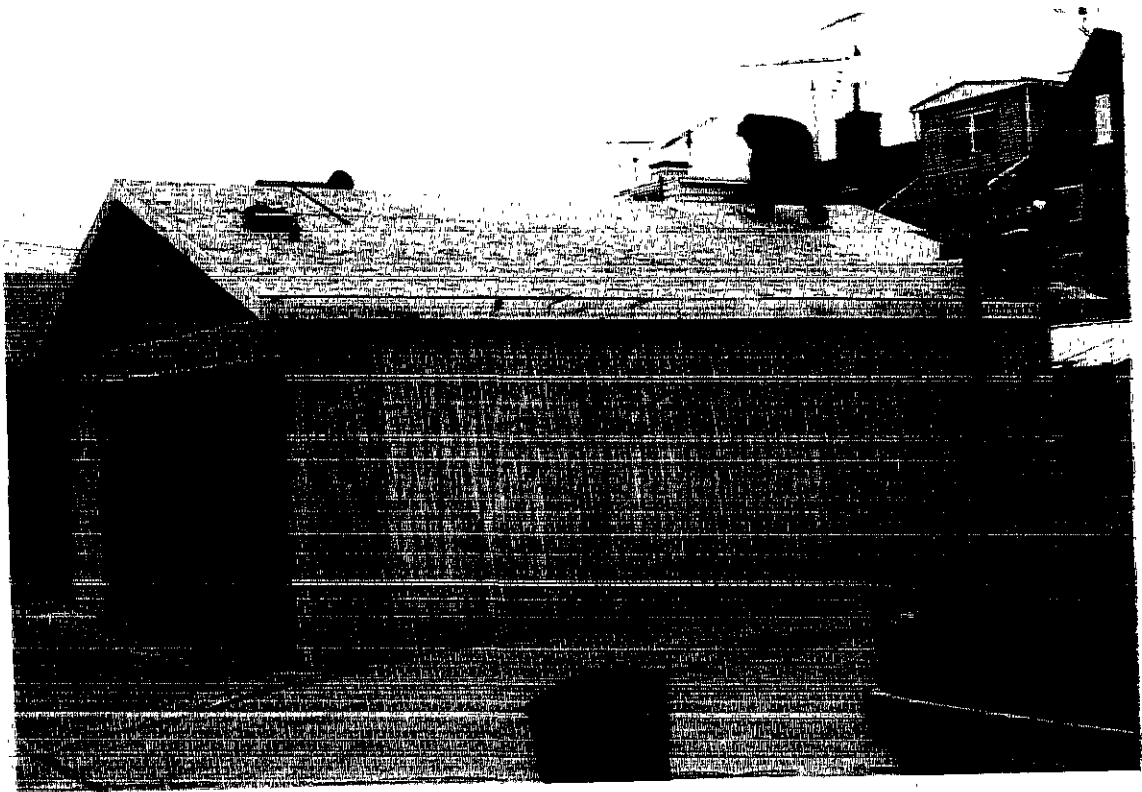
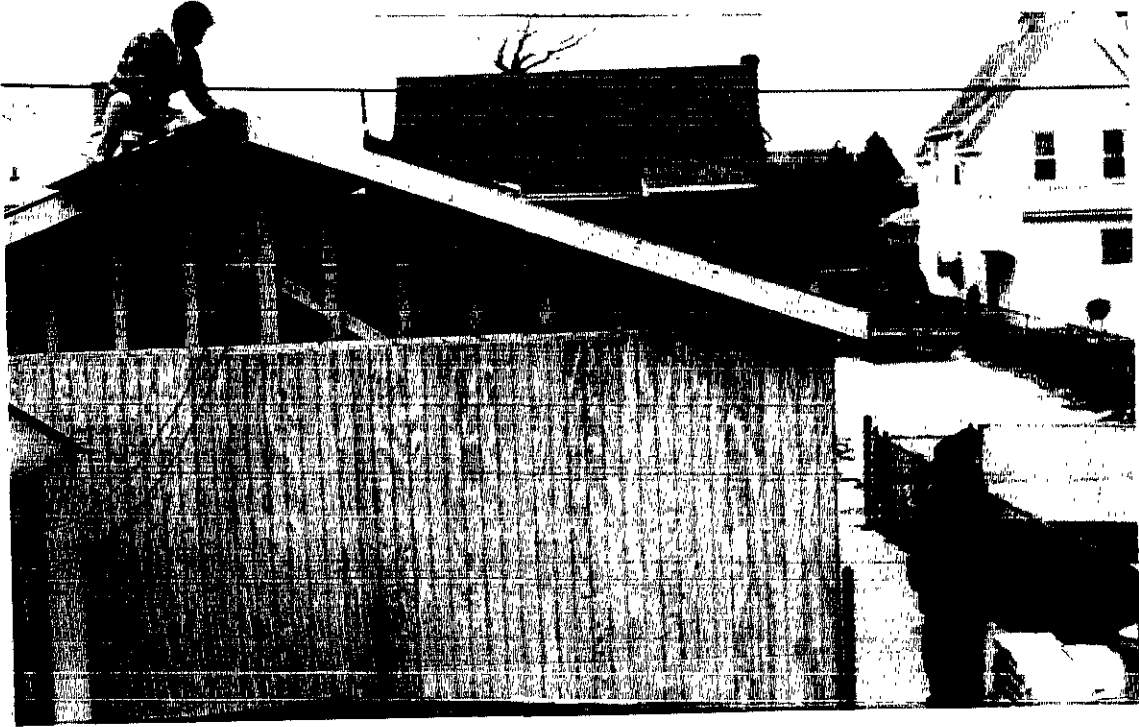
SEWER: ☒ public ☐ private
 WATER: ☒ yes ☐ no
 Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

Jim 345

98-345-A



98-345-A



98-345-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DUNDALK	SE. 4E
DATE OF PHOTOGRAPHY JANUARY 1986		

To Whom It May Concern:

I RAY S. SEIWELL

own and reside at 262 St. Helena

Avenue, Baltimore, MD 21222. My neighbor, Mr. Ralph Smith, has constructed a garage , and I
have no objections to the construction of this garage.

Ralph Seiwell

4/22/98

Signature

Date

To Whom It May Concern:

I Joise Muse own and reside at 258 St. Helena

Avenue, Baltimore, MD 21222. My neighbor, Mr. Ralph Smith, has constructed a garage, and I have no objections to the construction of this garage.

Joise Muse 3/17/98

Signature

Date