

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 24TH day of JUNE, 2025, that B+E UNITED, LLC located at
(Individual or business name)
12147 PARK HEIGHTS AVENUE should be and the
(Street address)

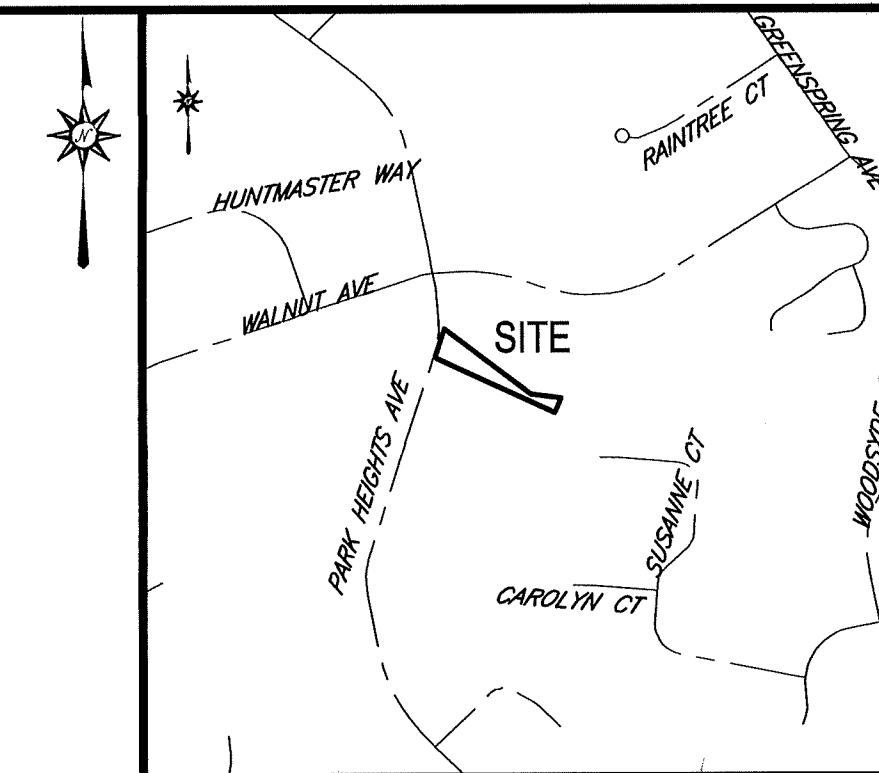
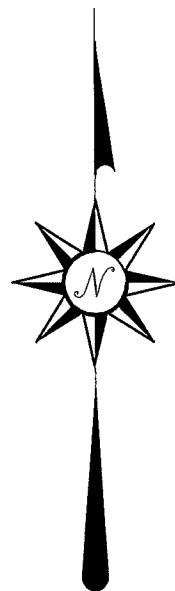
same is hereby granted permission to ~~operate~~ PROVIDE ACCESSORY COMMERCIAL PARKING IN THE RESIDENTIALLY ZONED PORTION OF THE PROPERTY.

UP-2025-0001-BP
Use Permit or Zoning Case No.



Director, Permits, Approvals and Inspections

Planner's Initials JSS



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: B&E UNITED LLC
12613 NANCY LEE COURT
REISTERSTOWN, MD 21136
2. TOTAL SITE AREA: 83,328 Sq.Ft. or 1.89 Ac.±
3. UTILITIES
WATER: PRIVATE WELL SEWER: PRIVATE SEPTIC
4. NO 100 YR FLOODPLAINS ON SITE
5. DEED REF: 48995/80
6. TAX ACCOUNT NO. 0403068020
7. COUNCILMANIC DISTRICT 2nd
8. REGIONAL PLANNING CHESTNUT RIDGE
9. CENSUS TRACT 4049.00
10. WATERSHED: JONES FALLS
11. ZONING: BL-CR & RC-5
(PER 1"=200' ZONING MAP 049C2, 049C3)
12. TAX MAP #49 GRID #18 PARCEL #33
13. PARKING REQUIRED: 6528 SF RETAIL @ 5/1000SF = 33 SPACES
1700 SF OFFICE @ 3.3/1000SF = 6 SPACES
TOTAL REQUIRED = 39 SPACES
14. PARKING PROVIDED: 39 SPACES
15. PRIOR ZONING CASES: NONE ON FILE

