



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

December 2, 2004

C. Robert Loskot
Assistant County Attorney
Baltimore County Office of Law
Old Courthouse
400 Washington Avenue
Towson, MD 21204

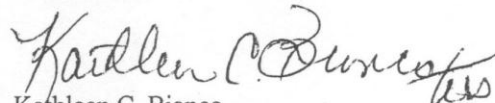
Kevin Keene, Esquire
H. Wayne Norman, Jr., P.A.
808 S. Main Street
Bel Air, MD 21014-4112

RE: In the Matter of: *George Majchrzak, Inc.*
Case No. CBA-04-139 / **Civil Citation #03-6308**

Dear Counsel:

Enclosed please find a copy of the final Order issued this date by the County Board of Appeals of Baltimore County, pursuant to the agreement reached between the parties to this matter.

Very truly yours,


Kathleen C. Bianco
Administrator

Enclosure

c: George Majchrzak, Inc.
Ila Christenbury
Doris Smith
Carole Maier
Michael Pierce
Sophia Jennings, Code Enforcement Inspector /PDM
Raymond S. Wisnom, Code Enf. Hearing Official
Timothy M. Kotroco, Director /PDM
C. Robert Loskot, Assistant County Attorney
Jay L. Liner, County Attorney



IN THE MATTER OF:
GEORGE MAJCHRZAK, INC.
11819 Belair Road
Kingsville, Maryland 21087
11th Election District
3rd Councilmanic District

APPEAL OF FINAL ORDER OF THE
CODE ENFORCEMENT HEARING
OFFICER PURSUANT TO SECTION
1-7 (g) OF THE BALTIMORE COUNTY
CODE (1988)

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. CBA-04-139
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ORDER

The foregoing action having come before the Board of Appeals on an appeal from the Final Order of the Code Enforcement Hearing Officer entered July 2, 2004, pursuant to *Baltimore County Code* § 1-7 (e) [now, § 3-6-301 (a), BCC (2003)], and Appellant and Baltimore County having entered into an Agreement dated October 6, 2004, a copy of which is attached hereto.

WHEREFORE, it is this 3rd day of December, 2004, by the County Board of Appeals of Baltimore County,

ORDERED,

1. that Appellant George Majchrzak, Inc. shall comply with the *Baltimore County Zoning Regulations* in their entirety, and specifically, BCZR §§ 1A04.2, 409.8.B.1, and 409.8.B.2.e, and *Baltimore County Code* (1988) § 26-121 (a), all as cited by the Code Enforcement Hearing Officer in his Order of July 2, 2004;
2. that no activity other than activities associated with the single family dwelling shall take place on the subject property known as 11819 Belair Road;
3. that the storage of any and all vehicles associated with the service garage business carried on next door to said subject property, shall cease;

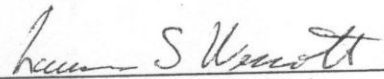
4. that car washing, waxing, and/or detailing shall not operate from the accessory structure located at 11819 Belair Road; and

5. that Appellant George Majchrzak, Inc., shall seek a zoning variance for any commercial activity that it desires to pursue on the subject property; and it is further

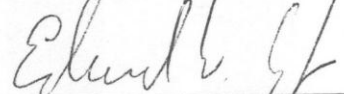
ORDERED, that the civil penalty imposed pursuant to the Final Order of the Code Enforcement Hearing Officer dated July 2, 2004, be, and it is hereby, reduced to \$2,000.00; and it is further

ORDERED, that the security posted by Appellant less \$2,000.00, be refunded to Appellant as soon as practicable; provided, that if Appellant pursues a zoning variance or zoning classification change for the subject property at least through a hearing before the Office of the Zoning Commissioner of Baltimore County, the County shall issue a refund in the amount of \$1,000.00, to Appellant as soon as practicable thereafter.

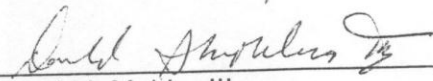
**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Lawrence S. Wescott, Chairman



Edward W. Crizer, Jr.



Donald I. Mohler III

SENT BY: LAW OFFICE;

410 296 0931;

OCT-5-04 08PM;

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Office of Law

400 Washington Avenue
Towson, Maryland 21204
Tel: 410-887-4420 • Fax: 410-296-0931

James T. Smith, Jr., County Executive
Jay L. Liner, County Attorney



Baltimore County

*One of the Best-Managed
Counties in America*

October 5, 2004

VIA FACSIMILE 410-893-8837

WITHOUT PREJUDICE - FOR PURPOSES OF COMPROMISE ONLY

Kevin K. Keene, Esquire
808 South Main Street
Bel Air, Maryland 21014-4112

Re: *In the Matter of: George Majchrzak, Inc.*
11819 Belair Road, Kingsville, Maryland
County Board of Appeals
Case No. CBA-04-139

Dear Mr. Keene:

Pursuant to our telephone conversation earlier this afternoon, the basic terms of the proposed compromise and settlement of the captioned matter are as follows:

Your client agrees:

- that he shall comply with the Baltimore County Zoning Regulations in their entirety, and as cited by the Code Enforcement Hearing Officer in his Order of July 2, 2004; and that
- 1) no activity other than activities associated with the single family dwelling shall take place on the subject property known as 11819 Belair Road;
- 2) the storage of any and all vehicles associated with the service garage business carried on next door, shall cease;
- 3) that car washing, waxing, and/or detailing shall not operate from the accessory structure located at 11819 Belair Road; and
- 4) that he shall seek a zoning variance for any commercial activity that he desires to pursue on the subject property.

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

SENT BY: LAW OFFICE;

410 296 0931;

OCT-5-04 06PM;

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Kevin K. Keene, Esquire
October 5, 2004
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The County agrees to reduce the civil penalty imposed pursuant to the Order of July 2, 2004, to \$2,000. If your client pursues a zoning variance for the contemplated commercial uses at least through a hearing before the Zoning Commissioner, the County will rebate \$1,000 of the reduced penalty.

or zoning
classification
change
(Handwritten initials: RKD, ue)

If these terms are satisfactory, please indicate by affixing your signature below, and returning this document to me by facsimile transmission at 410-296-0931.

Thank you for your cooperation and effort in bringing this case to resolution. I shall advise the Board on Thursday morning of this development.

Very truly yours,

(Handwritten signature: C. Robert Loskot)

C. Robert Loskot
Assistant County Attorney

ENCLOSURE ENFORCEMENT LETTER TO MAJCHRAZAK-11819 BELAIR ROAD-KEVIN KEENE-COMPROMISE.WPD

I hereby certify, this 5th day of October, 2004, that I have reviewed the terms set forth hereinabove, and agree that each is and shall become the terms of the compromise and settlement into which my client, George Majchrzak, Inc., is entering with Baltimore County, Maryland.

(Handwritten signature: Kevin K. Keene)

Kevin K. Keene, Esquire
808 South Main Street
Bel Air, Maryland 21014-4112

Attorney for George Majchrzak, Inc.