

June 20, 2011

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

Re: 11819 Belair Rd, Tax ID 1107059000, G&M Auto

Dear Sirs,

I request that you take action to ensure that the use of the subject property is in compliance with all applicable regulations of BCZR §1A04 and others. This complaint pertains to the house parcel to the southwest of the main service garage.

Although zoned RC5, this property is being used by the adjacent service garage for business purposes for the display of vehicles for sale. George Majchrzak, Inc. purchased this property in 2001, and attempts to upzone it to BM were denied during both the 2004 and 2008 CZMP, so the owner is well aware of its current RC5 zoning.

During a previous Code Enforcement action, the Assistant County Attorney made an agreement (attached) with the owner that four vehicles with dealer tags and sales stickers in the windows could be parked on the property. The stated purpose was so that the occupants of this house (the owner's daughter and her husband), the owner, and his wife could park the vehicles they regularly use. Since then, the intent has been continuously violated. Although the community objected to that agreement, I realize that it stands and governs what Code Enforcement can now do regarding this case.

The agreement did not, and should not, allow open selling of vehicles on this property, such as posting of signs or inviting customers to examine those vehicles. In fact, there are often more than four vehicles parked on this property without normal tags on the front as pictured below. Without trespassing, I have no way to verify if these vehicle are displaying the required dealer tags on the rear.

Recently, two boats have been parked in front of this house, as pictured, in violation of the BCZR. Note that the agreement specifically called for compliance with Section 415A.1.A. No variance has been granted for this. In addition, a sign advertising one of the boats for sale has been placed as pictured, in violation of Section 450. This sign is likely to not be there during the week when an inspector visits the site.

I request that action be taken to limit G&M Auto's use of this property to exactly what the BCZR allows in RC5 and what the agreement stated, and no more. This means no more than 4 dealer-tagged vehicles at any instant, no vehicles without tags at any time, and no recreational vehicle of any kind parked in front.

Thank you for your assistance in this matter. If there are any questions regarding this, please contact me.

Regards,

Michael Pierce
7448 Bradshaw Rd
Kingsville, MD 21087

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410 817-4795

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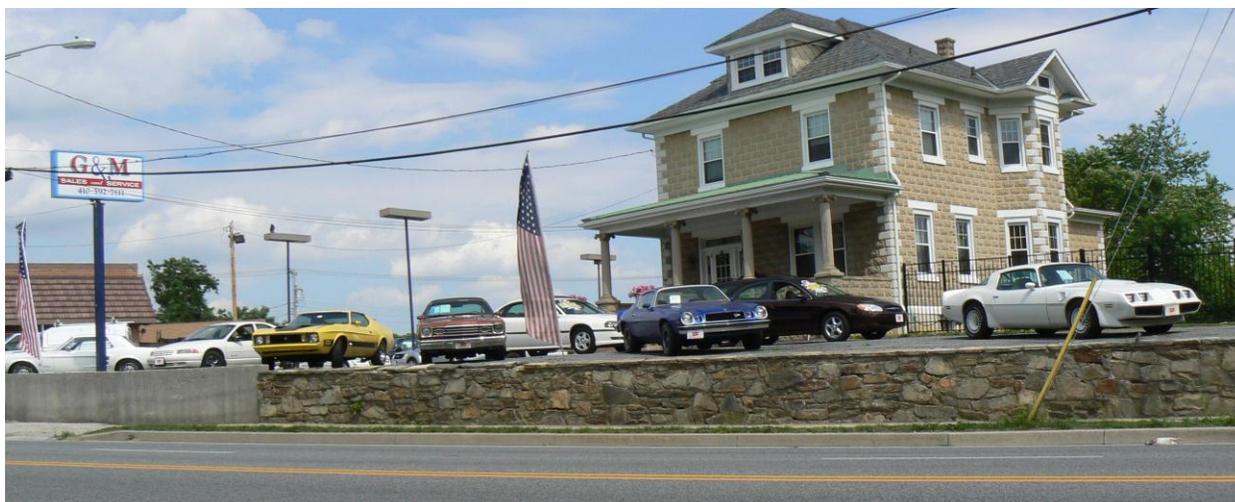
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Photo taken June 17, 2011



June 17, 2011



June 1, 2010