MEMORANDUM

DATE: February 14, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0156-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 13, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE (7822 Eastern Blvd.) 15th Election District 7th Council District AI Investments, LLC *Legal Owner* Petitioner	* * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2019-0156-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by AI Investments, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from Sections 409.4.A and 409.8.A.5 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to permit a travel way with a width as small as 11' 8" in lieu of the required 20'; and (2) to permit a parking space on a dead-end aisle without sufficient back up area; and (3) to allow 6 parking spaces in lieu of the required 7. A site plan was marked as Petitioner's Exhibit 1.

Jose Ruiz-Gonzalez appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and the Bureau of Development Plans Review ("DPR"). Neither agency opposed the requests.

The site is approximately 13,932 square feet in size and is zoned BL. The property is improved with a single family dwelling constructed in 1922. Petitioner recently purchased the property and the dwelling will be converted to an office (accounting-bookkeeping) use, as permitted in the BL zone. This case concerns only the off-street parking for the office.

A variance request involves a two-step process, summarized as follows:

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to operate the accounting office at the property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

The DPR indicated in its ZAC comment that the parking space along the eastern boundary should be removed. This was discussed at the hearing and the undersigned revised the site plan by striking through the parking space at this location. The variance request for the number of parking spaces will also be revised to reflect the removal of this space. The owners indicated five parking spaces would be sufficient for this small accounting office which sees clients by appointment only.

THEREFORE, IT IS ORDERED, this **14th** day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 409.4.A and 409.8.A.5 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to permit a travel way with a width as small as 11' 8" in lieu of the required 20'; (2) to permit a parking space on a dead-end aisle without sufficient back up area; and (3) to allow 5 parking spaces in lieu of the required 7, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 1-14-19

By DW

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

2. All parking spaces and driveways must have a durable and dustless surface.

3. Petitioner must provide landscaping (to screen off-street parking) to the extent possible, as determined in the sole discretion of the DOP.

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

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-14-19

By

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7822 Eastern Blvd **which is presently zoned** BL

Deed References: 40522/00465 10 Digit Tax Account # 1 5 1 2 7 4 0 8 1 0

Property Owner(s) Printed Name(s) AI Investments LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X **a Variance** from Section(s) **409.4.A, 409.8.A.5; BCZR, TO PERMIT A TRAVELWAY WITH A WIDTH AS SMALL AS 11 FT. 8 INCHES. IN LIEU OF THE REQUIRED 20FT. AND TO PERMIT A PARKING SPACE ON A DEAD-END AISLE WITHOUT SUFFICIENT BACK UP AREA,** and to allow 6 spaces in lieu of the required 7 parking

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners (Petitioners):

JOSE RUIZ-GONZALEZ / CLAUDIA GOMEZ-RUIZ
Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

9516 BURTON AVE PARKVILLE MD
Mailing Address City State

21234 / 443 271 7361 / JRUIZ1117@GMAIL.COM
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

ORDER RECEIVED FOR FILING
Date 1-14-19
By

Representative to be contacted:

JOSE RUIZ-GONZALEZ
Name – Type or Print

Signature

9516 BURTON AVE PARKVILLE MD
Mailing Address City State

21234 / 443 271 7361 / JRUIZ1117@GMAIL.COM
Zip Code Telephone # Email Address

CASE NUMBER 2019-0156-A **Filing Date** 11/8/18 **Do Not Schedule Dates:** _____ **Reviewer** gh

REV. 10/4/11

Case No.: 2019-01-56-A

Zoning property description for 7822 Eastern Ave, Baltimore, MD 21224

Beginning at a point on the West of the Eastern Ave, 80 feet wide at a distance of 965 feet east of the centerline of the nearest improved intersecting street- North Point Blvd which is 100 feet wide.

STATE OF MARYLAND
PRAFUL D. PATEL
No. 23081
PROFESSIONAL ENGINEER

JB 1-11-19
11 Am

Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Monday, January 07, 2019 8:15 PM
To: Sherry Nuffer
Cc: Administrative Hearings
Subject: Case #2019-0156-A posting cert
Attachments: Posting cert 1 07 19.pdf

RECEIVED
JAN 08 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

Bruce

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053

CERTIFICATE OF POSTING

December 27, 2018 (amended January 07, 2019)

RECEIVED
JAN 08 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

Re:
Zoning Case No. 2019-0156-A
Legal Owner: Jose Ruiz-Gonzalez & Claudia Gomez- Ruiz
Hearing date: January 11, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **7822 Eastern Boulevard.**

The signs were posted on **December 21, 2018.**

The signs were inspected again on **January 07, 2019.**

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0156-A

7822 Eastern Boulevard

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday January 11, 2019 11:00 AM

REQUEST:

VARIANCE TO PERMIT A TRAVEL WAY WITH A WIDTH AS SMALL AS 11 FEET 8 INCHES IN LIEU OF THE REQUIRED 20 FEET AND TO PERMIT A PARKING SPACE ON A DEAD-END AISLE WITHOUT SUFFICIENT BACK-UP AREA, AND TO ALLOW 6 PARKING SPACES IN LIEU OF THE REQUIRED 7.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0156-A

7822 Eastern Boulevard

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday January 11, 2019 11:00 AM

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

THE HEARING IS HANDICAPPED ACCESSIBLE

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
http://www.thedailyrecord.com

Order #: 11661650
Case #: 2019-0156-A
Description:

CASE NUMBER: 2019-0156-A - NOTICE OF ZONING HEARING

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

12/21/2018

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0156-A
7822 Eastern Boulevard
W/s Eastern Avenue, east of North Point Boulevard
15th Election District - 7th Councilmanic District
Legal Owners: Jose Ruiz-Gonzalez, Claudia Gomez-Ruiz

Variance to permit a travelway with a width as small as 11 ft. 8 inches in lieu of the required 20 ft. and to permit a parking space on a dead-end aisle without sufficient back-up area, and to allow 6 parking spaces in lieu of the required 7.

Hearing: Friday, January 11, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

d21

CERTIFICATE OF POSTING

December 27, 2018 (amended _____)

Re:
Zoning Case No. 2019-0156-A
Legal Owner: Jose Ruiz-Gonzalez & Claudia Gomez- Ruiz
Hearing date: January 11, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **7822 Eastern Boulevard.**

The signs were posted on **December 21, 2018.**

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0156-A

7822 Eastern Boulevard

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday January 11, 2019 11:00 AM

REQUEST:
VARIANCE TO PERMIT A TRAVEL WAY WITH A WIDTH AS SMALL AS 11 FEET 8 INCHES IN LIEU OF THE REQUIRED 20 FEET AND TO PERMIT A PARKING SPACE ON A DEAD-END AISLE WITHOUT SUFFICIENT BACK-UP AREA, AND TO ALLOW 6 PARKING SPACES IN LIEU OF THE REQUIRED 7.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0156-A

7822 Eastern Boulevard

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Friday January 11, 2019 11:00 AM

REQUEST:
VARIANCE TO PERMIT A TRAVEL WAY WITH A WIDTH AS SMALL AS 11 FEET 8 INCHES IN LIEU OF THE REQUIRED 20 FEET AND TO PERMIT A PARKING SPACE ON A DEAD-END AISLE WITHOUT SUFFICIENT BACK-UP AREA, AND TO ALLOW 6 PARKING SPACES IN LIEU OF THE REQUIRED 7.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

THE HEARING IS HANDICAPPED ACCESSIBLE

December 6, 2018

JOHN A. ROBERTSKI, JR.
County Executive

DIRECTOR
Department of Permits, Approvals & Inspections

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0156-A
7822 Eastern Boulevard
W/s Eastern Avenue, east of North Point Boulevard
15th Election District – 7th Councilmanic District
Legal Owners: Jose Ruiz-Gonzalez, Claudia Gomez-Ruiz

Variance to permit a travelway with a width as small as 11 ft. 8 inches in lieu of the required 20 ft. and to permit a parking space on a dead-end aisle without sufficient back-up area, and to allow 6 parking spaces in lieu of the required 7.

