

September 9, 2005

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

Re: Code violations at 11717 Belair Rd, Kingsville Motors

Dear Sirs,

I request that you investigate and issue correction notices as appropriate for the subject property. This property is zoned BM CR as shown in the attached Figure 1, which is an aerial photo with blue zoning lines as found on the county Web site. I have overlain black property lines for reference. This BM CR area is adjacent to RC-5 and RCC zoned areas. The area consists of three parcels (P.265, P.292, and P.266 on map 64) owned by this dealership as shown on the attached Figure 2. In addition, the area of violations includes a 14.55 ft strip along Goettner which is a part of an L-shaped parcel (P.424) containing a house located to the rear of the dealership. The house portion to the rear is zoned BL CR due to a previous gift shop in this house. I have heard that there is some sort of agreement between the owner of this house and the Dodge dealership for the dealership to use this 14.55 ft strip in exchange for providing a buffer between themselves and the residence.

While some of these violations by themselves would obviously not be worth pursuing, all of them together indicate a total disregard by the owner for the local community and the county code, which exists to protect this type of neighborhood. These violations continue in spite of efforts by myself, as well as by other neighbors, to deal with this matter on a local basis. In fact, I wrote a letter to this business last February (attached) concerning the issues of balloons, banners, and setbacks, with no apparent effect.

1. Violation of § 235.2

As shown in the enclosed photos #1a and 1b, vehicles are parked too close to the adjacent Goettner Rd. The survey stake in the photo is inscribed "Prop cor", and I believe it is the north-most corner of the L-shaped parcel. The parked vehicles are well beyond this property line into the road right-of-way, sometimes even blocking sight of the traffic sign. § 235.2 requires a 10 ft "sideyard" (as stated in § 232.2B) and it must be landscaped.

2. Violation of § 450.6A1, 450.6A3, and 450.6A6

As shown in the enclosed photo #2, taken from the driver's window while trying to pull out onto Belair Rd from the parking lot, there are banners erected close to the road, in a way which obstructs the view of drivers exiting from this lot. These banners extend into the road right-of-way when the wind blows from the east. Oncoming traffic on Belair Rd usually far exceeds the 40 MPH limit at this point, making this very dangerous.

3. Violation of § 450.6A7

The portable sign with changeable letters shown in photo #3 (outside of business hours) is not allowed.

4. Violation of § 450.4

The signs shown in photo #4 are non-permitted. Even if permitted, they are less than the required 25 ft from the adjacent residential zoned property.

5. Violation of § 259.3C7d

As shown in photos #5a, 5b, and 5c, vehicles are parked too close to, and in, the right-of-way of Belair Rd. The front edge of the property is near the rear of the sidewalk as indicated by recently placed survey stakes. According to § 235.1, the minimum front building line is 15 ft behind this line

and according to § 259.3C7d, goods may not be displayed more than 5 ft in front of this required building line. This should mean that these vehicles displayed for sale must be at least 10 ft behind the front property line. These vehicles parked near Belair Rd are a constant hazard for traffic exiting from Goettner Rd.

6. Violation of § 235.2

The vehicles parked on the southwest side of the property, as shown in photo #6 are too close to (and sometimes on) the adjacent residential zoned property. A 10 ft "side yard" is required. A stake, presumed to be the property corner, can be seen at the bottom of the photo, just at the end of the guard rail, however, this location is not consistent with the aerial photo in Figure 1. Further, § 259.3C3 requires that this space be landscaped.

7. Violation of § 450.6A6

The balloons in photo #7a are prohibited as "tethered balloons". This is a regular occurrence. The high balloon (photo #7b) has been there at occasional times. Several months ago, upon seeing it, I went into the office to inform the manager that this was illegal and asked her to remove it, to which she replied "I'll take it down when the County tells me to." I then telephoned a complaint to your office, and several hours later the balloon was gone.

