

January 24, 2017

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

Re: JSI Automotive, 11854 Belair Rd, Kingsville, 21087 (now Zoned RCC)

Dear Sirs,

I request that action be taken to address the following violations at the subject property. **Please ensure that the inspector reads this letter and addresses all items.** These issues continue to cause a serious traffic problem besides being unsightly. I expect to be contacted to discuss this matter if Code Enforcement decides not to take action on any of these issues. In general, the violations are mostly "failure to comply with the site plan" from the order in Case 1991-0250 when the site was declared a "legal non-conforming service garage". The following are virtually the same as the complaint I filed in March of last year, which resulted in no action according to your own website (although the junk did mysteriously disappear).

Junk

As pictured below, there is again a pile of junk on the south end of the building. The owner was ordered to clean up this area on several previous occasions. Each time he cleans it up, it just reappears. The order from the 1991 Zoning hearing states: "the Petitioner shall store all automotive parts, tires, and recyclable materials inside of the premises or in an enclosed area behind the building."

Storage of disabled, damaged, and unlicensed vehicles

As ordered by citation dated May 7, 2014, "no outside storage of damaged/disabled vehicles" is allowed. Even if hidden behind a fence, this should still constitute an illegal "junk yard". The inspector's photo for Case 0139387 showed many such vehicles leading up to the citation. They are still there. The size of the fenced-in area in the rear was illegally increased some years ago to accommodate additional junked vehicles, now larger than shown on the approved site-plan (and taking away more customer and employee parking spaces).

Further, there are many unlicensed vehicle in areas that are supposed to be used for customer parking on the approved site plan. (See 2nd photo below.)

Selling used vehicles

The sale of used vehicles is not allowed in a RCC zone. While some claim that this use is allowed by virtue of the service garage use, I verified in a conversation with Mr. Jablon on Feb 16, 2012 that this is not true if the service garage itself is a "legal non-conforming" use, which it was declared to be in 1991. The use of this property to sell vehicles is adding to the traffic problem, since it takes up parking spaces that should be used for the service garage and the separate retail and apartment uses. (The apartment was not an approved use in the site plan.)

Parking

Too many vehicles are being parking in front of this business. The parking lot should be striped as stated in a letter from the inspector on Dec 1, 2005. The site plan from 1991 shows 4 parking spaces in front and the order specifically prohibits overnight parking of damaged or disabled vehicles here. The other allowed parking spaces are on the side and behind the building. The site plan requires a total of 16 parking spaces. Most of these spaces are continuously filled with vehicles apparently waiting to be repaired (or sold).

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Shed

As noted by the May 7, 2014 citation, the "non-permitted shed [is] located in required parking spaces without an approved site plan". The site plan approved in 1991 is still valid, as there has been no Zoning Hearing since then to modify it. Although the case was closed on July 29, 2014 as "in compliance" the shed was never removed. It also exacerbates the parking situation. It takes up parking spaces, including those marked as "handicapped" in the site plan.

Tires

There is a large pile of tires behind the building. While there is a state-issued permit for tires at this property, I do not believe they should be stored in this way. (I live downstream.) The order in 1991 requires that they be stored "in an enclosed area". One must assume this means "not seen from the roadway"

Please contact me if there are any questions of doubts about these issues and include Councilman Marks on your written reply to this letter.

Regards,

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

cc: David Marks, Re: CZMP Issue 5-048

January 24, 2017



Taken January 22, 2017 from neighboring property



Photo taken from Sunshine Ave.