



#8191

PROBLEM
ADDRESS

Building Permit Application

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: 5/24/13

Permit No.: B13002096

Building Address: 8201 WASHINGTON BLVD
City: JESSUP State: MD Zip Code: 20794
Suite/Apt. #: _____ SDP/WP/BA #: _____
Census Tract: _____ Subdivision: _____Section: _____ Area: _____ Lot: _____
Tax Map: 43 Parcel: 220 Grid: 14
Zoning: CE-CU Map Coordinates: _____ Lot Size: 52,925 sq ft

Existing Use: VEHICLE STORAGE

Proposed Use: VEHICLE STORAGE

Estimated Construction Cost: \$ 218,000.00

Description of Work: FIRE DAMAGE REBUILD

A PREFAB METAL BUILDING WITH

FACE. 7,500 sq ft

Occupant or Tenant: AUTOMOTIVE COLLISION

Was tenant space previously occupied? ☐ Yes ☐ No

Contact Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____

Email: _____

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: _____	Depth _____ Width _____
Gross area, sq. ft./floor: _____	1 st floor: _____
Area of construction (sq. ft.): 7500	2 nd floor: _____
Basement: _____	
Use group: _____	<input type="checkbox"/> Finished Basement
Construction type: _____	<input type="checkbox"/> Unfinished Basement
<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Crawl Space
<input type="checkbox"/> Structural Steel	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Masonry	No. of Bedrooms: _____
<input type="checkbox"/> Wood Frame	Multi-family Dwelling
<input type="checkbox"/> State Certified Modular	No. of efficiency units: _____
	No. of 1 BR units: _____
	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
	Footings: _____
	Roof: _____
	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Property Owner's Name: HERTZEL EUTHE ZGUINE
Address: 8191 WASHINGTON BLVD
City: JESSUP State: MD Zip Code: 20794
Phone: 410 799 2000 Fax: _____
Email: _____Applicant's Name & Mailing Address, (if other than stated herein)
Applicant's Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____
Email: _____Contractor Company: HINKOFF & SONS
Contact Person: HAMID FAKRI
Address: 11716 BATHING AVE
City: BETHESDA State: MD Zip Code: 20815
License No.: 102576
Phone: 301 652 8711 Fax: _____
Email: _____Engineer/Architect Company: DUBOBEAM, LLC
Responsible Design Prof.: PHILLIP JAMES JOHNSON
Address: 902 NORTH 30TH ROAD
City: HOLLYWOOD State: FL Zip Code: 33021
Phone: 301 652 8711 Fax: _____
Email: _____

Utilities
Water Supply
<input checked="" type="checkbox"/> Public
<input type="checkbox"/> Private
Sewage Disposal
<input checked="" type="checkbox"/> Public
<input type="checkbox"/> Private
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
Heating System
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other: _____
Sprinkler System:
<input type="checkbox"/> Yes <input type="checkbox"/> No
Grading Permit Number: _____
Building Shell Permit Number: _____

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: _____

Email Address: h.fakri@hinkoff.com

Title/Company: AGENT

Print Name: A. HAMID FAKRI

Date: 4/27/13

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

PLEASE WRITE NEATLY & LEGIBLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	5/12	[Signature]

Is Sediment Control approval required for issuance? ☐ Yes ☐ No☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front: _____
Rear: _____
Side: _____
Side St.: _____
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone: _____
SDP/Red-line approval date: _____

Filing Fee	\$ 200.00
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check	# 145706