8. Violation of § 1A04.2

According to the information contained on the Baltimore County web site, a portion of the area being used for this business is not zoned BM, but rather RC5. The attached aerial photo from the web site (Figure 1) shows the extent of the BM zone (which apparently coincides with the property lines). In this photo, as at present, vehicles for sale are parked beyond the extent of the part zoned BM on the southwest side. In fact, it would appear that they are on the neighboring church property. (Note the edge of the BM zone relative to the location of the wooden guardrail and its alignment with Longfield Dr. on the opposite side of Belair Rd in this aerial view and the parked vehicles shown in the attached photo #8.)

There will likely be a disagreement over the exact location of this southwest boundary, however, it should be easy to measure 275.2 ft from the property corner chiseled into the sidewalk at the north corner.

9. Violation of § 450.6B3

In the past, I have also observed a flashing light associated with advertising in the window of this business in the evening (no photo). The light is still present, although I have not recently observed it in use.

Thank you for your assistance in this matter. I am aware that other complaints have previously been filed for this property.

Regards,

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

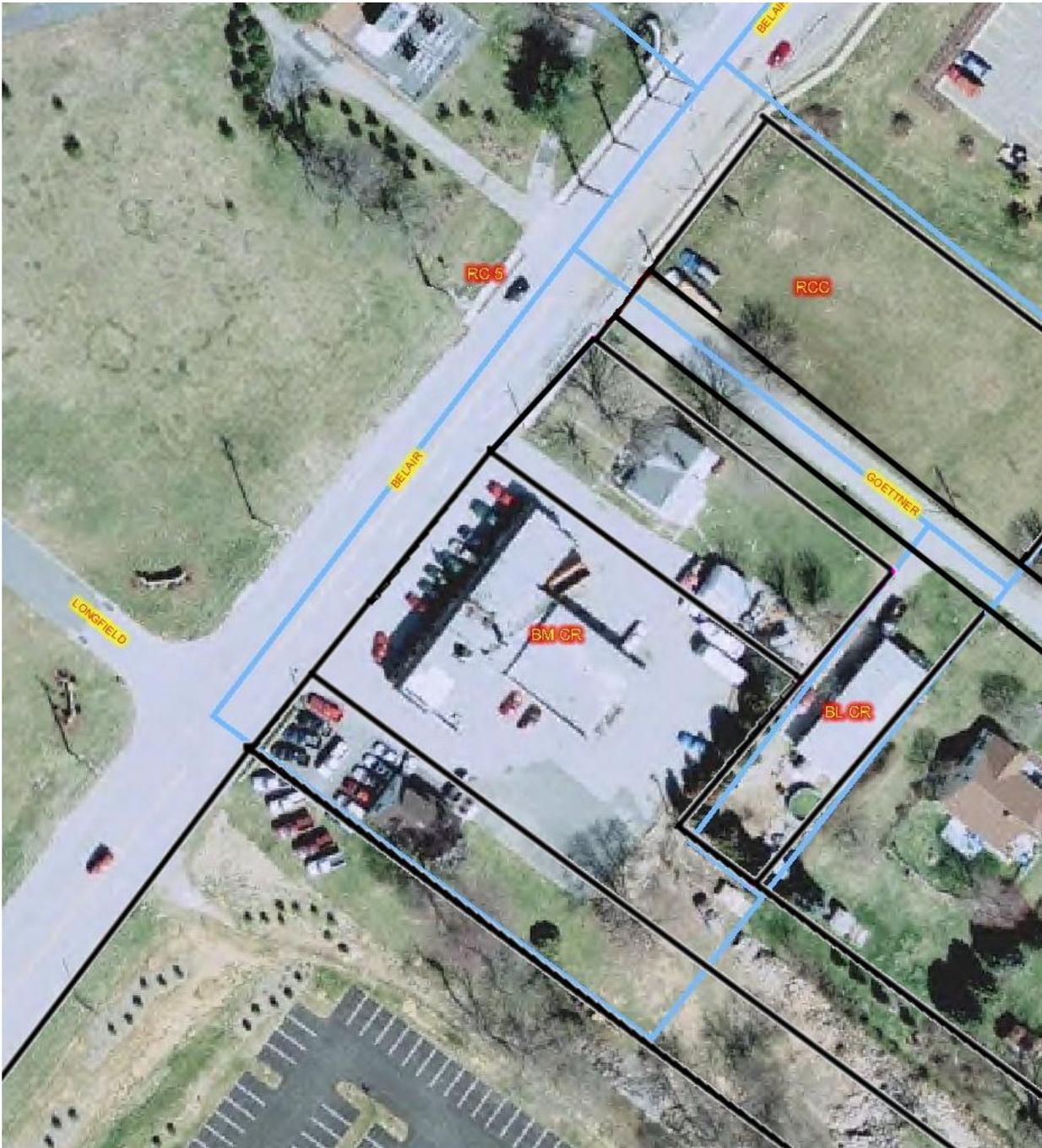


Figure 1 - Blue lines from County Web site, black property lines (approximate location) added for reference (Note: Houses on north and south-most parcels have been removed.)

