

January 25, 2006

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

Re: Code violations at 7400 and 7402 Bradshaw Rd (being used by G&M Auto)

Dear Sirs,

The undersigned request that you investigate and issue correction notices and citations as appropriate at the subject properties. These properties, parcels 59 and 255 on tax map 55, are zoned BM CR. They are owned by MLM, LLC, which was registered April 2003 to Robert E Jacobson, Esq., 606 Baltimore Ave, Towson (see attached copy). According to a 30 January 2002 mortgage to George Majchrzak, Inc, which included parcel 59, "MLM" is Thomas Murphy, Dawn Lawrence, and Daniel Murphy. The articles of incorporation for MLM LLC state that "the purposes for which the Company is formed are to engage in the business of real estate ..."

An aerial view with zoning boundaries from the county web site, with parcel boundaries added, is included. (Note that the zoning boundaries are apparently incorrect in the County's data base, being that they are depicted as extending into the adjacent residential properties. We believe that they are, in fact, coincident with the property lines.) There are now many more vehicles stored on parcel 255 than there were when this picture was taken a few years ago. The second aerial photo is from several years before MLM LLC purchased this lot, when a lawn maintenance company used it to store a few vehicles, a condition which we found generally consistent with the rural character of our community. MLM LLC purchased this parcel on 21 November 2002 and G&M Auto began using it at about that time.

These parcels are being used as auxiliary storage and parking lots for G&M Auto of 11825 Belair Rd, operated by George Majchrzak, Inc., said corporation being revived on January 10, 2006 after being forfeited in 2003 (although in constant operation).

Parcel 59 is the public parking lot for the mortgage company business operated by MLM LLC on parcel 58, and is directly across Jerusalem Road from a historic property, St John's Church. Parcel 255 is a storage yard behind the mortgage company's building, and both parcels are immediately adjacent to several RC5-zoned properties.

In particular, we note the following, which are depicted in the attached photos:

**1. Violation of BCZR Section 405A, Storage of Disabled Motors Vehicles on Service Station Premise**

These properties are being used as an adjunct to the Service Station business at 11825 Belair Rd, which is located directly across Bradshaw Rd. Although many disabled vehicles are stored on this property, they are not screened from view of the adjacent roadway and properties as required.

**2. Violation of BCZR Section 408, Junkyards**

There are many unlicensed vehicles kept on parcel 255 which are in various states of disassembly. Several of the complainants have witnessed Mr. Majchrzak moving vehicles in this lot with a fork-lift. He admitted to one that he is using these vehicles for spare parts to repair others.

**3. Violation of State Code, Transportation, Title 13-402(a)(2)(ii)**

Unlicensed vehicles are being kept on the parking lot (parcel 59) normally used by the public, which is adjacent to the mortgage business on parcel 58.

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#### 4. Violation of BCZR Section 233

New automobile sales facilities (which G&M operates at the adjacent property) are allowed in this BM zone but Section 233 states "provided that dismantled or junked cars unfit for operation on the highways may not be stored outdoors".

We believe that various county codes and state laws allow for only the following on these properties:

1. Licensed, non-operational vehicles (waiting to be repaired)
2. Unlicensed, operational vehicles (waiting to be sold)
3. Licensed, operational vehicles (parking for employees, customers, etc.)

This matter is particularly serious, since, due to the lack of sufficient parking caused by this storage of junk vehicles, G&M employees, customers, and delivery personnel are forced to park within the right-of-way of local roadways, causing a dangerous traffic situation. Further, the wells of most of the complainants are at risk of being contaminated by pollutants from this site.

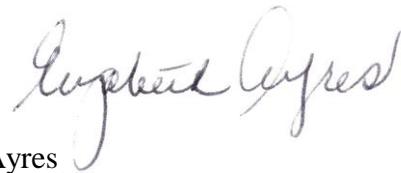
We request that action be taken to cause the removal of junk vehicles from this site and to ensure that no unlicensed, non-operational vehicles are kept stored here and that all unlicensed vehicles are properly parked.

Thank you for your assistance in helping to protect our community.

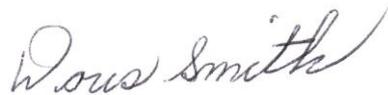
Regards,



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



Elizabeth Ayres  
7423 Bradshaw  
Kingsville, MD 21087  
410 592-3017



Doris Smith  
7427 Bradshaw Rd  
Kingsville, MD 21087  
410 592-5595



Carole Maier  
P.O. Box 146  
Kingsville, MD 21087  
410 592-5820



Doug Behr  
7451 Bradshaw Rd  
Kingsville, MD 21087  
410 592-6009



Robin Beers  
12442 Jerusalem Rd  
Kingsville, MD 21087  
410 592-6960

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Additional complainants:

Keith Gibson 7424 Bradshaw Rd Kingsville MD 21087

Ila Christenbury  
12009 Cedar Lane Kingsville, MD 21087

Michael A. Tusch  
7064 Connection Road Kingsville, MD 21087

Charlotte Pine 13310 Fork Road Baldwin Md 21013

Angelo P. Lasceda  
6 Longknoll Way Kingsville, MD 21087

Joe Spinoso  
10 DARNEY Ct. KINGSVILLE MD 21087

Samuel Helbert 11924 DERICH RD. FRANKLINVILLE, MD. 21156

Bill Fiege 9 Longcreek Ct Kingsville, Md 21087



Maryland Department of Assessments and Taxation 4

**Taxpayer Services Division**

301 West Preston Street W Baltimore, Maryland 21201

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**Taxpayer Services Division**