Distribution of Copies: White: Building Officials

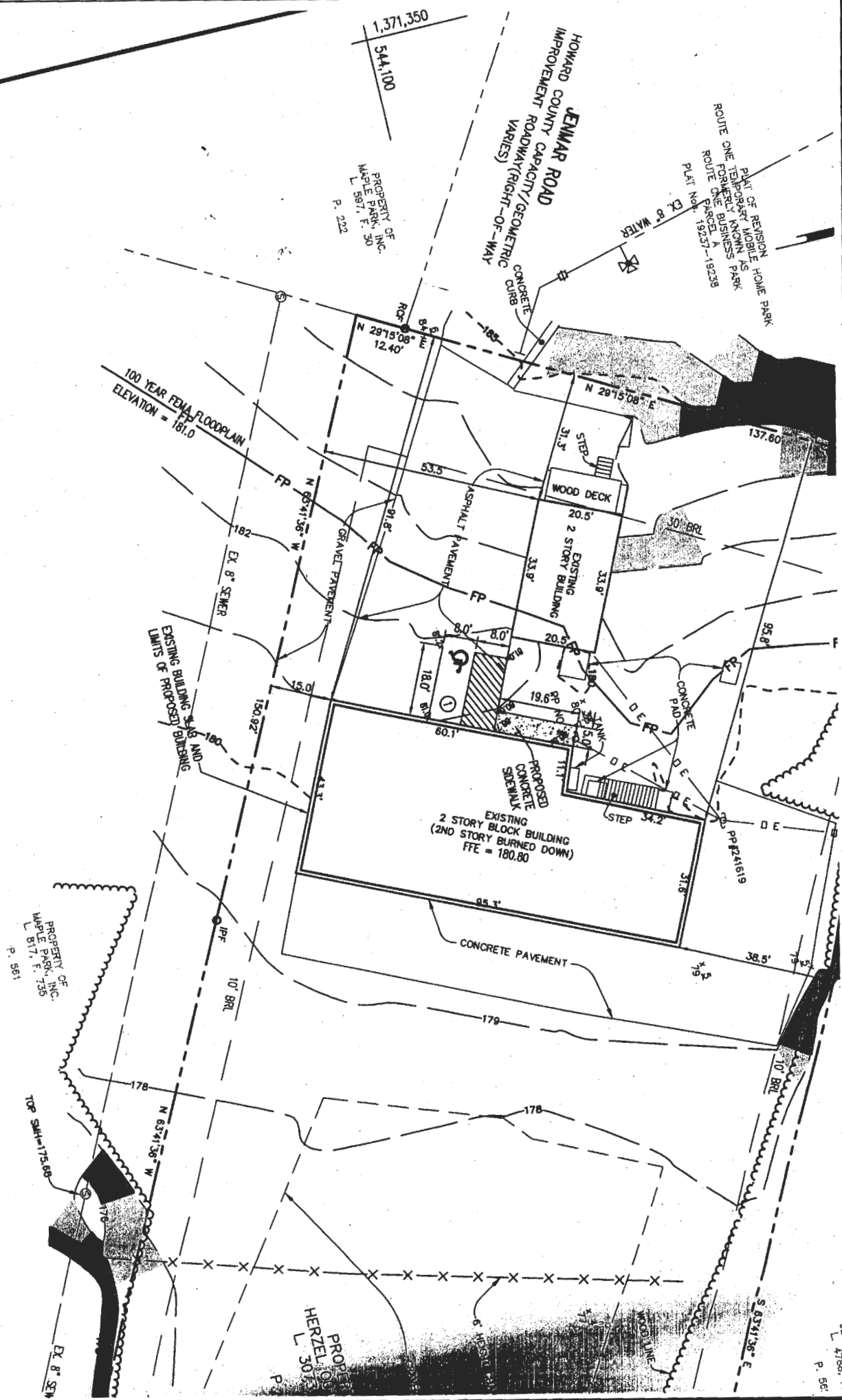
Green: PSZA, Zoning

Yellow: PSZA, Engineering

Pink: Health

Gold: SHA

T:\Operations\Updated Forms\Building applmp 8.2012.docx



Williams, Jeffrey

From: Williams, Jeffrey
Sent: Tuesday, April 01, 2014 1:31 PM
To: 'Steve Gross'
Cc: automotive@gmail.com; jruff@Pennoni.com; McLaughlin, Marsha; Mock, Don
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220
Attachments: image001.gif

We gave Health approval to the building permit on 2/10/14. According to Accela, Building and DED reviews are still outstanding. If you remember, we agreed to allow Health approval of the permit to get things going with the condition that the well be abandoned prior to final inspection.

I can appreciate the struggle in trying to weed through the issues here. As I stated in my last email, if we get word from Bureau of Utilities that there is not an available public connection to the property, we can allow the property to be served by a private well. If they want to tell me that the public water is not available because of an easement issue, I will honor that.

FYI, if we do hear that public water is not available, the well would have to be converted from a pit well with casing extended above grade and a pitless adaptor installed. We can discuss the details of all the requirements if we end up going down that road.

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

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From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Tuesday, April 01, 2014 12:35 PM
To: Williams, Jeffrey
Cc: automotive@gmail.com; jruff@Pennoni.com; McLaughlin, Marsha; Mock, Don
Subject: FW: 8201 Washington Blvd - Water Plans - Parcel 220

Mr. Williams,

I have had my engineer with, Mr. Ruff, with Pennoni, working on the development plan to bring water to the property.

At first the water line location seemed to lend itself to an easy, direct tap.

However, our research has subsequently discovered that the public water line is not located where it appears to be on the County records.

Further, the easement that shows in County records, that would seem to easily facilitate Mr. Outmez's egress to access said water line, does, upon further research, not exist.

It now appears that Mr. Outmez will have to obtain permission from adjoining property owners to access the public water line, and such an attempt is inevitably doomed due to the general hostility the adjacent owners have towards Mr. Outmez's rebuild efforts. Such an effort will result in more delay, and more expense to my client.

The law requires connection to public water if said connection is available. In this case, I believe we have done our due diligence in determining that the access to the line is in-fact, not available.

We are in the 10th month of this application process. It is my understand that the health department requirement to tap public water is the last hurdle to getting the permit. However, that hurdle now seems impossible to cross.

Can Mr. Outmez cure this problem with the installation of a new, compliant well on his property?

What can we do to get out of this morass?

Regards,

Steven Gross

.....
Steven Gross
President



General Contractors
Property Restoration Specialists

From: James Ruff [mailto:jruff@Pennoni.com]
Sent: Monday, March 31, 2014 12:20 PM
To: Steve Gross
Subject: FW: 8201 Washington Blvd - Water Plans - Parcel 220

Well,

It seems that I Was correct. The County has no record of the easement. They suggested that you pay for a title search, I thought that was very nice of them to suggest that.

I am dead in the water. I guess we could go out and do a quick survey of existing valves and locate the existing water line then do an easement description that wraps around the end of the existing water line and returns to your property.

The adjacent property owner would need to be willing to sign the easement document and allow you to connect. Have you contacted the property owner?

James A. Ruff, PE

Division Manager
Land Development

Pennoni Associates Inc.
8818 Centre Park Drive
Suite 200
Columbia, MD 21045
Office 410-997-8900 | Direct 443-537-2746
Fax 410-997-9282 | Mobile 443-942-2809
<http://www.pennoni.com> | jruff@pennoni.com

Consulting Engineers providing...

*Environmental – Geotechnical – Inspection & Testing – Land Development – MEP
Landscape Architecture – Structural – Survey – Transportation – Water/Wastewater*

From: Happel, Joseph [<mailto:jhappel@howardcountymd.gov>]
Sent: Monday, March 31, 2014 12:06 PM
To: James Ruff
Cc: Happel, Joseph
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220

Good Afternoon:

I have research a number of documents and do not find the easement connecting to the other property. I would suggest that you have a complete title search prepared to find any existing easements and plats that are recorded to assist you. If their no easements to the property lines then you will need to acquire an off-site easement. Our office will prepare the documents once you submit your plans based on what you find.

If you have any questions or need additional information, please contact me at your earliest convenience. Thank you in advance for your assistance in this matter.

Sincerely,
Joe

Joseph Happel III
Land Acquisition Specialist
Real Estate Services Division
jhappel@howardcountymd.gov

HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DRIVE
ELLICOTT CITY, MD 21043
OFF 410.313.4418

"Advancing the quality of life for our community by providing an exceptional level of public service."

From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Friday, March 21, 2014 9:43 AM
To: Happel, Joseph
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220

Joe,

We tracked down the record plats (attached). The problem is the easements reflected on the plats are "floating", not tied to the boundary and don't indicate a beginning point. We are hoping your records can address that otherwise we don't know how to tie down the easements.

James A. Ruff, PE

Division Manager
Land Development

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Fax 410-997-9282 | Mobile 443-942-2809
<http://www.pennoni.com> | jruff@pennoni.com

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Landscape Architecture – Structural – Survey – Transportation – Water/Wastewater

From: Happel, Joseph [<mailto:jhappel@howardcountymd.gov>]
Sent: Thursday, March 20, 2014 12:00 PM
To: James Ruff
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220

Mr. Ruff:

Please send me a copy of the plats that you refer to in your emails to Jeff Welty and Bureau of Utilities. This will help expedite my research.