Hearing: Friday, January 11, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Jose Ruiz-Gonzalez, Claudia Gomez-Ruiz, 9516 Burton Avenue, Parkville 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., DECEMBER 22, 2018.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, December 21, 2018 - Issue

Please forward billing to:
Jose Ruiz-Gonzalez
AI Investments, LLC
9516 Burton Avenue
Parkville, MD 21234

443-271-7361

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0156-A
7822 Eastern Boulevard
W/s Eastern Avenue, east of North Point Boulevard
15th Election District – 7th Councilmanic District
Legal Owners: Jose Ruiz-Gonzalez, Claudia Gomez-Ruiz

Variance to permit a travelway with a width as small as 11 ft. 8 inches in lieu of the required 20 ft. and to permit a parking space on a dead-end aisle without sufficient back-up area, and to allow 6 parking spaces in lieu of the required 7.

Hearing: Friday, January 11, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE 7822 Eastern Blvd; W/S of Eastern Blvd, E 965' c/line of North Point Blvd 15th Election & 7th Councilmanic Districts Legal Owner(s): Jose Ruiz-Gonzalez & Claudia Gomez-Ruiz Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-156-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of November, 2018, a copy of the foregoing Entry of Appearance was mailed to Jose Ruiz-Gonzalez, 9615 Burton Avenue, Parkville, Maryland 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

AI INVESTMENTS LLC
7822 Eastern Ave
Baltimore, MD 21224

Existing office property is 2 ½ story building with drive way on right side with parking garage and existing parings on rear. Existing building is very old and has been in use for long time. Existing driveway on right side the building is 11'-8" wide and do not match with latest building code requirements but good enough to drive vehicles to rear parking and exit out from parking. There is existing car garage with two car parking and there are four additional asphalt parking on rear which is one short of code requirements (code required parking =7) We are requesting to use same 11'-8" driveway since this is a very small office building and with 6-7 cars only in parking there is no need for in and out separate drive way. We are not proposing any parking on adjacent to the drive way. Creating 1 new parking and new driveway need a lot more paved impervious surface which is not good for environmental and storm water management we believe that it is not needed at this time.

2019-0156-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0156-A

Property Address: 7822 EASTERN AVE BALTIMORE MD 21224

Property Description: _____

Legal Owners (Petitioners): AI INVESTMENTS LLC.

Contract Purchaser/Lessee: PURCHASE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSE RUIZ - AI INVESTMENTS LLC

Company/Firm (if applicable): AI INVESTMENTS LLC.

Address: 9516 BURTON AVE
~~PARK~~ PARKVILLE MD 21234

Telephone Number: 443 271 7361

Revised 7/9/2015

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 177120

Date: 11/9/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj.	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Total: 500.00

Rec From: A1 Investment LLC

For: 7822 Eastern Blvd

Case # 2019 0156 A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT
DOCUMENT ACTUAL TIME DRW
11/07/2019 11/09/2019 10:25:54 1
MAUTIN LJR
RECEIPT 818705 11/09/2019 OFLR
Dept 5 520 ZONING VERIFICATION
17120
Rec't Tot 500.00
.00 CK 500.00 CA
Ubre County, Maryland

CASHIER'S VALIDATION

DONALD I. MOHLER III
County Executive

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

October 4, 2018

CLAUDIA GOMEZ-RUIZ
MD BASICS CONSULTING LLC
7542 HOLABIRD AVENUE
DUNDALK, MARYLAND 21222

Dear Ms. Gomez-Ruiz:

RE: Permit No. B952049C, 7822 Eastern Avenue, Election District 15st

The zoning office cannot approve the above referenced building permit application for the following reason(s):

1. The submitted site plan for the above referenced permit application reflects the need for variance relief. Two-way drive aisles must be a minimum of 22 feet wide for commercial parking. The parallel parking space adjacent to the existing garage must be removed as the required access to said space is impeded by the garage. The parking space on the Northwest side of the property adjacent to the garage must be removed as dead end parking aisles are required to provide a backup area, which cannot be provided due to the location of the garage.
2. When the revised plan is completed or the necessary variance relief is secured (Copy case and number on plan), **submit three copies to my attention with the building permit number referenced on your cover sheet.** Your permit application will be reviewed at that time.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
Department of Permits, Approvals & Inspections

January 3, 2019

Jose Ruiz-Gonzalez
9516 Burton Avenue
Parkville, MD 21234

RE: Case Number: 2019-0156-A, Address: 7822 Eastern Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 8, 2018. 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/kl

Enclosures

c: People's Counsel

1-11

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 12/7/2018

RECEIVED
DEC 11 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-156

INFORMATION:
Property Address: 7822 Eastern Avenue
Petitioner: Jose Ruiz Gonzalez, Claudia Gomez-Ruiz
Zoning: BL
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a travel way with a width as small as 11ft 8 inches in lieu of the required 20ft and to permit a parking space on a dead-end aisle without sufficient back up area, and to allow 6 parking spaces in lieu of the required 7.

A site visit was conducted on November 27, 2018.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- To the extent possible, landscaping and screening of the proposed parking facilities should be provided in accordance with the Baltimore County Landscape Manual.
- Per § 409.8.2 of the Baltimore County Zoning Regulations (BCZR), provide a durable and dustless surface for the proposed parking area.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:

Jessie Bialek

Division Chief:

Jenifer G. Nugent

AVA/JGN/JAB/

c: Josephine Selvakumar
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Jose Ruiz-Gonzalez
Office of the Administrative Hearings

s:\planning\dev rev\zac\zacs 2019\19-156.docx

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: December 19, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 26, 2018
Item No. 2019-0156-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments

Remove the parking space along the eastern property line, located directly behind the perpendicular exterior parking spaces to the west.

* * * * *

VKD: cen
cc: file

MARYLAND DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ADMINISTRATION

Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 11/20/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 11/19/18. A field inspection and internal review reveals that an entrance onto MD 150 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2019-0156-A.