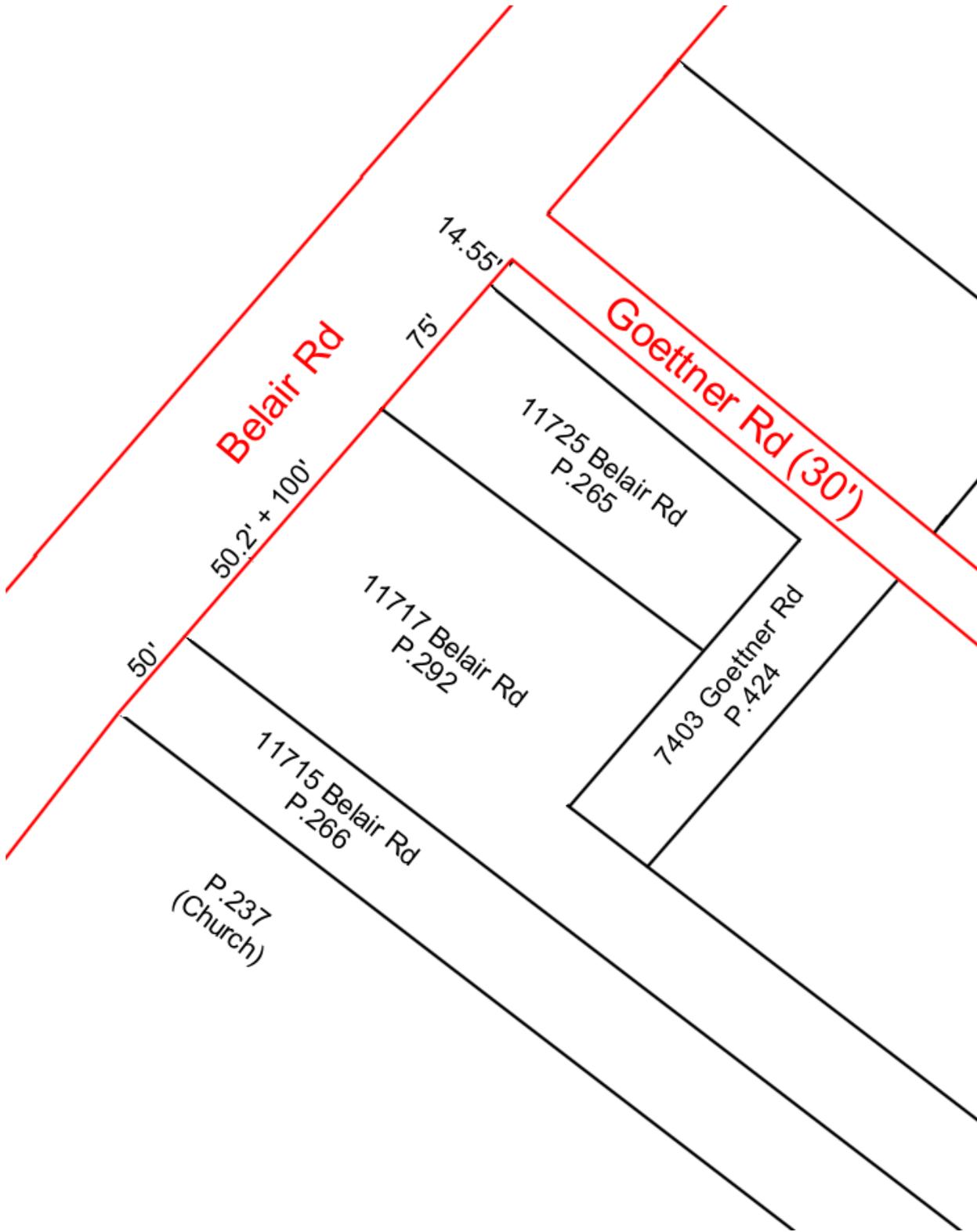


Figure 2 - Parcels involved - Dodge dealership is P.265, P.292, and P.266. Also using 14.55 ft strip of P.424



#1a 7/24/05 Vehicles parked too close to Goettner Rd



#1b 9/4/05 Vehicles hiding part of traffic sign



#2 7/24/05 View for drivers exiting parking lot



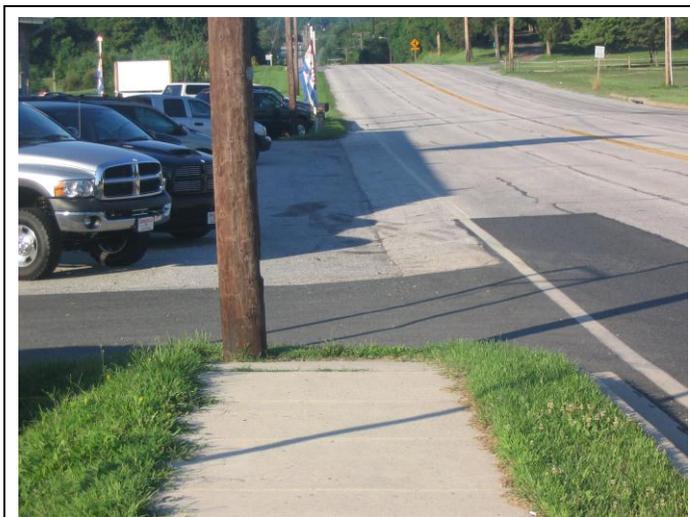
#3 7/24/05 Portable sign with changeable letters



