

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Oakfalls Way, 192 feet S
of the c/l of Parkhurst
11th Election District
5th Councilmanic District
(3702 Oakfalls Way)

Debra and Mark Tabisz
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-294-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Debra and Mark Tabisz for property located at 3702 Oakfalls Way. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (3-season room) on rear of existing dwelling with a rear setback of 20 feet, window to lot line of 9 feet in lieu of the required 30 feet and 15 feet respectively, and to amend the Final Development Plan of Oakhurst for Lot #29 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners have an existing deck that they wish to enclose as a sunroom. They are taking care of an elderly parent with limited mobility and a three season sunroom will allow her to get more sunshine, fresh air and improve her quality of life. Letters of support were provided by the Petitioners' neighbors residing at 3704 Oakfalls Way and 3703 Parkhurst Way.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

RECEIVED FOR FILED
2-6-08
PC

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 19, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of February, 2008 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (3-season room) on rear of existing dwelling with a rear setback of 20 feet, window to lot line of 9 feet in lieu of the required 30 feet and 15 feet respectively, and to amend the Final Development Plan of Oakhurst for Lot #29 only is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILE
2-6-08
P3

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
2.6.08



TAX ACCOUNT 900006210

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3702 OAKFALLS WAY
which is presently zoned S.S

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) 1 B01.2 C.1.6

TO PERMIT AN ADDITION (3-SEASON ROOM) ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 20 FEET, WINDOW TO LOT LINE 9 FEET IN LIEU OF THE REQUIRED 30 FEET AND 15 FEET RESPECTIVELY, AND TO AMEND THE FINAL DEVELOPMENT PLAN OF OAKHURST FOR LOT # 29 ONLY.

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):

DEBRA TABISZ

Name - Type or Print

Signature

MARK TABISZ

Name - Type or Print

Signature

3702 OAKFALLS WAY 410-529-3839

Address

Telephone No.

BALTIMORE

MD

21236

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 08-294-A

Reviewed By A-Tsu Date 01/09/2008

REV 10/25/01

Estimated Posting Date 01/20/08 - 02/04/08

2-6-08

ms

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

3702 OAKFAIR WAY
Address
BALTIMORE MD 21236
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):

WE ARE TAKING CARE OF AN ELDERLY PARENT WITH LIMITED MOBILITY. A THREE SEASON TYPE ROOM WITH LOTS OF WINDOWS WOULD ALLOW HER TO GET MORE SUNSHINE AND FRESH AIR. THIS WILL IMPROVE HER QUALITY OF LIFE.

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.

Debra Tabisz
Signature
DEBRA TABISZ
Name - Type or Print

Mark Tabisz
Signature
MARK TABISZ
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Debra Tabisz & Mark Tabisz personally known to me, the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia Ehringer
Notary Public
My Commission Expires October 1, 2010

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 3702 OAKFAIR WAY
Address
BALTIMORE MD 21236
City State Zip Code

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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

DEBRA TABISZ

Name - Type or Print

Signature

MARK TABISZ

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Debra Tabisz & Mark Tabisz personally known to me
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia Ehrlinger
Notary Public

My Commission Expires October 1, 2010

REV 10/25/01

PATRICIA S. EHRLINGER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 1, 2010



TAX ACCOUNT # 1900006210

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3702 OAKFALLS WAY
which is presently zoned S.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) 1 B01.2 C.1.6

TO PERMIT AN ADDITION (3-SEASON ROOM) ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 20 FEET, WINDOW TO LOT LINE 9 FEET IN LIEU OF THE REQUIRED 30 FEET AND 15 FEET RESPECTIVELY AND TO AMEND THE FINAL DEVELOPMENT PLAN OF OAKHURST FOR LOT # 29 ONLY

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):

DEBRA TABISZ

Name - Type or Print

Signature

MARK TABISZ

Name - Type or Print

Signature

3702 OAKFALLS WAY 410-529-3839

Address

Telephone No.

BALTIMORE MD

21236

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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 08 day of August, 2008, 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. 08-294-A

Reviewed By A-Tsu Date 01/09/2008

REV 10/25/01

Estimated Posting Date 01/20/08 — 02/04/08

2608

pm

ZONING DESCRIPTION FOR 3702 Oakfalls Way

Beginning at a point on the north side of Oakfalls Way which is ~~144~~⁵⁰ wide at the distance of 192' south of the

centerline of the nearest improved intersecting street Parkhurst which is 50' wide. *Being Lot #29 Block N, Section

#1 in the subdivision of Oakhurst as recorded in Baltimore County Book #46, Folio #48 containing 8544. Also known

as 3702 Oakfalls Way and located in the 11 Election District, 5 Councilmanic District.