Jose Ruiz-Gonzalez
7822 Eastern Avenue

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

PLEASE PRINT CLEARLY

CASE NAME 2019-156-A
CASE NUMBER 7822 Eastern Ave.
DATE 1/11/2019

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
JOSE RUIZ	9516 BURTON AVE	BALTIMORE MD.	Jruiz1117@gmail.com
CLAUDIA GOMEZ-RUIZ	9516 BURTON AVE	BALTIMORE MD 21234	Cgruiz@mdbasics.com

CASE NO. 2019- 0156-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
12/19	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
12/11	PLANNING (if not received, date e-mail sent _____)	NO OBJ w/condition
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 12/21/18

SIGN POSTING (1st) Date: 12/21/18 by Dock

SIGN POSTING (2nd) Date: 1-7-19 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Account Identifier: District - 15 Account Number - 1512740810

Owner Information

Owner Name: AI INVESTMENTS LLC
Use: COMMERCIAL/RESIDENTIAL
Principal Residence: NO
Mailing Address: 9516 BURTON AVE PARKVILLE MD 21234-3302
Deed Reference: /40522/ 00465

Location & Structure Information

Premises Address: 7822 EASTERN AVE BALTIMORE 21224-2115
Legal Description: LT NS EASTERN AV 1195 W OF SEWER RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0096	0016	0137		0000				2018	Plat Ref:

Special Tax Areas:
Town: NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1922	2596		13,932 SF	06

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2 1/2	YES	STANDARD UNIT	STUCCO	1 full	1 Carport	

Value Information

	Base Value	Value As of 01/01/2018	Phase-In Assessments As of 07/01/2018	As of 07/01/2019
Land:	111,000	121,400		
Improvements	76,300	75,100		
Total:	187,300	196,500	190,367	193,433
Preferential Land:	0			0

Transfer Information

Seller: JONES JAMES L	Date: 08/01/2018	Price: $220,000
Type: ARMS LENGTH IMPROVED	Deed1: /40522/ 00465	Deed2:
Seller: KACZANIUK MICHAEL	Date: 01/26/1984	Price: $74,000
Type: ARMS LENGTH IMPROVED	Deed1: /06659/ 00837	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application
Date:

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2019-0156-A
Legal Owner/Petitioner: A1 Investments, LLC
Contract Purchaser:
Property Address: 7822 Eastern Ave
Location Description: Highlandtown, MD 21224

VIIOLATION INFORMATION: Case No. CB1800500
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME Tracey Broadwater ADDRESS 9113 Cove Point Rd
Sparrows Point MD 21219

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☐ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

Department of Permits, Approvals & Inspections
Building Inspectors Daily To Do List

Inspectors: DTWILLIAMS; HSROWE; JGARLAND; JKRACH; JLACHER; JWJAMES; LKALANTARY; MGAWEL; RLARRICK; RPETERS; SHEILVEIL; SKIDD; TKIDD; WKUKLANE

For Dates: 8/9/2018 - 8/9/2018

Property

7822 EASTERN AVE
HIGHLANDTOWN, MD 21224
Tax Id: 1512740810

Owner

AI Investments LLC
9516 Burton Ave
BALTIMORE, MD 21234

Complainant

tracy broadwater
9113 cove point rd
sparrows point MD, 21219
4104098431
tracydavies805@gmail.com

Record ID	Assigned To	Assigned Date	Scheduled Date	Inspection Type	Hearing Date
CB1800500	John Krach	07/24/2018	08/09/2018	Re-Inspection	

Complaint Description

Description: 7822 eastern ave 21224 house is being repaired without permits. house is being worked on during day, people returning at night and not working. As a neighbor this concerns me for my safety and property:

Received Date
07/24/2018

Comment Details

8/1/2018: 7/25/18 Patrolled site. First floor rehabilitated for commercial use. Electrical and plumbing performed without permits. May need change of use.
7/26/18 Correction Notice posted at violation site and a copy mailed to owner. ***R/C 8/9/18 ***JJK/lk
08/01/18 - Owner of record at time of complaint (Verna Jones) contacted Inspections to notify us that the property was sold as of June 29, 2018. Correction Notice reissued with correct owner information. Posted at violation site and mailed to owner. R/C remains the same. ***JJK/sph

Property History - No History

9.7.18 - JJK - update rcd. R/C 10/8/18 LP

9.28.18 - JJK - Mr. Ruiz sent copy of permit application receipt. He is waiting for zoning approval to obtain permit B952049.

R/C 10/31/18 LP

10.15.18 - JJK - Mr. Ruiz sent zoning letter to update the complaint. He needs more time.

R/C 11/30/18

11.9.18 - JJK Mr. Ruiz updated case. zoning case # 2019-0156-A

R/C 12/17/18

Department of Permits, Approvals & Inspections
Complaint Report

Record Id: CB1800500

Record ID	Assigned To	Assigned Date	Received Date	Status	Compliance Date	Hearing Date
CB1800500	John Krach	07/24/2018	07/24/2018	Correction Notice Issued	08/08/2018	

Complaint Description: Description: 7822 eastern ave 21224 house is being repaired without permits. house is being worked on during day, people returning at night and not working. As a neighbor this concerns me for my safety and property.

Property
7822 EASTERN AVE
HIGHLANDTOWN, MD 21224
Tax Id: 1512740810

Owner
AI Investments LLC
9516 Burton Ave
BALTIMORE, MD 21234

Complainant
tracy broadwater
9113 cove point rd
sparrows point MD, 21219
4104098431
tracydavies805@gmail.com

Inspection Details

Inspector	Date	Service	Result	Action	Complied On
John Krach	07/30/2018	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
John Krach		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

8/1/2018: 7/25/18 Patrolled site. First floor rehabilitated for commercial use. Electrical and plumbing performed without permits. May need change of use.
7/26/18 Correction Notice posted at violation site and a copy mailed to owner. ***R/C 8/9/18 ***JJK/lk
08/01/18 - Owner of record at time of complaint (Verna Jones) contacted Inspections to notify us that the property was sold as of June 29, 2018. Correction Notice reissued with correct owner information. Posted at violation site and mailed to owner. R/C remains the same. ***JJK/sph

8/14/18 - JJK AR RUIZ requested more time for engineering. R/C 9/14/18
LP

UPDATE / MESSAGE FORM

DATE: _____

INSPECTOR: _____

CASE: _____

ADDRESS: _____

COMMENTS: 8·1·18 - JJK - C.N. reissued with correct owner info. Posted at violation site and copy mailed to H.O. ppl

Entered into Accela _____

Department of Permits, Approvals & Inspections
Complaint Report

Record Id: CB1800500

Record ID	Assigned To	Assigned Date	Received Date	Status	Compliance Date	Hearing Date
CB1800500	John Krach	07/24/2018	07/24/2018	Correction Notice Issued	08/08/2018	

Complaint Description: Description: 7822 eastern ave 21224 house is being repaired without permits. house is being worked on during day, people returning at night and not working. As a neighbor this concerns me for my safety and property.

Property
7822 EASTERN AVE
HIGHLANDTOWN, MD 21224
Tax Id: 1512740810

Owner
JONES JAMES L JONES VERNA
4802 ROYAHN AVE
BALTIMORE, MD 21236-3819
Cell 4439346668

Complainant
tracy broadwater
9113 cove point rd
sparrows point MD, 21219
4104098431
tracydavies805@gmail.com

Inspection Details

Inspector	Date	Service	Result	Action	Complied On
John Krach	07/30/2018	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
John Krach		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

7/30/2018: 7/25/18 Patrolled site. First floor rehabilitated for commercial use. Electrical and plumbing performed without permits. May need change of use.
7/26/18 Correction Notice posted at violation site and a copy mailed to owner. ***R/C 8/9/18 ***JJK/lk

New owner as of June 29, 2018
AL Investments LLC
9516 Burton Ave
Balt 21234

Mrs. Jones called to let us know they'd sold the property
Apk 7/31/18

Department of Permits, Approvals & Inspections
Complaint Report

Record Id: CB1800500

Record ID	Assigned To	Assigned Date	Received Date	Status	Compliance Date	Hearing Date
CB1800500	John Krach	07/24/2018	07/24/2018	Inspection Scheduled		

Complaint Description: Description: 7822 eastern ave 21224 house is being repaired without permits. house is being worked on during day, people returning at night and not working. As a neighbor this concerns me for my safety and property.