UP-2025-0001-BP



7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

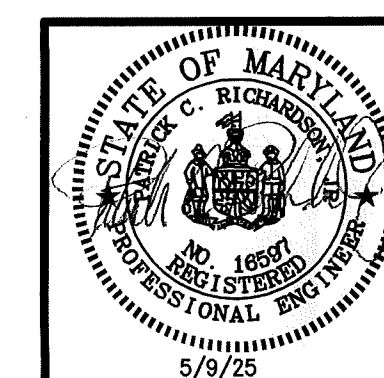
rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
FAMILY PRODUCE
MARKET

12147 PARK HEIGHTS AVENUE
BALTIMORE COUNTY MARYLAND
4TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		PCR	PCR	1" = 30'
		DATE:	JOB NO.:	SHEET NO.:
		05/08/25	25048	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2025



UP-7025-0001 BP

25-6520

JSS

**APPLICATION, (PROTESTANT'S) PUBLIC HEARING REQUEST
AND OFFICE OF ADMINISTRATIVE LAW ORDER
FOR A USE PERMIT FOR
BUSINESS OR INDUSTRIAL PARKING IN A RESIDENTIAL ZONE**

**(To be filed with the Office of Permits, Approvals and Inspections by
Appointment Only)**

The applicant must provide all fees, 3 of these completed application forms with original signatures and 6 copies of a site plan meeting minimum acceptable standards for zoning review as determined by the staff. The non-residential property zoning hearing checklist for these standards may be used as a guide. Sealed plans are not necessary, unless required by the staff.

APPLICATION TO THE OFFICE OF ADMINISTRATIVE LAW OF BALTIMORE COUNTY:

I, or we, Eduard Sergeyev, Bruce Mishayev legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a use permit under Section 409.8B of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the Office of Administrative Law should issue a use permit. Said use permit is necessitated to permit the use of land in a residential zone for business or industrial parking facilities to meet the requirements of Subsection 409.6.

Property is to be posted and I, or we, agree to pay expenses of processing and posting upon filing of this request, additional public hearing and reposting fees if I decide to proceed after a protestant's public hearing request 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.

03/11/2025
Date
[Signature]
Legal Owner(s) Signature(s)
[Signature]
Legal Owner(s) Signature(s)

12147 Park Heights Ave
Address (type or print)
Owings Mills, MD 21117
City Zip Code
Phone Number - Work (410) 718 4982
Home
Email BANDEUNITED24@gmail.com

PUBLIC HEARING REQUEST

I, or we, _____ request that the proposed Use Permit be the subject of a public hearing as provided for in Section 409.8.B.8 (D) of the Baltimore County Zoning Regulations (BCZR). I also agree to pay the current established processing fee for this public hearing request.

Date

Protestant(s) Signature(s)

Protestant(s) Signature(s)

Address (type or print)

City Zip Code
Phone Number - Work _____
Home _____
Email _____

ORDER

Pursuant to the posting of the property, in accordance with Section 409.8.B.1 a, and in the absence of a formal public hearing request, IT IS ORDERED by the Office of Administrative Law of Baltimore County this _____ day of _____, 20____, that the herein described USE PERMIT FOR BUSINESS AND/OR INDUSTRIAL PARKING IN A RESIDENTIAL ZONE IS/IS NOT in keeping with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the use WILL/WILL NOT be detrimental to the health, safety, and general welfare of the surrounding community and in accordance with the site plan dated _____ and description filed by the petitioner, is hereby _____ subject to strict compliance with all of the provisions of Section 409.8.B.2 and the following site specific restrictions which are conditions precedent to the granting of the use permit:

Administrative Law Judge of Baltimore County

By: _____

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
USE PERMIT FOR BUSINESS OR INDUSTRIAL PARKING IN A
RESIDENTIAL ZONE**

