

October 11, 2011

Code Inspections and Enforcement  
County Office Building  
111 W Chesapeake Ave  
Towson, MD 21204

Re: 12639 Belair Rd

Dear Sirs,

I request that action be taken to limit this property to the use and area stipulated in the site plan accompanying the Special Hearing 1974-0248-X when the change of use from hardware store to service garage was granted.

The previous case #80205 for this property was begun when a complaint was filed by MDE in about June 2010 and I followed it up with my own complaint on June 28. It took nearly 6 months to bring it into compliance with what was understood to be the requirement at that time. I should note that virtually all of the cleanup of the junkyard conditions was accomplished within two days just prior to the scheduled hearing, once a citation was issued. Thus, the hearing scheduled for November 30, 2010 was cancelled.

The junkyard conditions are returning and there are now 2 illegal shipping containers added to the property. If there is any question concerning the shipping containers in a BL Zone, please discuss it with inspector Whitlock who brought Case #91075 in front of the hearing officer on September 20 for the same violation at another property.

There are also junked, inoperable vehicles again stored on the property as pictured below.

In researching this property, I find that a Special Hearing was held in 1974 which allowed the use as a Service Garage, but included a site plan showing the area which could be used for parking.

I have attached a copy of this site plan from zoning case 1974-0248-X which clearly shows an allowance for parking of 5 vehicles, including 2 in existing bays, and 4 additional spaces for storage located behind the 8' fence. In particular, no parking or use of the area adjacent to Belair Rd or the 1/3 of the property on the north end was shown. In fact, the north 50' strip is a right-of-way for access to the properties located to the read (owned now by State Parks). No other use was ever allowed.

Google searches on the subject address come up with the following:

Shanahan's Car Care North, 410 817-0001  
Bel Air Auto Svc II, 410 510-3026  
Steve's Auto Repair, 410 817-9598  
Roger's Auto Repair, 410 817-6773  
Eastside, 410 510-7231

However, there is no evidence that the present use of this property is a service garage. Although there are three large garage doors, I have never observed any of these bays opened. Any other use should require a new Zoning Hearing. In fact, this property sat empty for several years, thus any previous non-conforming use, including a service garage, may have expired. Further, the previous name on the building "Eastside" is that of a vehicle "recycling" service at 4725 Erdman Ave, thus I believe that this is what is going on at the subject location, although the name has been removed.

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Thank you for your assistance in (again) cleaning up the mess on this property. Please contact me if there is any reason that all of these concerns can not be resolved in a reasonable time.

Regards,

Michael Pierce  
7448 Bradshaw Rd  
Kingsville, MD 21087

410 817-4795





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