Property
7822 EASTERN AVE
HIGHLANDTOWN, MD 21224
Tax Id: 1512740810

Owner
JONES JAMES L JONES VERNA
4802 ROYAHN AVE
BALTIMORE, MD 21236-3819

Complainant
tracy broadwater
9113 cove point rd
sparrows point MD, 21219
4104098431
tracydavies805@gmail.com

Inspection Details

Inspector	Date	Service	Result	Action	Complied On
John Krach		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

7-25-18- JJK - Patrolled site. First floor rehabilitated for commercial use. Electrical and plumbing performed w/o permits. May need change of use.

7-26-18- JJK - C.N. posted at violation site and a copy of cn mailed to owner.

RK 08/09/18 LP

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7822 Eastern Blvd **which is presently zoned** BL

Deed References: 40522/00465 10 Digit Tax Account # 1 5 1 2 7 4 0 8 1 0

Property Owner(s) Printed Name(s) AI Investments LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X **a Variance** from Section(s) **409.4.A, 409.8.A.5; BCZR, TO PERMIT A TRAVELWAY WITH A WIDTH AS SMALL AS 11 FT. 8 INCHES. IN LIEU OF THE REQUIRED 20FT. AND TO PERMIT A PARKING SPACE ON A DEAD-END AISLE WITHOUT SUFFICIENT BACK UP AREA.**

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners (Petitioners):

JOSE RUIZ-GONZALEZ / CLAUDIA GOMEZ-RUIZ
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 / Signature # 2

9516 BURTON AVE PARKVILLE MD
Mailing Address City State

21234 / 443 271 7361 / JRUIZ1117@GMAIL.COM
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Representative to be contacted:

JOSE RUIZ-GONZALEZ
Name – Type or Print

Signature

9516 BURTON AVE PARKVILLE MD
Mailing Address City State

21234 / 443 271 7361 / JRUIZ1117@GMAIL.COM
Zip Code Telephone # Email Address

CASE NUMBER_____ **Filing Date** ___/___/_____ **Do Not Schedule Dates:** _____ **Reviewer**_____

REV. 10/4/11

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 177120

Date: 11/9/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	5000		6150				500.00

Total: 500.00

Rec From: A1 Investment LLC

For: 1006 Eastern Blvd
Case # 2019-0156-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

RECEIPT
11/09/2018 11:25:54 1
WALKIN LUK
513905 11/08/2018 OFLN
ZONING VERIFICATION
1500.00
$500.00 CA
Baltimore County, Maryland

John Krach

From: jose ruiz <jruiz1117@gmail.com>
Sent: Tuesday, October 09, 2018 10:40 AM
To: John Krach
Subject: Re: 7822 Eastern Ave
Attachments: image001.jpg; Zoning Letter.pdf

John
We got a letter from Joe Merrey (Zoning) requesting some changes to the civil plan.
We are trying to get this done as soon as possible unfortunately, engineer cannot provide us with the revisions in 2 weeks.

Quick Question.. Is it possible to get a partial permit to start doing the interior work ?

Thank you

Sender notified by
Mailtrack

On Fri, Sep 28, 2018 at 7:17 AM John Krach <jkrach@baltimorecountymd.gov> wrote:

Jose,

Thank you for the update and the receipt. I would be happy to walk through the building with you. Just call me the morning you'd like to meet between 7:30a-8:00a. (Closest to 7:30) I will do my best to accommodate. I'll set the next recheck date to 10/31/18.

-John

From: jose ruiz [mailto:jruiz1117@gmail.com]
Sent: Thursday, September 27, 2018 9:30 AM
To: John Krach <jkrach@baltimorecountymd.gov>
Cc: Luna <cgruiz@mdbasics.com>
Subject: Re: 7822 Eastern Ave

John

Just wanted to give you an update on our case.

We apply for the building permit a couple weeks ago but, unfortunately zoning has not been able to review our site plan and not sure when they will.

Also, wanted to check with you if its possible t get a pre-inspection as soon as we get the permit there are a few items that I would like to check with you before we start doing the changes noted on plans.

Regards

Sender notified by
Mailtrack

On Fri, Sep 7, 2018 at 3:22 PM John Krach <jkrach@baltimorecountymd.gov> wrote:

Thank you for the update. The new recheck date is 10/09/18.

-Jiohn Krach

From: jose ruiz [mailto:jruiz1117@gmail.com]
Sent: Friday, September 07, 2018 9:27 AM
To: John Krach <jkrach@baltimorecountymd.gov>
Subject: Fwd: 7822 Eastern Ave

John

Finally we are just waiting for the hard copies for the plans from the Civil engineer and Architect.

We are expecting them by Monday and as soon as we get them we will apply for all the required permits.

We really appreciate all you help on this issue

Please let me know if you can grant us another extension, Im assuming a week should be more than enough.

Thank you

---------- Forwarded message ---------
From: **jose ruiz** <jruiz1117@gmail.com>
Date: Tue, Aug 14, 2018 at 8:19 AM
Subject: Fwd: 7822 Eastern Ave
To: Luna <cgruiz@mdbasics.com>

---------- Forwarded message ---------
From: **John Krach** <jkrach@baltimorecountymd.gov>
Date: Tue, Aug 14, 2018, 8:18 AM
Subject: RE: 7822 Eastern Ave
To: jose ruiz <jruiz1117@gmail.com>

Mr. Ruiz,

As discussed this morning, the recheck date has been moved to 09/14/08. Please update me with your progress by this date please.

-John Krach

From: jose ruiz [mailto:jruiz1117@gmail.com]
Sent: Thursday, August 09, 2018 4:43 PM
To: John Krach <jkrach@baltimorecountymd.gov>; Luna <cgruiz@mdbasics.com>
Subject: Re: 7822 Eastern Ave

John

This email is to request an extension and to let you know that Architect and Engineer are trying to get everything ready ASAP, unfortunately no one can get all the Architectural and civil plans in less that 3 to 4 weeks.

We will continue doing everything in our hand to speed up the process.

Please let me know if you have any questions.

Regards

On Thu, Aug 2, 2018 at 12:55 PM jose ruiz <jruiz1117@gmail.com> wrote:

Thank you

On Thu, Aug 2, 2018, 11:50 AM John Krach <jkrach@baltimorecountymd.gov> wrote:

Yes, disregard the first correction notice. I needed the prior owner to respond to the first one and they did.

-John Krach

Sent from my iPhone

On Aug 2, 2018, at 11:17 AM, jose ruiz <jruiz1117@gmail.com> wrote:

John

We got a 2nd correction notice.(see Attached) should we disregard the first one ?

Thank you

Error! Filename not specified.