If you have any questions or need additional information, please do not hesitate to contact me at your earliest convenience. Thank you in advance for your assistance in this matter.

Joe

Joseph Happel III x4418
Land Acquisition Specialist
DPW, Real Estate Services Division

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From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Thursday, March 20, 2014 11:27 AM
To: Hackett, Tina
Cc: Happel, Joseph
Subject: Re: 8201 Washington Blvd - Water Plans - Parcel 220

Thanks

Sent from my iPhone

On Mar 20, 2014, at 10:30 AM, "Hackett, Tina" <thackett@howardcountymd.gov> wrote:

Mr. Ruff:

We received the information from the Bureau of Utilities and are looking into it. I have asked Mr. Joe Happel of my office to review.

Tina.

From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Thursday, March 20, 2014 9:55 AM
To: Hackett, Tina
Subject: FW: 8201 Washington Blvd - Water Plans - Parcel 220

Tina,

We need to extend an existing public water easement to provide for a connection to an adjacent property. The plan is attached (provided by Jeff). Can you please help us locate the easement documents?

James A. Ruff, PE

Division Manager
Land Development

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<http://www.pennoni.com> | jruff@pennoni.com

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Landscape Architecture – Structural – Survey – Transportation – Water/Wastewater*

From: Welty, Jeff [<mailto:JWelty@howardcountymd.gov>]
Sent: Thursday, March 20, 2014 7:50 AM
To: James Ruff
Cc: Lieu, Don; Brooks, Calvin; Hackett, Tina
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220

Jim,

As with all water /sewer easement documents, you need to contact Tina Hackett in our Real Estate Services Division of DPW. She will be able to assist you in obtaining existing easement documents as well as what is necessary for preparation of new ones.

Jeff

From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Thursday, March 20, 2014 7:34 AM
To: Welty, Jeff
Cc: Lieu, Don; Brooks, Calvin
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220

Jeff,

How can I track down the public easement document reflected on the plan? There are no dimensions on the plan locating the easement or waterline.

Jim

From: Welty, Jeff [<mailto:JWelty@howardcountymd.gov>]
Sent: Wednesday, March 19, 2014 4:31 PM
To: James Ruff
Cc: Lieu, Don; Brooks, Calvin
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220

Jim,

It looks to me that if the property owner is able to obtain an easement (it should be an extension of the existing 20ft public easement up to his property line), then the process would follow our standard house connection program.

Cal Brooks is in charge of that program, and when we have copies of the recorded easement documents, he can assist you with the process for construction.

Jeff W.

From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Wednesday, March 19, 2014 4:08 PM
To: Welty, Jeff
Cc: Lieu, Don; Brooks, Calvin
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220

There is a house and a commercial building that housed some sort of auto repair service. The building burned down (partially) and the owner submitted a permit to rebuild it. As part of that process we developed a plot plan for the permit application based on a topo survey. One of the conditions of the permit is to enter into an ADO and connect the house and building to public water. Presently they are served by a well. Unfortunately our plot plan reflected offsite utilities based on the GIS which indicated water coming up to the property, we now know that was not accurate. The applicant indicated a 1 ½" connection is sufficient and I am assuming the County review will address code issues.

Attached is an aerial PDF file, the building towards the rear was damaged by a fire (red "X").

James A. Ruff, PE

Division Manager
Land Development

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Fax 410-997-9282 | Mobile 443-942-2809
<http://www.pennoni.com> | jruff@pennoni.com

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Landscape Architecture – Structural – Survey – Transportation – Water/Wastewater

From: Welty, Jeff [<mailto:JWelty@howardcountymd.gov>]
Sent: Wednesday, March 19, 2014 1:21 PM
To: James Ruff
Cc: Lieu, Don; Brooks, Calvin
Subject: RE: 8201 Washington Blvd - Water Plans - Parcel 220

Jim,

Thanks for returning the W/S contract plan with the parcel marked. You are correct, the 8" watermain and its easement do not extend to the property line of Parcel 220, and this will have to be worked out between the property owners to obtain a 20' wide easement up to the PL.

Is this a commercial property? What is being built there?

If it's an existing private home that was on a well and needs to connect to the public water system, I think that a 1 ½ inch service with a 1" Outside meter vault would suffice. However, if commercial, we may want to take a second look.

Let me know.

Jeff W.

From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Wednesday, March 19, 2014 9:47 AM
To: Welty, Jeff
Subject: RE: 8201 Washington Blvd - Water Plans

Yes,

It appears to be a public system but I don't see how our(parcel 200) owner can connect to it. The public water service and associated easement do not extend to the property line. I highlighted the property in question. If the trailer park owner grants an easement extending the existing public easement to the common property line would that work for the County? I think we could then connect a 1 ½" service to the existing house and building on parcel 200. I don't think we should extend the 8" water.

Jim

From: Welty, Jeff [<mailto:JWelty@howardcountymd.gov>]
Sent: Wednesday, March 19, 2014 7:49 AM
To: James Ruff
Subject: RE: 8201 Washington Blvd - Water Plans

Is this the same property?

From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Tuesday, March 18, 2014 2:23 PM

To: Welty, Jeff
Subject: RE: 8201 Washington Blvd - Water Plans

Try 8000 Jack lane. Also 8159 Washington Blvd. It appears each trailer has their own address.

Also, on the Developer Contract plan (attached) there is an existing plan referenced on the north side that might be part of the old service, contract 249-W 6" water.

From: Welty, Jeff [<mailto:JWelty@howardcountymd.gov>]
Sent: Tuesday, March 18, 2014 2:14 PM
To: James Ruff
Subject: RE: 8201 Washington Blvd - Water Plans

It was not built.

Give me an address for the trailer park, and I'll see what we have.

From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Tuesday, March 18, 2014 7:22 AM
To: Welty, Jeff
Subject: RE: 8201 Washington Blvd - Water Plans

I am fairly certain it was not built based on my site visit yesterday. If it is not built then what is there serving the trailer park?

Jim

From: Welty, Jeff [<mailto:JWelty@howardcountymd.gov>]
Sent: Tuesday, March 18, 2014 7:11 AM
To: James Ruff
Subject: RE: 8201 Washington Blvd - Water Plans

Jim,

We don't think it was built, but we'll check our records again today as well as visit the site. If it hasn't, we'll remove it from the GIS. Developer jobs sometimes move quickly and then fall apart.

