

November 12, 2013

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

Re: Case #139387, JSI Automotive, 11854 Belair Rd, Kingsville, 21087 (Zoned BL CR)

Dear Sirs,

I note that someone else filed a new complaint against the subject property last week, so I will submit the following additional complaint and information which I have been planning to do for some month..

In spite of numerous previous complaints, the dangerous situation caused by this business has not been corrected. The most recent case #103320 was opened in October 2011 and closed March 19, 2013 without any apparent correction.

In recent months, I have observed traffic on Belair Rd having to take evasive action to avoid vehicles backing out of the parking lot at the subject address. Further, I have often had to contend with such vehicles while I was making the left turn on a protected left arrow from Bradshaw onto south-bound Belair Rd.

These problems are due to the extremely limited size of the parking lot and its misuse to park inoperable vehicles and ones for sale, as well as illegal storage. In fact, vehicles are permanently parked partly in the right-of-way, often a foot or two from the travel lanes of the adjacent roads.

These issues were addressed in a Zoning Hearing, case 1991-0250-SPH which established only four parking spaces in the front, and stipulated that the rest of the needed spaces were to be on the side and behind the building. Most of that space is now taken up by inoperable (and junked) vehicles. In addition, during that hearing in 1991, the State Department of Transportation required that "two of the three entrances onto Belair Road be closed". This requirement was supported by the Baltimore County Department of Public Works. Instead, whatever curbing that existed at one time, which split the area into three 38-foot wide driveways, has been removed to result in one, single 170-foot driveway along Belair Rd, which continues right around the corner a further 60 feet on Sunshine Ave., right at this dangerous intersection.

At the same time in 1991, the comments from the Office of Planning and Zoning were that "damaged or disabled motor vehicles should not be stored overnight in front of the building", and I have to understand that this condition is considered to be a part of the final order.

Part of the reason that there is limited parking is that the fenced-in storage area was expanded several years ago in violation of the storage limit provided by the BCZR 259.3.C.6.b and beyond what was approved by the cited case. And recently, a "temporary" storage shed has been placed alongside the building, in the area designated for (handicapped) parking in the approved site plan.

I have attached a copy of a part of the site plan. The full approved order and plan being available from Zoning.

I request that action be taken to ensure that this property is returned to compliance with the provisions and limits resulting from the Zoning Hearing in case 1991-0250-SPH. Compliance

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with the terms of this case would not cause a hardship for the owner who, incidentally, was in attendance at that hearing in 1991 prior to purchasing this property. This compliance would be a big improvement to the safety of this intersection, and needs to be done before there is a serious crash.

Thank you for your assistance in this matter.

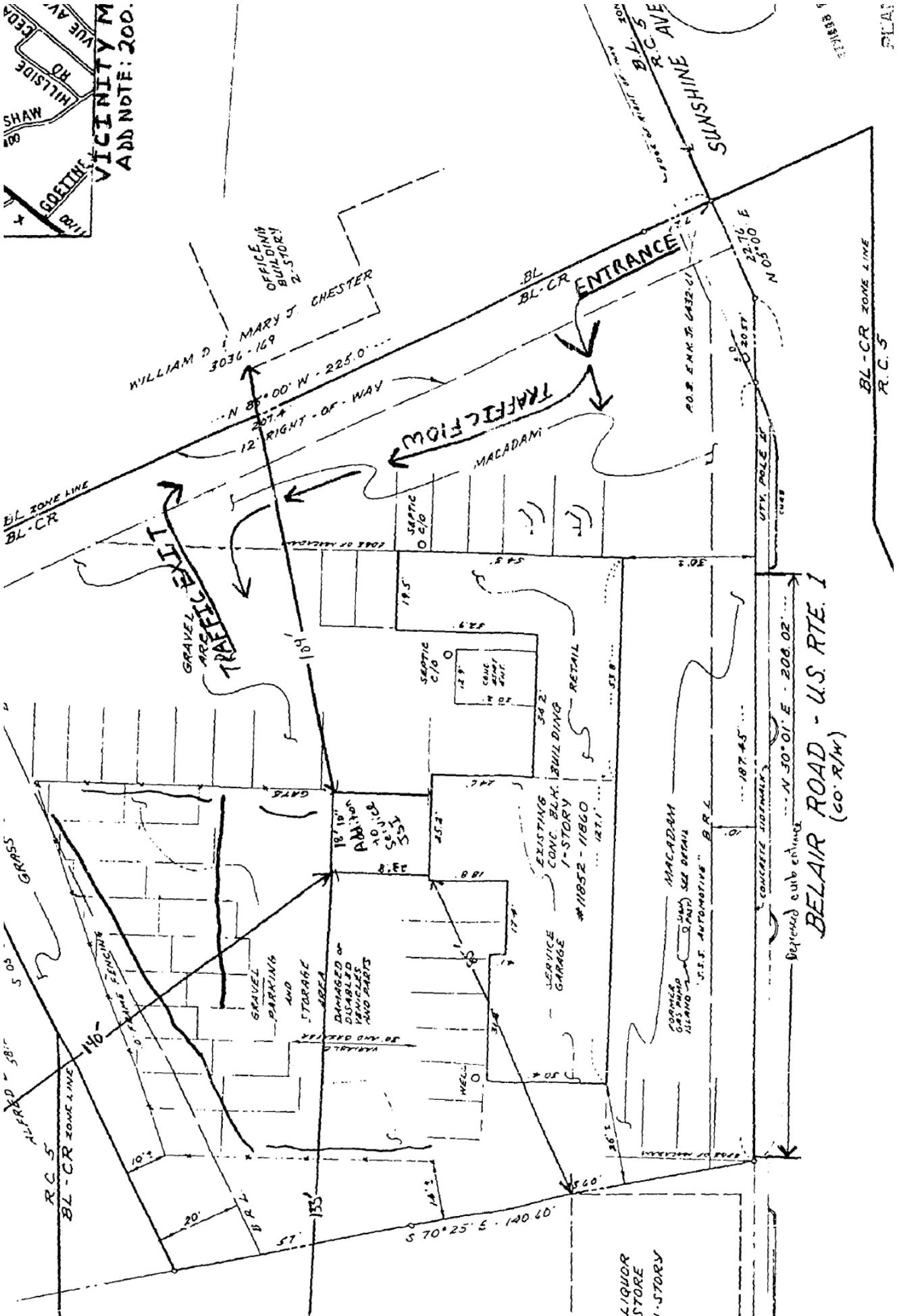
Regards,

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

cc: Greater Kingsville Civic Association



VICINITY MAP
ADD NOTE: 200.



BL-CR ZONE LINE
R.C.S

BELAIR ROAD - U.S. RTE. 1
(GO. R/W)

Deferred curb entrance N 30° 01' E 208.02'

CONCRETE SIDEWALK

187.45'

N 05° 00' E 227.6'

P.O.B. E.M.K. 32-6432-C

BL-CR

ENTRANCE

BL-CR

OFFICE BUILDING 2-STORY
MARY J. CHESTER
3036-169
WILLIAM D.

N 85° 00' W - 225.0'

12' RIGHT-OF-WAY

TRAFFIC FLOW

MACADAM

TRAFFIC FLOW

GRAVEL DRIVE

GRAVEL ARC

GRAVEL DRIVE

GRAVEL DRIVE