Sender notified by
Mailtrack

On Tue, Jul 31, 2018 at 8:40 AM jose ruiz <jruiz1117@gmail.com> wrote:

Error! Filename not specified.

Will do.

Thank you John.

Error! Filename not specified.

Sender notified by
Mailtrack

On Tue, Jul 31, 2018 at 7:21 AM John Krach <jkrach@baltimorecountymd.gov> wrote:

Mr. Ruiz,

I can extend the correction date as long as I receive an update as things progress. Send me an email by 08/09/18 so I can update the file and extend the time.

Thank You,

John Krach

From: jose ruiz [mailto:jruiz1117@gmail.com]
Sent: Monday, July 30, 2018 10:38 AM
To: John Krach <jkrach@baltimorecountymd.gov>; Luna <cgruiz@mdbasics.com>
Subject: 7822 Eastern Ave

Error! Filename not specified. John

We finally found an Architect that can help us with the plans needed for this property.

Unfortunately, no one can promise they can have everything ready to obtain the permit by August 9th.

Kindly, we ask you for an extension to obtain the permit. We are doing everything in our hand to comply with all the requirements as soon as possible.

Thank you

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

- <Correction Notice 2.pdf>

Sender notified by
Mailtrack

PAID RECEIPT

BUILDING PERMIT PROCESSING
CASH SLIP RECEIPT

NO. A 784617

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
COUNTY OFFICE BUILDING, ROOM 100
111 W. CHESAPEAKE AVENUE
TOWSON MD 21204
410-887-3900

ACTUAL FIRE

327.00
450.00 CA
317.00 CK

Baltimore County, Maryland

OFFICE OF FINANCE USE ONLY

APPLICANT A1 Investments LLC

ADDRESS 9516 Burton Ave ZIP CODE 21234

CHECK ITEM	ITEMS	PAY CODE	G/L ACCOUNT NUMBER	FEE
	ABANDONED WATER METER APPLICATION	200	231-2874	
	APPEAL PROCESS FEE	204	001-806-0000-6150	
✓	BUILDING PERMIT APPLICATION	209	001-806-0000-2510	370.00
✓	CHANGE OF OCCUPANCY	210	001-806-0000-2520	50.00
	COUNTY FINANCING APPLICATION	211	030-806-0000-7040	
	ELECTRICAL ADMINISTRATIVE BOARD EXAM FEE	212	001-806-0000-6090	
	ELECTRICAL ADMINISTRATIVE BOARD LICENSE	213	001-806-0000-2210	
	ELECTRICAL PERMIT	214	001-806-0000-2600	
	FIRE HYDRANT METER	217	231-806-0000-6180	
✓	FIRE INSPECTION	246	001-806-0000-6019	17.00
	GAS PERMIT APPLICATION	220	001-806-0000-2420	
	MASTER'S FEE	249	001-806-0000-6135	
	PERCOLATION TEST	224	001-806-0000-6750	
	PHOENIX WATER CHARGE	248	030-806-0000-6133	
	PLUMBING BOARD LICENSE	225	001-806-0000-2220	
	PLUMBING PERMIT APPLICATION	226	001-806-0000-6220	
	SEPTIC TANK PERMIT	228	001-806-0000-2430	
	SEWER PROPERTY CONNECTION APPLICATION	229	231-806-0000-6051	
	SEWER SERVICE CHARGE, PRORATED	230	030-806-0000-6012	
	SEWER SYSTEM CHARGE	231	231-806-0000-6141	
	STORM DRAIN CONNECTION	233	001-806-0000-2440	
	SUB-SOIL DRAIN INSTALLATION	234	001-806-0000-6220	
	WASTEWATER DISCHARGE PERMIT	240	030-806-0000-2630	
	WATER DISTRIBUTION	241	030-806-0000-6043	
	WATER METER APPLICATION	242	231-806-0000-6060	
	WATER METER FEE	243	231-2874	
	WATER SURCHARGE	244	231-806-0000-6151	
	WATER SYSTEM CHARGE	245	231-806-0000-6151	
	HOME BUILDERS GUARANTY FUND	255	001-3010	
			TOTAL	637.00

CHECK/MONEY ORDER PAYABLE TO BALTIMORE COUNTY, MARYLAND

John Krach

From: John Krach
Sent: Friday, September 28, 2018 7:17 AM
To: 'jose ruiz'
Subject: RE: 7822 Eastern Ave

Jose,
Thank you for the update and the receipt. I would be happy to walk through the building with you. Just call me the morning you'd like to meet between 7:30a-8:00a. (Closest to 7:30) I will do my best to accommodate. I'll set the next recheck date to 10/31/18.
-John

From: jose ruiz [mailto:jruiz1117@gmail.com]
Sent: Thursday, September 27, 2018 9:30 AM
To: John Krach <jkrach@baltimorecountymd.gov>
Cc: Luna <cgruiz@mdbasics.com>
Subject: Re: 7822 Eastern Ave

John
Just wanted to give you an update on our case.
We apply for the building permit a couple weeks ago but, unfortunately zoning has not been able to review our site plan and not sure when they will.

Also, wanted to check with you if its possible t get a pre-inspection as soon as we get the permit there are a few items that I would like to check with you before we start doing the changes noted on plans.

Regards

Sender notified by
Mailtrack

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-Jiohn Krach

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To: jose ruiz <jruiz1117@gmail.com>

Mr. Ruiz,

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-John Krach

From: jose ruiz [mailto:jruiz1117@gmail.com]
Sent: Thursday, August 09, 2018 4:43 PM
To: John Krach <jkrach@baltimorecountymd.gov>; Luna <cgruiz@mdbasics.com>
Subject: Re: 7822 Eastern Ave

John

This email is to request an extension and to let you know that Architect and Engineer are trying to get everything ready ASAP, unfortunately no one can get all the Architectural and civil plans in less that 3 to 4 weeks.

We will continue doing everything in our hand to speed up the process.

Please let me know if you have any questions.

Regards

On Thu, Aug 2, 2018 at 12:55 PM jose ruiz <jruiz1117@gmail.com> wrote:

Thank you

From: jose ruiz [mailto:jruiz1117@gmail.com]
Sent: Friday, September 07, 2018 9:27 AM
To: John Krach <jkrach@baltimorecountymd.gov>
Subject: Fwd: 7822 Eastern Ave

John

Finally we are just waiting for the hard copies for the plans from the Civil engineer and Architect.

We are expecting them by Monday and as soon as we get them we will apply for all the required permits.

We really appreciate all you help on this issue

Please let me know if you can grant us another extension, Im assuming a week should be more than enough.

Thank you

---------- Forwarded message ---------
From: **jose ruiz** <jruiz1117@gmail.com>
Date: Tue, Aug 14, 2018 at 8:19 AM
Subject: Fwd: 7822 Eastern Ave
To: Luna <cgruiz@mdbasics.com>

On Thu, Aug 2, 2018, 11:50 AM John Krach <jkrach@baltimorecountymd.gov> wrote:

Yes, disregard the first correction notice. I needed the prior owner to respond to the first one and they did.

-John Krach

Sent from my iPhone

On Aug 2, 2018, at 11:17 AM, jose ruiz <jruiz1117@gmail.com> wrote:

John

We got a 2nd correction notice.(see Attached) should we disregard the first one ?

Thank you

Error! Filename not specified.