08-294-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09723**

Date: **01/09/08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				115.00

Total: **115.00**

Rec

From: **MARK TABISZ**

For: **3702 OAK FALLS WAY**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

BUSINESS ACTUAL TIME DRN
 1/9/2008 1/09/2008 09:13:10 2
 RES ID# 02 WALKIN JEVA JEE
 >>RELIFT N 536903 12/31/2007 DFLH
 Dept 5 528 ZONING VERIFICATION
 009723
 Recpt Tot 1115.00
 1.00 CR 1120.00 CR
 15.00- CG
 Baltimore County, Maryland

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 01/23/08

Case Number: 08-294-A

Petitioner / Developer: MARK TABISZ

Date of Hearing (Closing): FEBRUARY 04, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3702 OAK FALLS WAY

The sign(s) were posted on: 01/19/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 294 -A Address 3702 OAK FALLS WAY

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01/09/2008 Posting Date: 01/20/2008 Closing Date: 02/04/2008

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 08- 294 -A Address 3702 OAK FALLS WAY
Petitioner's Name MARK TABISZ Telephone 410-529-3839

Posting Date: _____ Closing Date: 2/4/08

Wording for Sign: To Permit AN ADDITION (3-SEASON ROOM) ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 20 FEET, WINDOW TO LOT LINE 9 FEET IN LIEU OF THE REQUIRED 30 FEET AND 15 FEET RESPECTIVELY.

WCR - Revised 6/25/04



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

February 4, 2008

Debra Tabisz
Mark Tabisz
3702 Oakfalls Way
Baltimore, MD 21236

Dear Mr. and Mrs. Tabisz:

RE: Case Number: 08-294-A, 3702 Oakfalls Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 9, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway
Administration

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: JAN. 15, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-294-A
3702 OAKFALLS WAY
TABISZ PROPERTY,
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-294-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: January 15, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 21, 2008
Item Nos. 08-288, 289, 290, 291, 293,
294, 295, 296, and 297

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-01152008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: January 22, 2008

RECEIVED
JAN 23 2008

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

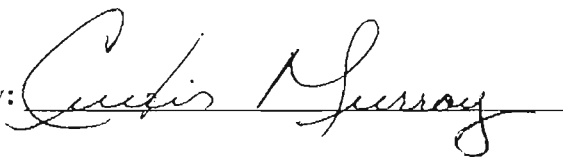
BY: _____

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-294- Administrative Variance**

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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

January 23, 2008

William J. Wiseman, Esquire
Baltimore County Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

AV 24
08-294
RECEIVED
JAN 25 2008

BY: _____

Dear Mr. Wiseman:

Attached please find a copy of Resolution 6-08 concerning the public disclosure of Mark J. Tabisz, an employee of the Baltimore County Department of Public Works who has applied for a zoning variance to enclose a deck at his residence at 3702 Oakfalls Way, Baltimore, Maryland 21236.

This Resolution was approved by the County Council at its January 22, 2008 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Mark J. Tabisz

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2008, Legislative Day No. 2

Resolution No. 6-08

Mr. Vincent J. Gardina, Councilman

By the County Council, January 22, 2008

A RESOLUTION concerning the public disclosure of Mark J. Tabisz, an employee of the Baltimore County Department of Public Works.

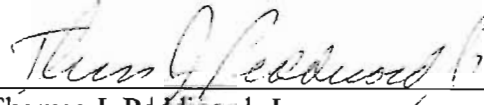
WHEREAS, Mark J. Tabisz, an employee of the Baltimore County Department of Public Works has applied for a zoning variance to enclose a deck at his residence at 3702 Oakfalls Way, Baltimore, Maryland 21236; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a zoning variance filed by Mark J. Tabisz does not contravene the public welfare and is hereby authorized.

READ AND PASSED this 22ND day of JANUARY, 2008.