Jeff W.

From: James Ruff [<mailto:jruff@Pennoni.com>]
Sent: Monday, March 17, 2014 2:42 PM
To: Welty, Jeff
Subject: RE: 8201 Washington Blvd - Water Plans

Jeff,

I just left you a voice mail regarding this matter.

Attached is a public water plan for what appears to be a proposed commercial development along route 1 in Jessup. The existing use of the property is a trailer park which has a water system but the existing

system is not reflected on the attached plan. Can you help me track down plans for the old existing system associated with the trailer park?

Parcel 220 (south east corner of the property) is required to connect to the public water system as part of a building permit and abandon their existing well. Based on County GIS information we thought there was a water system adjacent to the property but now I am not so certain. Is it possible the trailer park water supply is private?

James A. Ruff, PE

Division Manager
Land Development

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*Environmental – Geotechnical – Inspection & Testing – Land Development – MEP
Landscape Architecture – Structural – Survey – Transportation – Water/Wastewater*

From: James Ruff
Sent: Monday, March 17, 2014 12:44 PM
To: Peter Stone
Subject: FW: 8201 Washington Blvd - Water Plans

I need an opinion.

jim

From: Jonathan Norman
Sent: Wednesday, March 12, 2014 10:43 AM
To: James Ruff
Subject: 8201 Washington Blvd - Water Plans

Annette came through for me. Please see the water contract plans saved here:

[T:\PROJECTS\MINK\MINK1301-8201 Washington Blvd Jessup
MD\CORRESPONDENCE\RECEIVED\Howard County 14-0312\4051.pdf](#)

Thanks,
Jonathan S. Norman, ASLA

Pennoni Associates Inc.
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<http://www.pennoni.com> | jnorman@pennoni.com

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Please consider the environment before printing this e-mail

Williams, Jeffrey

From: Steve Gross [SGross@minkoff.com]
Sent: Thursday, February 06, 2014 8:51 PM
To: Williams, Jeffrey
Subject: Re: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd
Attachments: image001.gif

Does the well abandonment have to be completed in advance of the award of a permit. Or, can it be included on the proposed site plan along with the new water line connection, and be done as part of the permitted scope of work?

The latter course of action would obviously be more expedient, facilitating a permit release sooner.

The abandonment would then occur during the course of construction, prior to final inspection or occupancy.

Sent from my iPad

On Feb 6, 2014, at 3:45 PM, "Williams, Jeffrey"
<jewilliams@howardcountymd.gov<mailto:jewilliams@howardcountymd.gov>> wrote:

I looked into the issue based on your question and our code specifies that when public water abuts the property, all buildings for human occupancy or use must connect to the public water main. So, since the existing dwelling is on the same lot as the garage, we would have to say that the whole property must connect and by extension the well would have to be abandoned.

That said, all we would need for documentation is a copy of the well abandonment report from a licensed well driller. I don't know the application or permit or inspection details on making the connection to public water. I also don't know if one meter is sufficient or two. I suppose you could make those inquiries to the bureau of utilities or to the plumbing inspections division.

From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Thursday, February 06, 2014 3:13 PM
To: Williams, Jeffrey; Mock, Don
Cc: automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri; Davis, Michael J
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

Mr. Williams,

Thank you for the inspection effort. We confirmed that there was no cased well head as well, although I did not know that a pit well was in existence.

Other than showing a new water connection on our proposed Site Plan for the service garage from the building to the street, what other steps are necessary for the permit process?

I assume a separate application process is required to the local water authority for a tap and a meter.

What specific steps are necessary?

Further, since the existing well is servicing the house, and the house/well are undamaged by the fire, does the well require abandonment under this permit process? Is a separate permit application required, with a separate connection from the house to the street service?

Please advise.

Regards,

Steven Gross

.....
Steven Gross
President
<image001.gif>
General Contractors
Property Restoration Specialists

From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Thursday, February 06, 2014 2:39 PM
To: Steve Gross; Mock, Don
Cc: automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri; Davis, Michael J
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

I conducted a site visit of the property today and confirmed that the well is a pit well. It will have to be abandoned prior to Health approval of the building permit.

Jeff Williams
Program Supervisor, Well & Septic Program Bureau of Environmental Health Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov<mailto:jewilliams@howardcountymd.gov>

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From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Thursday, January 30, 2014 1:36 PM
To: Mock, Don
Cc: Williams, Jeffrey; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

Mr. Mock:

Mr. Williams of the Health Department and I just had a very productive conversation.

We agreed, that I would do a preliminary inspection of the well currently servicing the property to determine if it is a pit well, or well internal to the house structure. If

either of these conditions exist, it is pretty much a conclusion that a connection to City water will be required.

However, if the property is served by a remote, cased well-head, I will take pictures of the well-head and forward same to Mr. Williams. Upon receipt, Mr. Williams will schedule an inspection by his office. If the well is found to be compliant, Mr. Williams will consider "grandfathering" the existing well for future service.

I expect to perform a site inspection and take preliminary photos, no later than this time tomorrow.

Regards,

Steven Gross

.....
Steven Gross
President
<image001.gif>
General Contractors
Property Restoration Specialists

From: Mock, Don [mailto:dmock@howardcountymd.gov]
Sent: Thursday, January 30, 2014 1:30 PM
To: Steve Gross
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

I have spoken to Mike Davis with health department he will review your information and will be in contact with you. I gave him your contact information.

Donald L. Mock, P.E.
Plan Review Chief
Howard County
Department of Inspections, Licenses, and Permits 3430 Court House Drive Ellicott City, MD 21043
410-313-3948
410-313-3298 FAX
dmock@howardcountymd.gov<mailto:dmock@howardcountymd.gov>

From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Thursday, January 30, 2014 12:49 PM
To: Mock, Don; McLaughlin, Marsha; Boone, Laura; Frances, Bob
Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

Mr. Mock:

I appreciate your taking the time and organizing your staff to meet with us this morning.

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d. Delete the stairs shown on the west side of the building

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a. Dimensionally conform to item 2(c), above

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i. Specific integration of insulation assemblies with structural assemblies to achieve the minimum standards set forth in the table for the walls and ceilings/roof

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It was agreed that you would attempt to obtain the results of the water/Health Department issues within a week. We then agreed that we would respond within one week thereafter with a revised, integrated set of drawings showing the revised site and structural elements.

Your department then committed to a review/permit decision within two weeks (not a rigid commitment date) thereafter.