Sender notified by
Mailtrack

On Tue, Jul 31, 2018 at 8:40 AM jose ruiz <jruiz1117@gmail.com> wrote:

Error! Filename not specified.

Will do.

Thank you John.

Error! Filename not specified.

Sender notified by
Mailtrack

On Tue, Jul 31, 2018 at 7:21 AM John Krach <jkrach@baltimorecountymd.gov> wrote:

Mr. Ruiz,

I can extend the correction date as long as I receive an update as things progress. Send me an email by 08/09/18 so I can update the file and extend the time.

Thank You,

John Krach

From: jose ruiz [mailto:jruiz1117@gmail.com]
Sent: Monday, July 30, 2018 10:38 AM
To: John Krach <jkrach@baltimorecountymd.gov>; Luna <cgruiz@mdbasics.com>
Subject: 7822 Eastern Ave

Error! Filename not specified. John

We finally found an Architect that can help us with the plans needed for this property.

Unfortunately, no one can promise they can have everything ready to obtain the permit by August 9th.

Kindly, we ask you for an extension to obtain the permit. We are doing everything in our hand to comply with all the requirements as soon as possible.

Thank you

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

<Correction Notice 2.pdf>

Sender notified by
Mailtrack

Baltimore County
Department of Permits,
Approvals And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1800500 Property No. 1512740810 Zoning:

Name(s): AI Investments LLC
9516 Burton Ave Baltimore, MD 21234

~~Address~~: Res. Agent: MD Basics Consulting LLC
9516 Burton Ave Baltimore MD 21234

Violation Location: 7822 Eastern Ave
Highlandtown MD 21224

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2003 Baltimore County Code Section 35-2-301, 304
2015 Baltimore County Council Bill 40-15 part 115.1

- Rehabilitation of first and second floor of building creating commercial office space
- Electric work completed without obtaining permits
- Plumbing work completed without obtaining permits

Obtain all required permits and inspections for work completed.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 08.09.18 DATE ISSUED: 07.26.18

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [signature] PRINT NAME: John Kracy

STOP WORK NOTICE

PURSUANT TO INSEPCTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: permit issued DATE ISSUED: 07.25.18

INSPECTOR: PRINT NAME:

COPIES: PINK – AGENCY, YELLOW - VIOLATION SITE, GOLD – DEFENDANT, WHITE – INSPECTOR

Baltimore County
Department of Permits,
Approvals And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcemen
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1800500 Property No. 1512740810 Zoning:

Name(s): Jones, James
Jones, Verna

Address: 4802 Royahn Ave
Baltimore, MD 21236

Violation Location: 7822 Eastern Ave
Highlandtown, MD 21224

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2003 Baltimore County Code section 35.2.301, 30
2015 Baltimore County Council Bill 40-15 part 115.

- Rehabilitating first floor of building creating commercial office space
- Electrical work complete without obtaing permi
- Plumbing work complete without obtaining permit

Obtain required permits and inspections for work completed.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 08.09.18 DATE ISSUED: 07.26.18

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OI 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: PRINT NAME: JOHN KRACH

STOP WORK NOTICE

PURSUANT TO INSEPCTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: permit issued DATE ISSUED: 07.25.18

INSPECTOR: PRINT NAME:

