

March 5, 2012

Arnold Jablon

Permits, Approvals, and Inspections

Re: Code Enforcement, 11854 Belair Rd, Case #103320

Dear Mr. Jablon,

As a result of our meeting on February 16, I have looked into the matter of the subject property, especially with regards to the selling of used vehicles.

I believe that the essential document is the results of a hearing on Case 1991-0250 in which the owner at the time requested a determination for "the non-conforming use and site layout as a service garage", which was granted (order and plat attached).

The present owner, Jeff Insley, acquired title to the property in three transactions of 1/3 interest each from the three previous owners, tenants in common, in 1993, 2001, and 2005. In fact, Jeff Insley's name appears on the petitioners sign-in sheet for the 1991 hearing, so he was aware of the action.

I believe that you had indicated that such a determination of non-conforming use would prohibit an increase in the use by selling used vehicles, even if otherwise allowed.

Two of the present issues are the parking of vehicles for sale on this property, generally too close to the roadway (Belair Rd), as well as the parking of other vehicles in front, often non-operational. You will note in the comments submitted for the hearing that SHA had a concern with "the number of entrances, and parking spaces too close to the existing entrance", and that Baltimore County Traffic Engineering "strongly supports the SHA's comments".

I believe that the owner should be required to stripe the property as shown in the site plan, and restrict parking to those marked spaces. (See attached letter of December 1, 2005 on the subject.)

Thanks for your assistance on this matter.

Regards,

Michael Pierce
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