

December 12, 2012

Code Inspections and Enforcement
ATTN: Patrick Williams
County Office Building
111 W Chesapeake Ave
Towson, MD 21204

Re: 11825 Jerusalem Rd (aka 11825 Belair Rd), Tax ID 1107059000, G&M Auto, Case #117729

Dear Mr. Williams,

In addition to the issues related to the failure of the owner to comply with the site plan, which we discussed several weeks ago, I would like to bring to your attention the lingering issues regarding the signage at this property. There are multiple violations as following:

1. Signs on fence, etc.

The pictured sign, a coroplast image of the US flag overwritten with words was a replacement for another sign which the previous inspector ordered removed several years ago. I was told a year ago that, after internal discussions, it was agreed that these signs must be removed and are not protected by any "personal message" provision or the exception for "flags". The previous inspector told me last January that he was going to take action, but never did. I should note that I can see one of these signs from my property. As I remember, Lionel's comment when he saw the photo was that it is "offensive".



2. Temporary banner

This temporary sign is put up almost every day. Several years ago the owner was cited for such a sign and promised not to do it again.

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3. Wall signs

There are numerous wall signs on all sides on the building, some of which are pictured. The BCZR Section 450 limits this property to 3 wall signs. no more than 2 per facade, with any illumination only when the business is opened. "Grandfathering" cannot be claimed as the 15-year abatement period for compliance with 450 has passed. In fact, most of these signs were removed several months ago when the building was painted, after which they were put back up.

In addition, the CR District restrictions in BCZR Section 259.3 limit the building to a single, non-illuminated wall sign of no more than 8 sq feet. Some of the current signs are illuminated all night (and I can see one from my property). There is no reason why these restrictions should not be enforced.



Once again, let me make it clear that the intention is to force the owner to go through the proper legal process for getting a variance for more signage than allowed by the BCZR. Considering the location on multiple roads and the size of the building, I feel confident that all residents would agree to some relaxation of the restrictions. I certainly would, as I did in a previous case in Fork.

Thanks for your assistance in this long-running case.

Regards,

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