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 6-08

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

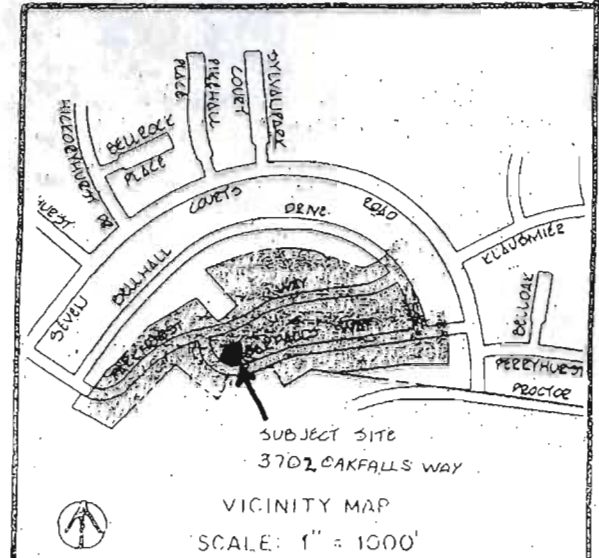
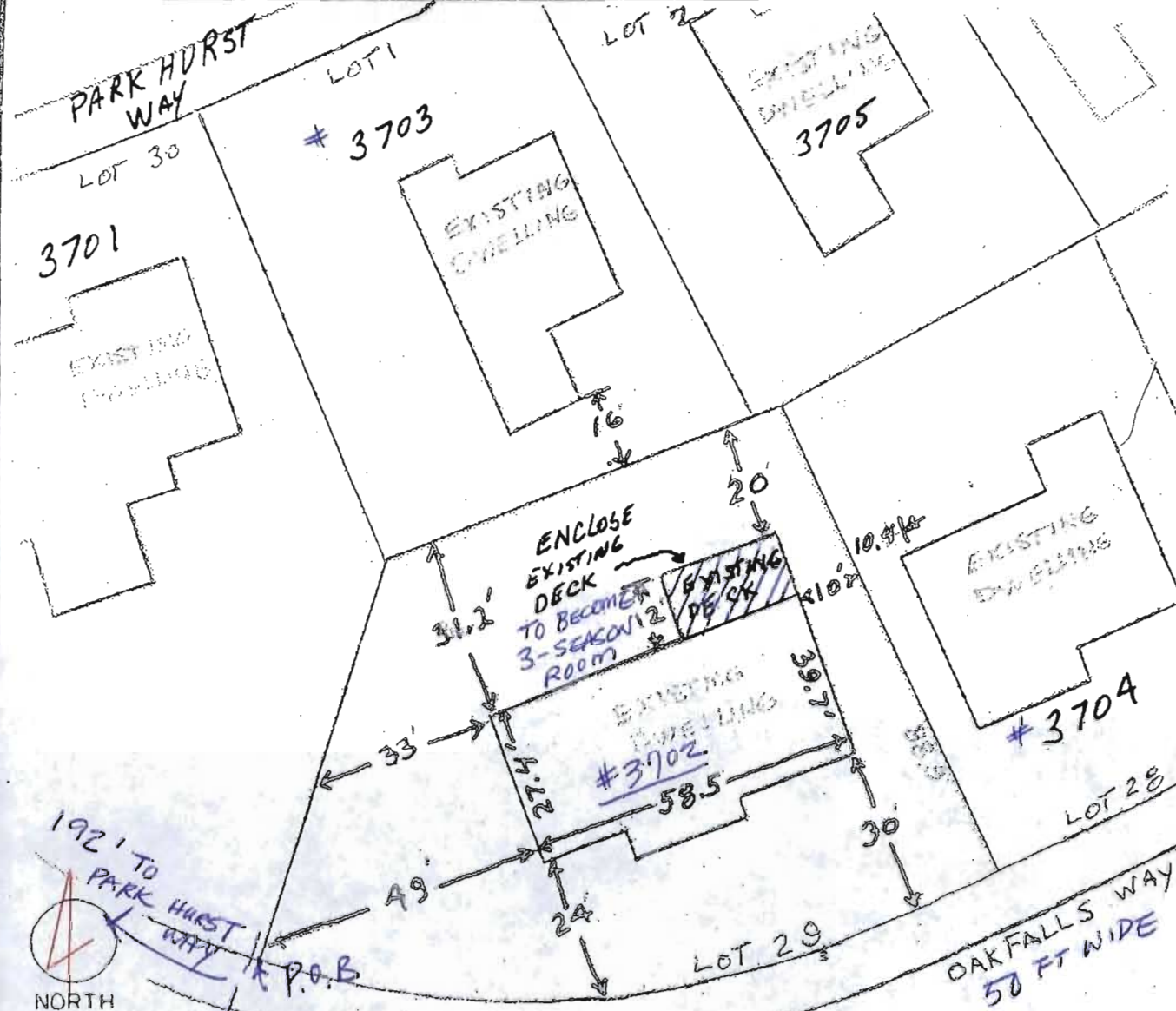
PROPERTY ADDRESS 3702 OAKFALLS WAY