**Permits, Approvals and Inspections (PAI)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204**

The application for your proposed Use Permit has been reviewed and is accepted for filing by

JASON SEIDELMAN on 5/19/2025
(Name of Planner) Date (A)

A sign indicating the proposed Use Permit must be posted on the property for fifteen (15) days before a decision can be rendered. The cost is processing is \$600.00. Confirm all current fees prior to filing the application. It is your responsibility to have the property posted by an approved sign poster.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*Suggested Posting Date 5/30/2025 D (15 days before C)

Date Posted _____

Hearing Requested -- Yes _____ No _____ - Date _____

Closing Day (Last Day for Hearing Demand) 6/13/2025 C (B - 3 Work Days)

Tentative Decision Date 6/18/2025 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____

Signature: _____

Number of Signs: _____

Date to be posted: anytime before but no later than 5/30/2025

Request for Use Permit: Business parking in a Residential Zone

Format for Use Permit Sign, Black Letter on a White Background:

ZONING NOTICE

UP-2025-0001-BP

USE PERMIT FOR BUSINESS PARKING IN A RESIDENTIAL ZONE. APPLICATION

to permit a proposed paved parking lot located partially
within a residential zone.

409.8.B PUBLIC HEARING?

PURSUANT TO SECTION 409.8.B BALTIMORE COUNTY REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED BUILDING PERMIT PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 4:30 PM ON

6/13/2025

REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.

ADDITIONAL INFORMATION IS AVIALABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE, TOWSON, MD 21204, RM 124 (410-887-3391).

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

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 5-29-25

RE: Case Number: USE PERMIT FOR BUSINESS PARKING IN RESIDENTIAL

Petitioner/Developer: B+E United LLC

Date of Hearing/Closing: 6-13-25

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 12147 Park Heights Ave

The signs(s) were posted on 5-29-25

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

443-834-8162

(Telephone Number of Sign Poster)

UP-2025-0001-BP

ZONING NOTICE

USE PERMIT FOR BUSINESS PARKING IN A
RESIDENTIAL ZONE

APPLICATION

PROPOSAL:
TO PERMIT A PROPOSED PAVED PARKING LOT
LOCATED PARTIALLY WITHIN A RESIDENTIAL ZONE.
ADDRESS: 12147 PARK HEIGHTS AVE.

PUBLIC HEARING ?

PURSUANT TO TALTIMORE COUNTY ZONING REGULATIONS 402B.8
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST
A PUBLIC HEARING CONCERNING THE PROPOSAL
PROVIDED THE REQUEST IS RECEIVED IN
THE ZONING REVIEW BUREAU BEFORE 4:30 p.m. ON

6/13/2025

REQUEST FOR HEARING MUST REFERENCE THE ADDRESS
ON THIS SIGN. ADDITIONAL INFORMATION IS AVAILABLE
AT THE DEPARTMENT OF PERMITS, APPROVALS AND
INSPECTIONS, ZONING REVIEW, COUNTY OFFICE BUILDING

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

UP-2025-0001-GP

UP-2025-0001 BP

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

No. **239508**

Date: **5/19/25**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 600.00
Total:									\$ 600.00

Rec From: **TORNIK T ~~AVDOYAN~~ AVDOYAN / RICK RICHARDSON**

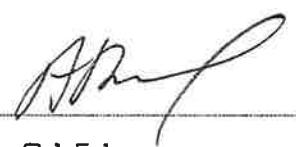
For: **USE PERMIT**
12147 PARK HEIGHTS AVE.

JSS 25-0520

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

TORNIK T AVDOYAN		05-24	151
SUSANNA AVDOYAN			15-3/540
5021 HARNEY RD			414
TANEYTOWN, MD 21787-1245		3-25-25.	Date
Pay to the	Baltimore county MD	\$ 600.00	
Order of	six hundred	Dollars	 Photo Safe Deposit® Details on back
 PNCBANK			
PNC Bank, N.A. 040			
For		MP	
⑆054000030⑆ 5545286902⑈ 0151			