Please feel free to correct/expand on the notes presented.

If the notes are accurate, we will proceed on the tasks outlined as our responsibility, and await your information from the Health Department.

Warmest Regards,

Steven Gross

.....
Steven Gross
President
<image001.gif>
General Contractors
Property Restoration Specialists

From: Mock, Don [mailto:dmock@howardcountymd.gov]
Sent: Friday, January 03, 2014 12:05 PM
To: McLaughlin, Marsha; Steve Gross; Boone, Laura; Frances, Bob
Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri
Subject: RE: Building Permit, Outmez Property, 8201 Washington Blvd

Mr. Gross:

I have attached a copy of the plan review letter we sent out on November 26, 2013. We are not denying the building for being in the floodplain. We are asking for the location of the floodplain and its elevation being clearly shown on a site plan. If you have any questions about any of the comments in the letter you can contact me at the number below.

Donald L. Mock, P.E.
Plan Review Chief
Howard County
Department of Inspections, Licenses, and Permits 3430 Court House Drive Ellicott City, MD 21043
410-313-3948
410-313-3298 FAX
dmock@howardcountymd.gov<mailto:dmock@howardcountymd.gov>

From: McLaughlin, Marsha
Sent: Friday, January 03, 2014 11:42 AM
To: Steve Gross; Boone, Laura; Frances, Bob; Mock, Don
Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri
Subject: RE: Building Permit, Outmez Property, 8201 Washington Blvd

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Due to the snow, many employees are taking leave today. Will see who at DILP is in today, but this may need to wait until Monday. Will get back to you as soon as possible.

From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Friday, January 03, 2014 11:22 AM
To: Boone, Laura; McLaughlin, Marsha
Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri
Subject: Building Permit, Outmez Property, 8201 Washington Blvd

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My client's business, and automotive body shop, was destroyed by fire a year ago.

We have been attempting to get a permit from your offices to facilitate his restoration of his business for over 8 months.

Most recently, we have been in dialog with Mr. Huriaux, the plans examiner. Mr. Huriaux has had the documents related to this file for several months. Approximately a month ago, he sent our office a letter detailing issues that he had with the drawings. We immediately responded to the issues raised. A month went by, and my permit specialist, Hamid Fakri went to your offices to see what was happening. Mr. Huriaux advised Mr. Fakri that there were at least two outstanding deficiencies:

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However, Mr. Huriaux's withholding of approval due to the planned building's proximity to the flood plain is highly problematic. The flood plain issue was supposedly resolved in May when we met. At that time, your offices required us to redesign the building, removing the awnings and overhangs desired by my client, specifically because that would afford compliance with the "grandfathering" standards as they relate to the building and its proximity to the flood plain.

The non-conforming use of the building and the resumption of my client's business is assured by Section 129 C of the County Code. The Code's language and intent is clear. It is designed to facilitate the immediate restoration of properties destroyed by Fire, flood, or other calamity, without undue delay.

My client is attempting to rebuild a 4,000 square foot, single story, garage, that mirrors that which was in existence for over 40 years.

To achieve his objective, he has been required to obtain affidavits, produce business records, re-design the building, obtain surveys, promise to make lot improvements, and has suffered delay after delay. Months go by between communications from your office, and usually, only occur when we physically present ourselves in your office to see what is happening with this long-overdue approval.

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a pattern of obfuscation and delay is being used by the County to specifically manipulate the intent of Section 129 C as it relates to my client's loss.

What can be done to get my client, Mr. Outmez, some long-overdue relief?

Warmest Regards,

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C. Replacement of Destroyed Nonconforming Structures If any structure containing a nonconforming use is destroyed by fire, flood or other calamity, it may be immediately restored and the nonconforming use continued as a matter of right to the same size and dimensions and in the same location as the destroyed building on the same lot, subject to the provisions of Section 129.B.1.a and b, without application to the Hearing Authority, provided that a building permit for restoration is issued within one year from the date upon which such building was destroyed, and further provided that construction pursuant to said building permit begins within six months after the date of issuance of such permit, and is substantially completed within one year. The building permit shall be revoked if these conditions are not met. Nothing contained herein shall be deemed to permit the intentional demolition and reconstruction of any building containing a nonconforming use by owner or occupant. Nothing in these regulations shall prevent the strengthening of or restoring to a safe condition any building declared to be unsafe by the Department of Inspections, Licenses and Permits.

.....
Steven Gross

President

<image001.gif>

General Contractors

Property Restoration Specialists

11716 Baltimore Avenue

Beltsville, MD 20705

301.347.1139

301.347.9239 fax

301.252.0594 mobile

sgross@minkoff.com<mailto:sgross@minkoff.com>

1.800.MINKOFF

www.minkoff.com<http://www.minkoff.com/>

Vcard<http://www.minkoff.com/e_mail_sig/v_cards/Steven%20Gross.vcf>

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, February 10, 2014 1:53 PM
To: 'Steve Gross'
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

In light of the fact that this permit has taken so long, I consulted with Don Mock and agreed to give Health approval of the building permit now. We put a condition on the permit stating that the Building Inspectors will not conduct a final inspection until we receive documentation of well abandonment.

Be advised that we will need a State of Maryland Well Abandonment Report filled out and signed by a licensed Well Driller in order to lift the condition. That report can be sent to my attention. Thanks

-----Original Message-----

From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Thursday, February 06, 2014 8:51 PM
To: Williams, Jeffrey
Subject: Re: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

Does the well abandonment have to be completed in advance of the award of a permit. Or, can it be included on the proposed site plan along with the new water line connection, and be done as part of the permitted scope of work?

The latter course of action would obviously be more expedient, facilitating a permit release sooner.

The abandonment would then occur during the course of construction, prior to final inspection or occupancy.

Sent from my iPad

On Feb 6, 2014, at 3:45 PM, "Williams, Jeffrey"
<jewilliams@howardcountymd.gov<mailto:jewilliams@howardcountymd.gov>> wrote:

I looked into the issue based on your question and our code specifies that when public water abuts the property, all buildings for human occupancy or use must connect to the public water main. So, since the existing dwelling is on the same lot as the garage, we would have to say that the whole property must connect and by extension the well would have to be abandoned.

That said, all we would need for documentation is a copy of the well abandonment report from a licensed well driller. I don't know the application or permit or inspection details on making the connection to public water. I also don't know if one meter is sufficient or two. I suppose you could make those inquiries to the bureau of utilities or to the plumbing inspections division.