COPIES: PINK – AGENCY, YELLOW - VIOLATION SITE, GOLD – DEFENDANT, WHITE – INSPECTOR

PAI BI 10 REV. 2/13

Jose Ruiz
443 271 7361

7822 EASTERN AVE

A1 Investments LLC
9560 Burton Ave
Parkville, MD 21234

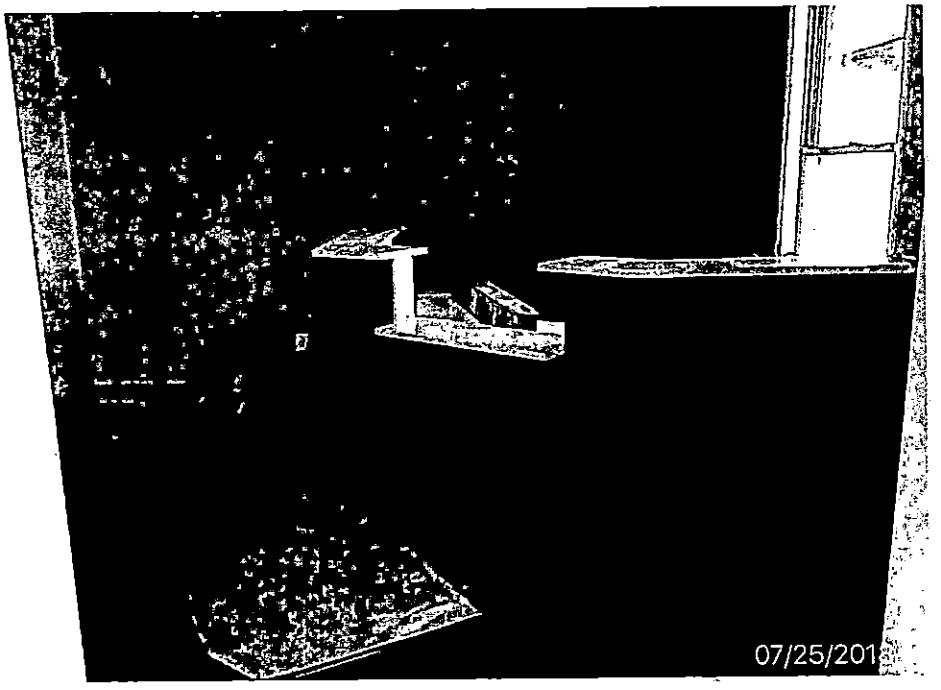
Jruiz 1117 @ gmail.com


07/25/2018


WARNING


07/25/2018


07/25/2018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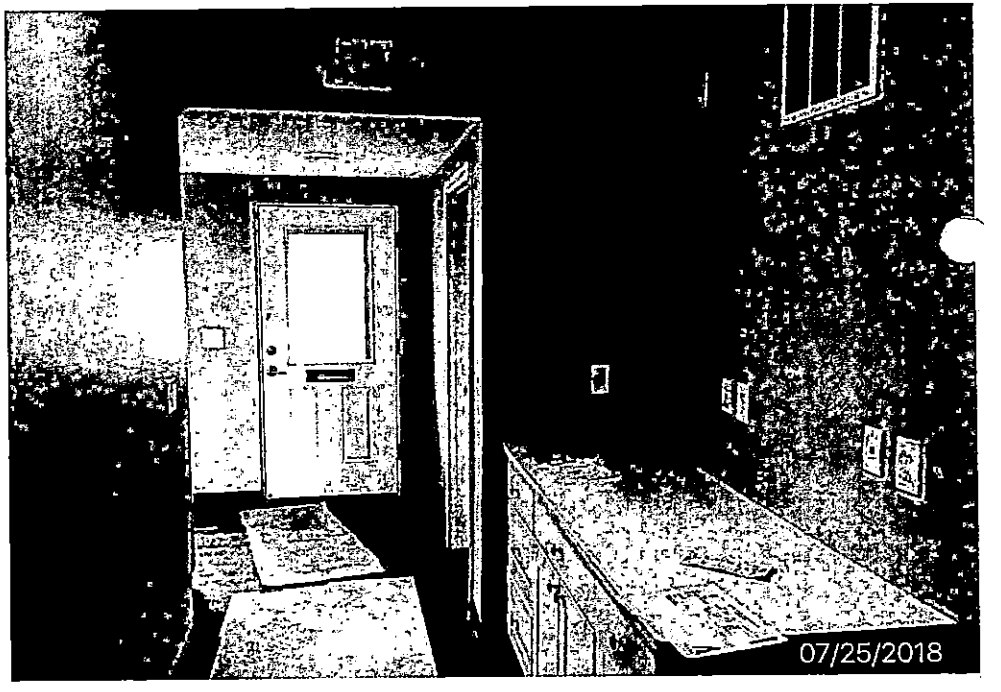
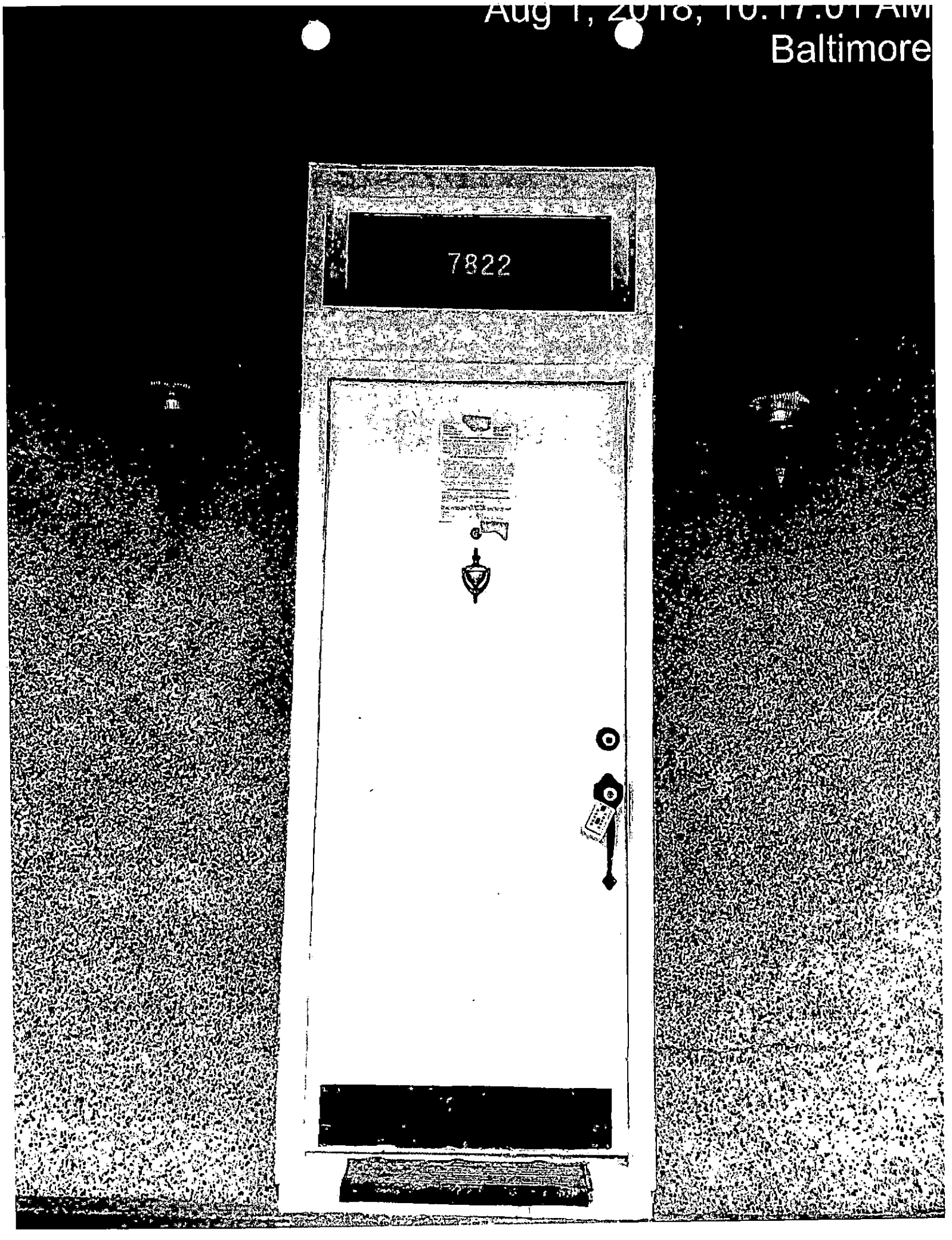
07/25/2018


07/25/2018


7822

MARYLAND BUSINESS EXPRESS

Maryland Business Express

Home | Log In / Create Account

AI INVESTMENTS, LLC: W18732123

General Information | Filing History | Annual Report/Personal Property

General Information

Department ID Number:
W18732123

Business Name:
AI INVESTMENTS, LLC

Principal Office:
9516 BURTON AVENUE
BALTIMORE MD 21234

Resident Agent:
MDBASICS CONSULTING LLC
9516 BURTON AVENUE
BALTIMORE MD 21234

Status:
ACTIVE

Good Standing:
THIS BUSINESS IS IN GOOD STANDING
» **Order Certificate of Status**

Business Type:
DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:
04/07/2018