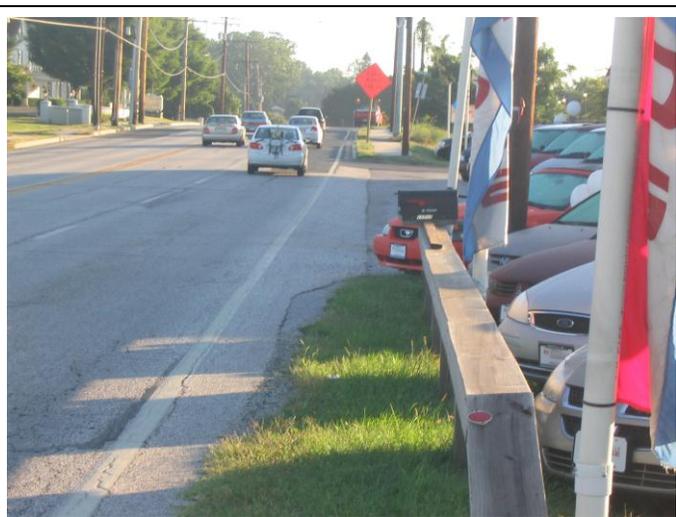
#4 7/24/05 Non-permitted "permanent" sign



#5a 7/24/05 Vehicles too close to Belair Rd - looking north



#5b 5/24/05 Vehicles too close to Belair Rd - looking south



#5c 9/6/05 Vehicle partly in right-of-way



#6 7/24/05 Vehicles along south side of property



#7a 8/5/05 Vehicles with balloons



#7b 9/6/05 Tethered balloon



#8 9/4/05 View from Longfield Dr.