



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

September 4, 2008

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

The Greater Kingsville Civic Association  
P.O. Box 221  
Kingsville, MD 21087  
Attention: Leigh Keller, President

RE: Letter Dated June 19, 2008  
Castle Motors Sports  
11717 Belair Road  
Baltimore, MD 21087  
11<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District

Dear Ms Keller,

Your recent letter to Councilman McIntire, regarding the above referenced property was forwarded to me for reply. Based upon the information provided therein and my review of the available zoning records, the following has been determined:

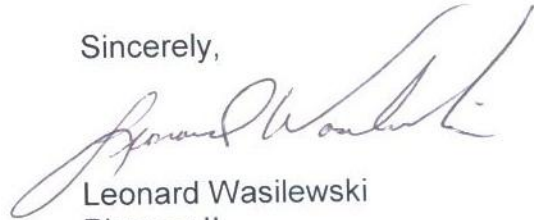
The property at 11717 Belair Road, also known as Castle Motor Sports, has a zoning classification of BM-CR, as per the official Baltimore County Zoning Map 064A1, (copy enclosed). The aforementioned building, type of use and structure were present prior to the enactment of Bill NO. 103-1988 therefore, pursuant to Section 259.3.F of the Baltimore County Zoning Regulations (BCZR), they are non-conforming to the sign restrictions located in Section 259.3.C.7 (BCZR).

Additionally, the property enjoys a non-conforming use to the current sign regulations, Section 450, as a result of its legal roof sign erected under Section 413 of the BCZR prior to October 19, 1997. As long as the building and type of use remain the same, a mixture of the prior regulations with the current regulations will not be allowed. Therefore, the entire site will continue to be controlled by Section 413 until either the roof sign is permanently removed or until October 19, 2012 when the non-conformity to the sign regulations expires.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the questions. If you disagree with the information provided above a Special Hearing may be initiated pursuant to Section 500.7(BCZR). If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

**THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.**

Sincerely,

A handwritten signature in black ink, appearing to read 'Leonard Wasilewski', is written over the typed name.

Leonard Wasilewski  
Planner II  
Zoning Review

CC: Councilman T. Brian McIntire  
Tim Kotroco, Director of Permits and Development Management  
Carl Richards, Zoning Supervisor  
John Lewis, Planner II  
Enforcement Case # 08-3634