**Entity Name: MLM, LLC**

**Dept. ID #: W07344260**

**General Information** | **Amendments** | **Personal Property** | **Certificate of Status**

**Principal Office (Current):** 606 BALTIMORE AVEUE, SUITE 401  
TOWSON, MD 21204

**Resident Agent (Current):** ROBERT E. JACOBSON, ESQUIRE  
606 BALTIMORE AVEUE, SUITE 401  
TOWSON, MD 21204

**Status:** ACTIVE

**Good Standing:** Yes

**Business Code:** Other

**Date of Formation or Registration:** 04/03/2003

**State of Formation:** MD

**Stock/Nonstock:** N/A

**Close/Not Close:** Unknown

**Link Definition**

**General Information** General information about this entity

**Amendments** Original and subsequent documents filed

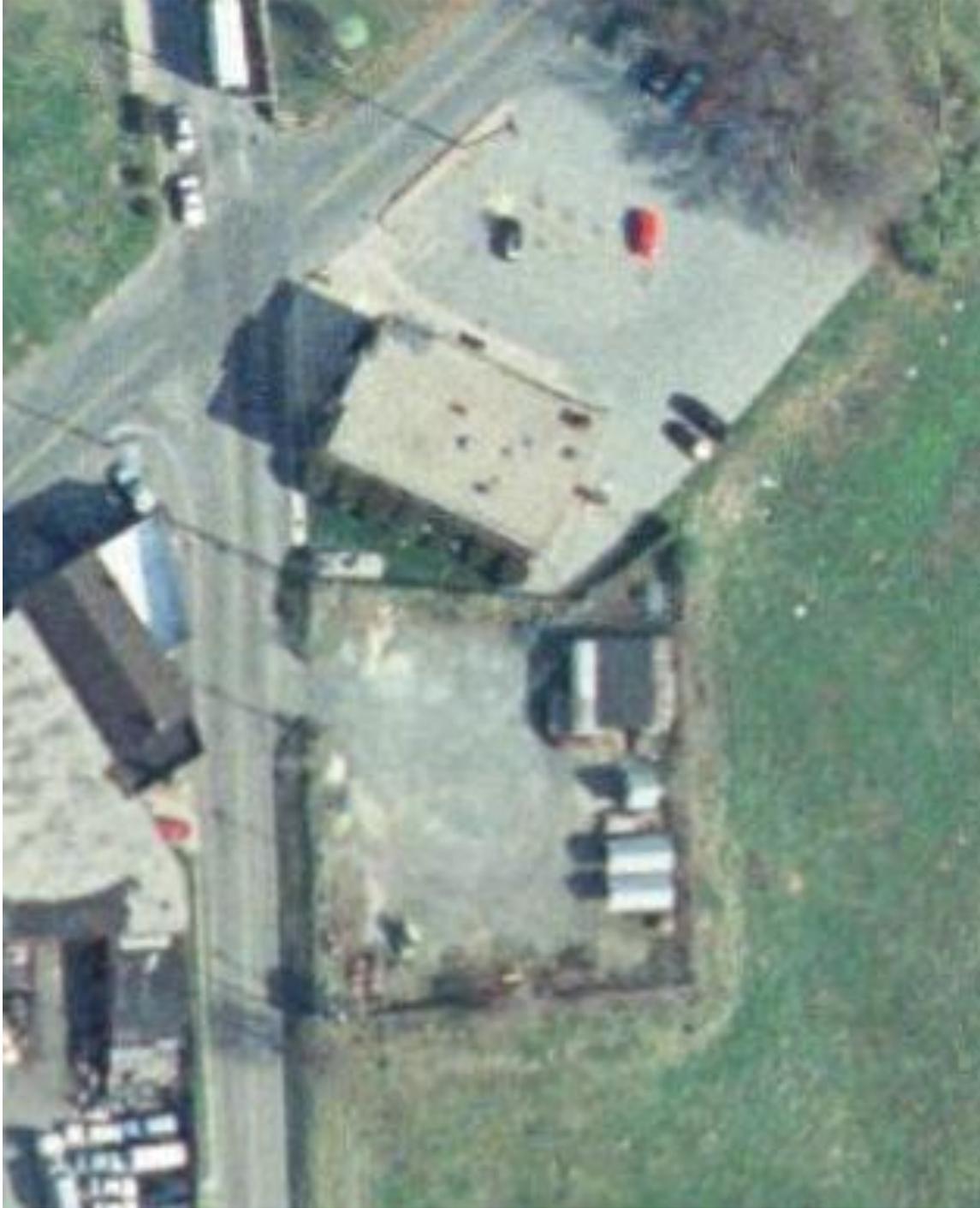
**Personal Property** Personal Property Return Filing Information and Personal Property Assessments

**Certificate of Status** Get a Certificate of Good Standing for this entity.

January 25, 2006 - 7400 and 7402 Bradshaw Rd  
Aerial view, with zoning boundaries (blue) and parcel lines (black)



January 25, 2006 - 7400 and 7402 Bradshaw Rd  
Aerial photo taken pre-2002



January 25, 2006 - 7400 and 7402 Bradshaw Rd



#5484 - 14 Aug 2005 - Unlicensed vehicle (apparently non-operative) on Parcel 59



#5485 - 14 Aug 2005 - View over back fence into parcel 255



#5486 - 14 Aug 2005 - View through front gate (from Bradshaw)



#5488 - 14 Aug 2005 - View through front fence (from Bradshaw)



#5716 - 6 Nov 2005



#5842- 12 Dec 2005 - 4 unlicensed vehicles on public parking lot, Parcel 59 (no tags on rear)

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Vehicles on parcel 255 in various states of disassembly (22 January 2006)