From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Thursday, February 06, 2014 3:13 PM
To: Williams, Jeffrey; Mock, Don
Cc: automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri; Davis, Michael J

Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

Mr. Williams,

Thank you for the inspection effort. We confirmed that there was no cased well head as well, although I did not know that a pit well was in existence.

Other than showing a new water connection on our proposed Site Plan for the service garage from the building to the street, what other steps are necessary for the permit process?

I assume a separate application process is required to the local water authority for a tap and a meter.

What specific steps are necessary?

Further, since the existing well is servicing the house, and the house/well are undamaged by the fire, does the well require abandonment under this permit process? Is a separate permit application required, with a separate connection from the house to the street service?

Please advise.

Regards,

Steven Gross

.....
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President
<image001.gif>
General Contractors
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From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Thursday, February 06, 2014 2:39 PM
To: Steve Gross; Mock, Don
Cc: automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri; Davis, Michael J
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

I conducted a site visit of the property today and confirmed that the well is a pit well. It will have to be abandoned prior to Health approval of the building permit.

Jeff Williams
Program Supervisor, Well & Septic Program Bureau of Environmental Health Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov<mailto:jewilliams@howardcountymd.gov>

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Thursday, January 30, 2014 1:36 PM
To: Mock, Don
Cc: Williams, Jeffrey; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

Mr. Mock:

Mr. Williams of the Health Department and I just had a very productive conversation.

We agreed, that I would do a preliminary inspection of the well currently servicing the property to determine if it is a pit well, or well internal to the house structure. If either of these conditions exist, it is pretty much a conclusion that a connection to City water will be required.

However, if the property is served by a remote, cased well-head, I will take pictures of the well-head and forward same to Mr. Williams. Upon receipt, Mr. Williams will schedule an inspection by his office. If the well is found to be compliant, Mr. Williams will consider "grandfathering" the existing well for future service.

I expect to perform a site inspection and take preliminary photos, no later than this time tomorrow.

Regards,

Steven Gross

.....
Steven Gross
President
<image001.gif>
General Contractors
Property Restoration Specialists

From: Mock, Don [mailto:dmock@howardcountymd.gov]
Sent: Thursday, January 30, 2014 1:30 PM
To: Steve Gross
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

I have spoken to Mike Davis with health department he will review your information and will be in contact with you. I gave him your contact information.

Donald L. Mock, P.E.
Plan Review Chief
Howard County
Department of Inspections, Licenses, and Permits 3430 Court House Drive Ellicott City, MD 21043
410-313-3948
410-313-3298 FAX
dmock@howardcountymd.gov<mailto:dmock@howardcountymd.gov>

From: Steve Gross [mailto:SGross@minkoff.com]

Sent: Thursday, January 30, 2014 12:49 PM

To: Mock, Don; McLaughlin, Marsha; Boone, Laura; Frances, Bob

Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri

Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201

Washington Blvd

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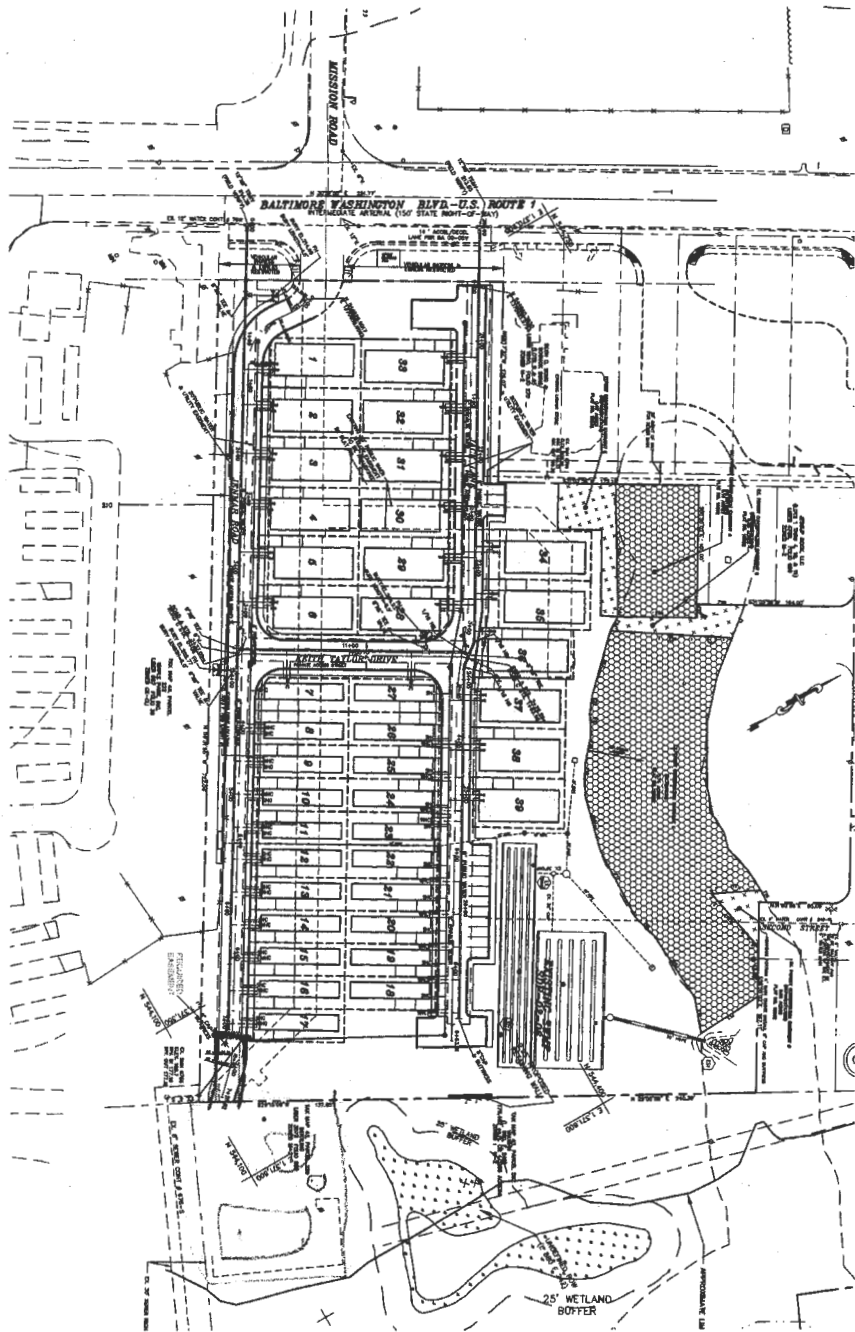
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Vcard<http://www.minkoff.com/e_mail_sig/v_cards/Steven%20Gross.vcf>