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME OAKHURST

PLAT BOOK # 46 FOLIO # 48 LOT # 29 SECTION # 1

OWNER MARK & DEBRA TABISZ



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 072A1

ZONING DR 6.5

LOT SIZE .1961 ACRES 8544 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

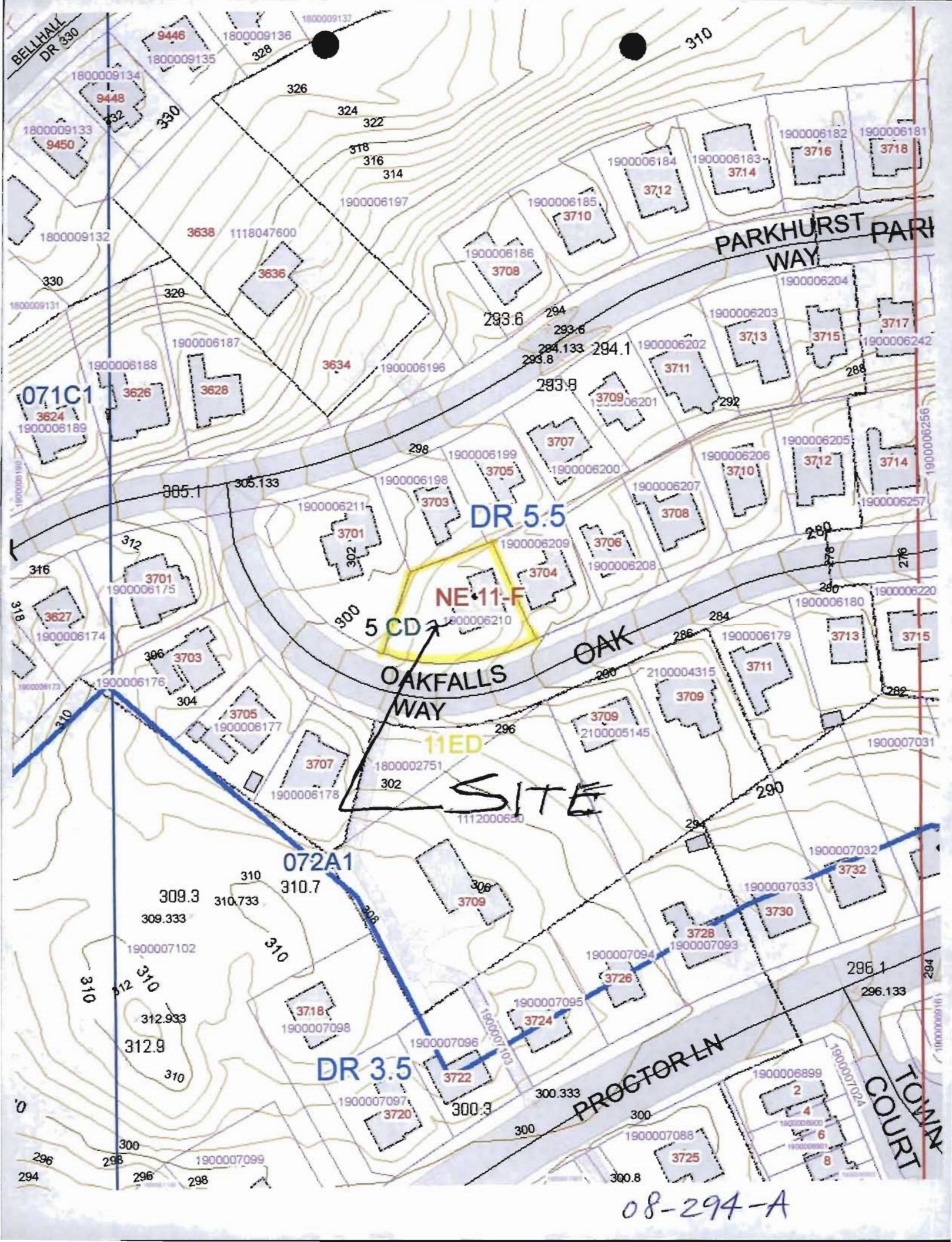
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

A. TSUI 294 08-294-A

PREPARED BY MARK TABISZ

SCALE OF DRAWING: 1" = 30'



Jeff and Kathy Mitchell
3704 Oakfalls Way
Baltimore, Maryland 21236

January 7, 2008

Re: Deck enclosure for 3702 Oakfalls Way

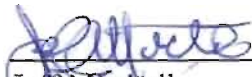
To Whom It May Concern:

We understand Mark and Debra Tabisz are requesting a zoning variance so they may enclose their deck.

We do not oppose their request.

Should you have any questions please don't hesitate to contact us.

Sincerely


Jeff Mitchell


Kathy Mitchell

08-294-A

Terry and Beth Kennedy
3703 Parkhurst Way
Baltimore, Maryland 21236

January 7, 2008

Re: Deck enclosure for 3702 Oakfalls Way

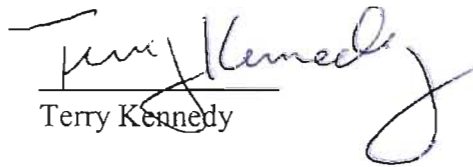
To Whom It May Concern:

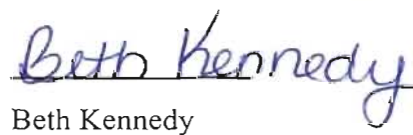
We understand Mark and Debra Tabisz are requesting a zoning variance so they may enclose their deck.

We do not oppose their request.

Should you have any questions please don't hesitate to contact us.

Sincerely


Terry Kennedy


Beth Kennedy

08-294-A





