

July 21, 2010

Code Inspections and Enforcement
ATTN: Keith Parker
County Office Building
111 W Chesapeake Ave
Towson, MD 21204

Re: 12639 Belair Rd (Case #80205)

Dear Keith,

When I checked on the status of this case on July 6 (which MDE had filed), I did not see a copy of my June 28 letter on the subject in the file. That letter detailed the many provisions of the BCZR which are being violated.

I understand that you issued a correction notice to "cease junkyard conditions" and that "damaged vehicles must be in screened area". As of today, I am told that the file indicates that they are cleaning it up and that you will re-inspect on the 26th. It appears that some of the more badly damaged vehicles have been removed (or hidden), but it is obvious to me that they have no intention of fully complying with the requirements of the BCZR.

I would like to bring the following to your attention so that this case does not extend for months, only to find that the wrong violations were being pursued.

Owner: Thomas M Brandt, purchased June 1999
Zoned BL CR, surrounded by RC5 and RC7
Parcel size: 23,958 sq ft (.55 acre)

There is no evidence that there is a service garage at this location, which is the only such use that might be considered to be "grandfathered", since that was the apparent use several years ago. Any other use that involves non-operational vehicles would not be not permitted in this BL CR zone.

If it can be documented as a legal, non-conforming service garage, then all storage of damaged or disabled vehicles must not only be screened, but must be on a properly paved surface. Further, no dismantling of vehicles is allowed.

If it is not documented as a service garage, then it must be presumed to be a junkyard. The name "Eastside" on the building suggests to me that this operation is associated with Eastside Auto Recycling of 4725 Erdman Ave, a bona fide junkyard. There is no question that such a use is not allowed in this zone. Thus, the only proper Code Enforcement action would be to order the removal of all non-operational vehicles from the property, not their screening.

The specific BCZR provisions being violated are Sections 230.1 and 230.3, which do not include junkyard as a permitted or special exception use in a BL zone

Thank you for your assistance in cleaning up this mess.

Regards,

Michael Pierce
7448 Bradshaw Rd
Kingsville, MD 21087
410 817-4795

cc: Greater Kingsville Civic Association