DATE	2/15/07	DATE	2/15/07
1/15/06	2/15/06	1/15/06	2/15/06
1/15/06	2/15/06	1/15/06	2/15/06
1/15/06	2/15/06	1/15/06	2/15/06



DEPARTMENT OF PUBLIC WORKS HOWARD COUNTY, MARYLAND		DEPARTMENT OF PLANNING & ZONING HOWARD COUNTY, MARYLAND		MIDBERG & ASSOC., INC. 1000 Spring and Perry Aves., Suite 200, Towson, Maryland 21204 (410) 281-2200 ext. 200 (fax) 410-281-2201	
PROJECT NO. 44-4381-D SITH ELECTION DISTRICT HOWARD COUNTY		WATER PLAN BLOCK NO. 11		ROUTE 1 TEMPORARY MOBILE HOME PARK CONTRACT 44-4381-D SITH ELECTION DISTRICT HOWARD COUNTY	
2 OF 3		2 OF 3		2 OF 3	

JESSUP ROCK, LLC
 C/O MARI ROCK COMPANIES
 6800
 ELKSPROCK, MD 21037
 (410) 579-2442

Williams, Jeffrey

From: Steve Gross [SGross@minkoff.com]
Sent: Thursday, March 20, 2014 12:50 PM
To: Williams, Jeffrey
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd
Attachments: 4391.pdf

We have been attempting to pull together a water connection development plan for this parcel. We have retained engineers at Pennoni to help us with this effort.

After some back and forth with the Water Department, it is apparent that the water line is not where it was supposed to be. The installed line does not match the County's records.

Now, apparently, an easement will be required from an adjoining property owner to facilitate a water connection for the property.

As you know, this process has taken over 10 months thus far?

Is there any way that you can think of to get around this water impasse? Can my client, the owner of the property, simply improve or put in an alternative well?

Regards,

Steven Gross

.....
Steven Gross
President

General Contractors
Property Restoration Specialists

-----Original Message-----

From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Monday, February 10, 2014 1:53 PM
To: Steve Gross
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

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Regards,

Steven Gross

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President
<image001.gif>
General Contractors
Property Restoration Specialists

From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Thursday, February 06, 2014 2:39 PM
To: Steve Gross; Mock, Don
Cc: automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri; Davis, Michael J
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201
Washington Blvd

I conducted a site visit of the property today and confirmed that the well is a pit well. It will have to be abandoned prior to Health approval of the building permit.

Jeff Williams
Program Supervisor, Well & Septic Program Bureau of Environmental Health Howard County Health
Dept.
410-313-4261
jewilliams@howardcountymd.gov<mailto:jewilliams@howardcountymd.gov>

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From: Steve Gross [mailto:SGross@minkoff.com]
Sent: Thursday, January 30, 2014 1:36 PM
To: Mock, Don
Cc: Williams, Jeffrey; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri
Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201
Washington Blvd

Mr. Mock:

Mr. Williams of the Health Department and I just had a very productive conversation.

We agreed, that I would do a preliminary inspection of the well currently servicing the property to determine if it is a pit well, or well internal to the house structure. If either of these conditions exist, it is pretty much a conclusion that a connection to City water will be required.

However, if the property is served by a remote, cased well-head, I will take pictures of the well-head and forward same to Mr. Williams. Upon receipt, Mr. Williams will schedule an inspection by his office. If the well is found to be compliant, Mr. Williams will consider "grandfathering" the existing well for future service.

I expect to perform a site inspection and take preliminary photos, no later than this time tomorrow.

Regards,

Steven Gross

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Steven Gross

President

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Property Restoration Specialists

From: Mock, Don [mailto:dmock@howardcountymd.gov]

Sent: Thursday, January 30, 2014 1:30 PM

To: Steve Gross

Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

I have spoken to Mike Davis with health department he will review your information and will be in contact with you. I gave him your contact information.

Donald L. Mock, P.E.

Plan Review Chief

Howard County

Department of Inspections, Licenses, and Permits 3430 Court House Drive Ellicott City, MD 21043

410-313-3948

410-313-3298 FAX

dmock@howardcountymd.gov<mailto:dmock@howardcountymd.gov>

From: Steve Gross [mailto:SGross@minkoff.com]

Sent: Thursday, January 30, 2014 12:49 PM

To: Mock, Don; McLaughlin, Marsha; Boone, Laura; Frances, Bob

Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri

Subject: RE: Building Permit Meeting notes, January 30, 2014, Outmez Property, 8201 Washington Blvd

Mr. Mock:

I appreciate your taking the time and organizing your staff to meet with us this morning.

In an effort to preserve momentum on the project and maintain a clear path to closure, I would like to memorialize the tasks that remain collectively before us in an effort to bring our permit application to closure:

1. Mr. Mock will discuss the project requirements with the health department to determine whether the existing well connection will suffice, without additional review. If this is not the case, what paperwork will be required to document a request to tie into City Water. Should the City connection be required, it is understood that the connection will need to be depicted on the Revised Site Plan.

2. We need to revise our site plan to show all proposed new/revised conditions on the site, including:

- a. Removal of the new fence in the flood plain and replacing same with a row of screening vegetation
 - b. Showing the screening plants/fence to be installed to buffer the adjacent manufactured housing community from the business under consideration
 - c. Verify the existing dimensions and either modify the site plan or the building drawings to (i) conform with one and other and (II) ensure that the new building under consideration does not exceed the size/footprint limitations of the old building
 - d. Delete the stairs shown on the west side of the building
 - e. Identify car storage/staging/parking areas
3. We need to revise the structure drawings to:
- a. Dimensionally conform to item 2(c), above
 - b. To show a 30 pound per square foot live load on the roof
 - c. To show a 30 pound per square foot live load carrying capacity at the foundation
 - d. To clearly show and detail exactly how the insulation in the structure will conform to the standards set forth in the 2012 International Energy Conservation Code, specifically for Metal Buildings, as highlighted in Table C402.2. This depiction will show, at a minimum:
 - i. Specific integration of insulation assemblies with structural assemblies to achieve the minimum standards set forth in the table for the walls and ceilings/roof
 - ii. Show specific U ratings for all doors and windows, including a window and door schedule depicting manufacturers makes/models of door and window units

It was agreed that you would attempt to obtain the results of the water/Health Department issues within a week. We then agreed that we would respond within one week thereafter with a revised, integrated set of drawings showing the revised site and structural elements.