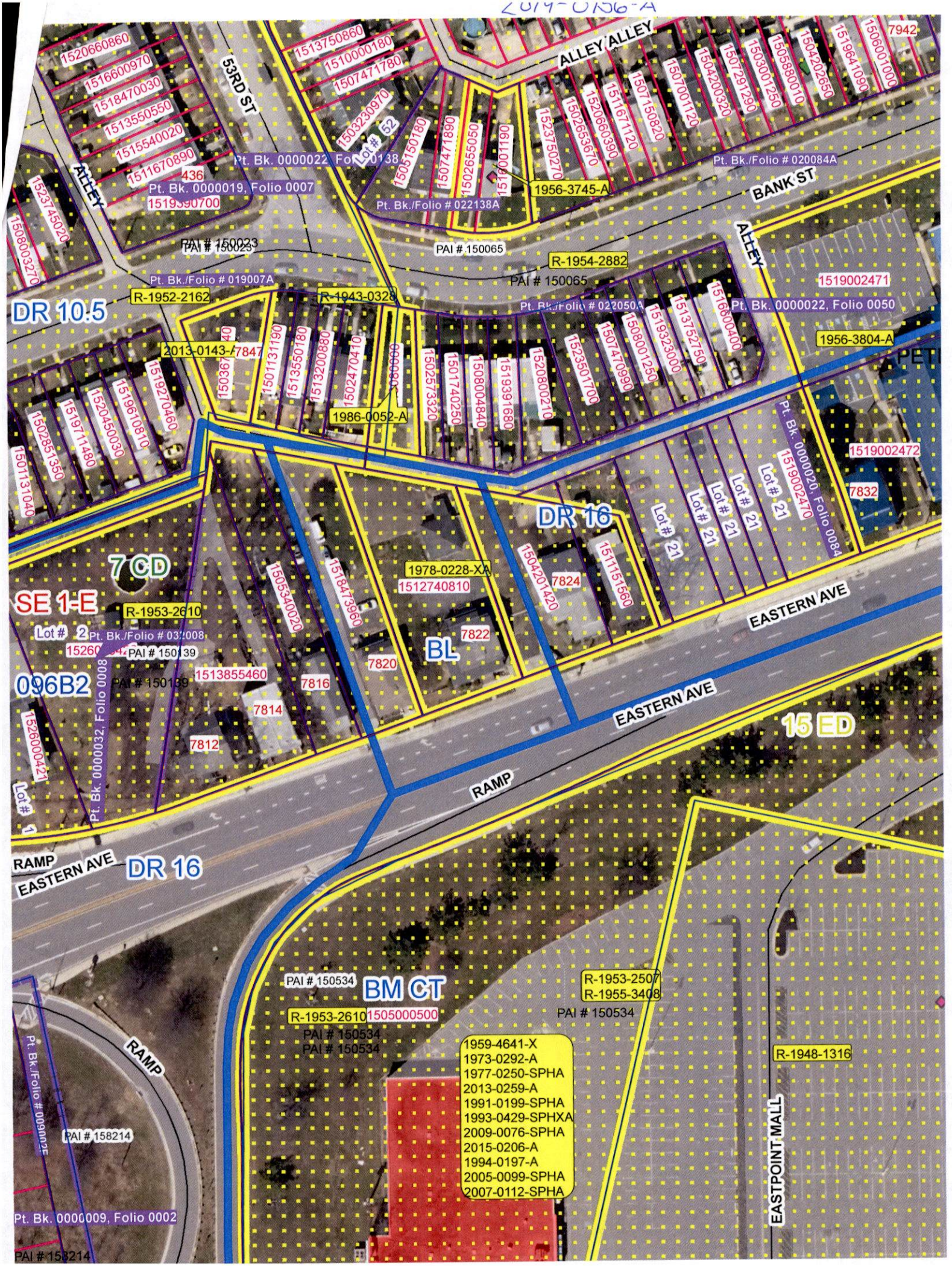
State of Formation:
MD

Stock Status:
N/A

Close Status:
N/A

New Search Order Documents

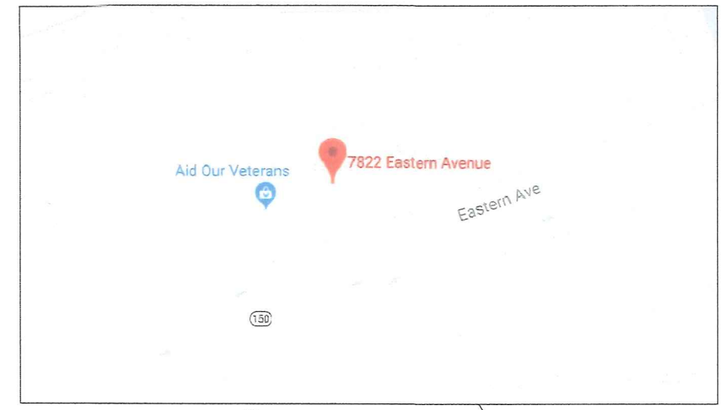
2019-0156-A


ALLEY ALLEY
53RD ST
ALLEY
BANK ST
ALLEY
EASTERN AVE
EASTERN AVE
RAMP
RAMP
RAMP
EASTERN AVE
EASTPOINT MALL
DR 10.5
DR 16
7 CD
SE 1-E
096B2
BL
15 ED
DR 16
BM CT
Pt. Bk. 0000022, Folio 0138
Pt. Bk. 0000019, Folio 0007
Pt. Bk./Folio # 022138A
Pt. Bk./Folio # 020084A
Pt. Bk./Folio # 019007A
Pt. Bk./Folio # 022050A
Pt. Bk. 0000022, Folio 0050
Pt. Bk. 0000020, Folio 0084
Pt. Bk. 0000032, Folio 0008
Pt. Bk./Folio # 009002E
Pt. Bk. 0000009, Folio 0002
PAI # 150023
PAI # 150065
PAI # 150065
PAI # 150139
PAI # 150139
PAI # 150534
PAI # 150534
PAI # 150534
PAI # 158214
PAI # 158214
R-1954-2882
R-1952-2162
R-1943-0328
R-1953-2610
R-1953-2610
R-1953-2507
R-1955-3408
R-1948-1316
1956-3745-A
1956-3804-A
2013-0143-A
1986-0052-A
1978-0228-XA
1959-4641-X
1973-0292-A
1977-0250-SPHA
2013-0259-A
1991-0199-SPHA
1993-0429-SPHXA
2009-0076-SPHA
2015-0206-A
1994-0197-A
2005-0099-SPHA
2007-0112-SPHA
1505000500
1519590700
1519002471
1519002472
1512740810
1513855460
7942
7847
7832
7824
7822
7820
7816
7814
7812
436
Lot # 52
Lot # 21
Lot # 2
Lot # 1

ZONING HEARING PLAN FOR VARIANCE _ FOR SPECIAL HEARING ____

ADDRESS: 7822 EASTERN AVE, BALTIMORE, MD 21224 OWNERS NAME: AI INVESTMENTS LLC
SUBDIVISION NAME: _____ LOT# N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # ____/ DEED REF /40522/ 00465 PARCEL # 0137 FOLIO # ____ 10 DIGIT TAX NO: 1512740810



N

KEY PLAN — 7822 EASTERN AVE

NOT TO SCALE

PARKING REQUIREMENTS:
OFFICE (GENERAL)/PERSONAL SERVICES
3.3 SPACE PER 1000 SF
TOTAL OFFICE AREA = 1080+827 = 1907 SF
TOTAL SPACE REQUIRED = 7 SPACES
6 provided

TOTAL PARKING PROVIDED (ON-SITE PARKING SPACES):

2 PARKING IN EXISTING CAR GARAGE
2 STANDARD SPACES (8.5 FT X 18 FT)
1 STANDARD PARALLEL SPACES (7.5 FT X 21 FT)
1 HANDICAP SPACED (10 FT X 18 FT)
TOTAL SPACES PROVIDED = 6 PARKING SPACES

ZONING MAP #	BL
SITE ZONED	
ELECTION DISTRICT	15
COUNCIL DISTRICT	7
LOT AREA ACREAGE	0.319
HISTORIC :	NO
IN CBCA	NO
IN FLOOD PLAIN	NO

UTILITIES
WATER
PUBLIC X PRIVATE ___
SEWER
PUBLIC X PRIVATE ___

PRIOR HEARING R-1953-2610
1978-0228-XA

STATE OF MARYLAND
PRAFUL D. PATEL
No. 23081
PROFESSIONAL ENGINEER

N

SITE PLAN

SCALE: 1" = 30'

PLAN DRAWN BY: PRAFUL PATEL

AI INVESTMENTS LLC
7822 EASTERN AVE,
BALTIMORE, MD 21224
AI INVESTMENTS LLC

C1

SITE PLAN

ARENCO, LLC
ARCHITECTURAL ENGINEERING CONSULTANTS
8207 DRAGONFLY CT
LAUREL, MARYLAND 20723

SCALE	WORK REQUEST #	SHEET	DRAWING NO.
1" = 30'	18-236	1 OF 1	18-236-01

FILE DATE:

FILE NAME:

FORM0 06-23-97

PET. No. 1 2019-0156-A