Your department then committed to a review/permit decision within two weeks (not a rigid commitment date) thereafter.

Please feel free to correct/expand on the notes presented.

If the notes are accurate, we will proceed on the tasks outlined as our responsibility, and await your information from the Health Department.

Warmest Regards,

Steven Gross

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Steven Gross
President

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From: Mock, Don [mailto:dmock@howardcountymd.gov]

Sent: Friday, January 03, 2014 12:05 PM

To: McLaughlin, Marsha; Steve Gross; Boone, Laura; Frances, Bob

Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri

Subject: RE: Building Permit, Outmez Property, 8201 Washington Blvd

Mr. Gross:

I have attached a copy of the plan review letter we sent out on November 26, 2013. We are not denying the building for being in the floodplain. We are asking for the location of the floodplain and its elevation being clearly shown on a site plan. If you have any questions about any of the comments in the letter you can contact me at the number below.

Donald L. Mock, P.E.

Plan Review Chief

Howard County

Department of Inspections, Licenses, and Permits 3430 Court House Drive Ellicott City, MD 21043

410-313-3948

410-313-3298 FAX

dmock@howardcountymd.gov<mailto:dmock@howardcountymd.gov>

From: McLaughlin, Marsha

Sent: Friday, January 03, 2014 11:42 AM

To: Steve Gross; Boone, Laura; Frances, Bob; Mock, Don

Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri

Subject: RE: Building Permit, Outmez Property, 8201 Washington Blvd

Steve, Adolphe works for the Dept of Inspections, Licenses and Permits, not the Dept of Planning and Zoning (we manage site development plan approvals and they handle building permits). I've cc'e Bob Frances, Director of DILP on this email and will follow up to see what can be done to get this moving so the business can be reconstructed. As I remember, the location and foot print of the building was not changing in relation to the floodplain, but a cantilevered roof extension is proposed to provide additional weather protection. The paved access and parking area that previously encroached far into the floodplain was to be reduced by approximately half to allow continued access to the service bays, but reduce the floodplain impace.

Due to the snow, many employees are taking leave today. Will see who at DILP is in today, but this may need to wait until Monday. Will get back to you as soon as possible.

From: Steve Gross [mailto:SGross@minkoff.com]

Sent: Friday, January 03, 2014 11:22 AM

To: Boone, Laura; McLaughlin, Marsha

Cc: Huriaux, Adolphe; automotive@gmail.com<mailto:automotive@gmail.com>; Hamid Fakri

Subject: Building Permit, Outmez Property, 8201 Washington Blvd

Dear Ms McLaughlin:

As you may recall, I met with you and your office personnel back on May 24, 2013. A summary of that meeting is included in the attached email stream.

At the conclusion of our meeting, my client and I were led to believe that he permit would be issued on an expedited basis.

My client's business, and automotive body shop, was destroyed by fire a year ago.

We have been attempting to get a permit from your offices to facilitate his restoration of his business for over 8 months.

Most recently, we have been in dialog with Mr. Huriaux, the plans examiner. Mr. Huriaux has had the documents related to this file for several months. Approximately a month ago, he sent our office a letter detailing issues that he had with the drawings. We immediately responded to the issues raised. A month went by, and my permit specialist, Hamid Fakri went to your offices to see what was happening. Mr. Huriaux advised Mr. Fakri that there were at least two outstanding deficiencies:

1. The building insulation rating was shown on the drawings, but Mr. Huriaux wanted to see detailed insulation assemblies
2. The building's proximity to the flood plain was unsatisfactory to Mr. Huriaux
3. Mr. Huriaux alluded to "other problems" with the drawings and our response to his letter from a month ago - that as yet are unspecified

I will attempt to have the building manufacturer provide the details Mr. Huriaux has requested. I will commence these inquiries today.

However, Mr. Huriaux's withholding of approval due to the planned building's proximity to the flood plain is highly problematic. The flood plain issue was supposedly resolved in May when we met. At that time, your offices required us to redesign the building, removing the awnings and overhangs desired by my client, specifically because that would afford compliance with the "grandfathering" standards as they relate to the building and its proximity to the flood plain.

The non-conforming use of the building and the resumption of my client's business is assured by Section 129 C of the County Code. The Code's language and intent is clear. It is designed to facilitate the immediate restoration of properties destroyed by Fire, flood, or other calamity, without undue delay.

My client is attempting to rebuild a 4,000 square foot, single story, garage, that mirrors that which was in existence for over 40 years.

To achieve his objective, he has been required to obtain affidavits, produce business records, re-design the building, obtain surveys, promise to make lot improvements, and has suffered delay after delay. Months go by between communications from your office, and usually, only occur when we physically present ourselves in your office to see what is happening with this long-overdue approval.

Section 129 C has time limitations for action by the citizen that has suffered a loss. My client has made every effort to comply with the time limitations as outlined in section 129 C, but the pace of action by your office has made compliance impossible. It would seem that a pattern of obfuscation and delay is being used by the County to specifically manipulate the intent of Section 129 C as it relates to my client's loss.

What can be done to get my client, Mr. Outmez, some long-overdue relief?

Warmest Regards,

Steven Gross

C. Replacement of Destroyed Nonconforming Structures If any structure containing a nonconforming use is destroyed by fire, flood or other calamity, it may be immediately restored and the nonconforming use continued as a matter of right to the same size and dimensions and in the same location as the destroyed building on the same lot, subject to the provisions of Section 129.B.1.a and b, without application to the Hearing Authority, provided that a building permit for restoration is issued within one year from the date upon which such building was destroyed, and further provided that construction pursuant to said building permit begins within six months after the date of issuance of such permit, and is substantially completed within one year. The building permit shall be revoked if these conditions are not met. Nothing contained herein shall be deemed to permit the intentional demolition and reconstruction of any building containing a nonconforming use by owner or occupant. Nothing in these regulations shall prevent the strengthening of or restoring to a safe condition any building declared to be unsafe by the Department of Inspections, Licenses and Permits.

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Steven Gross

President

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