

## Archive: Comprehensive Zoning 2004

### GTCC & Yorkshire/Haverford Community Comprehensive Zoning Issues 2004 5th Revision-6/10/04-Lou Miller, President GTCC, FINAL 8-31-04

GTCC - Bold - GTCC, Inc. comments, Non bold italic is added comment on PD recommendation

PD - Planning Dept. Preliminary Recommendation

PB - Planning Board Recommendation to Council

BC Council Decision 8/31/04

(\*\*\*) Indicates citizen's recommendation, (#) Changed Citizens's recommendation)

Issue: 3-001

Who: Staff

Location: S/E Cor. York Rd. & Belona Ave.

Exists: BL AS 1.654, DR 5.5 0.007, BL 0.014, Total 1.675

Wants: BL 1.652, DR 3.5 0.023, Total 1.675

GTCC Recommend: Remove AS. Do not change property lines, Leave BL 1.654

PD - Remove AS, Left BL and DR 3.5

PB - BL 1.652 & DR 5,5 0.023

BC Council - Removed AS, Left BL 1.652 & DR 5.5 0.023, Total 1.675 (\*\*\*)

Issue: 3-002

Who: Staff

Location: 1509 York Rd., S/E Cor. York Rd & Thornhill Rd.

Exists: BL AS 0.650, Total 0.650

Wants: BL 0.582, RO 0.049. DR 3.5 0.019, Total 0.650

GTCC Recommend: Remove AS. Do not change property lines, leave BL 0.650

PD - Remove AS, Left BL, RO, DR 5.5

PB - BL 0.582, RO 0.049, DR 5.5 0.019

BC Council - Removed AS, Left BL 0.582, RO 0.049, DR 5.5 0.019, Total 0.650 (\*\*\*)

Issue: 3-003

Who: Staff

Location: E/S York Rd between Evans Ave & Belfast Rd

Exists: BL AS 1.454, DR 5.5 0.022, Total 1.476

Wants: DR 5.5 0.014, BL 1.482, Total 1.476

GTCC - Recommend: Remove AS. Do not change property lines, leave BL 1.454

PD - Remove AS, Left BL, DR 5.5

PB - BL 1.462 & DR 5.5 0.014

BC Council - Removed AS, Left BL 1.462 & DR 5.5 0.014, Total 1.476 (\*\*\*)

Issue: 3-004

Who: Staff

Location: N/E Cor York Rd & Timonium Rd.

Exists: BR AS 0.001, BL AS 0.837, DR 5.5 0.016, Total 0.854

Wants: BL 0.819, BR AS 0.010, BR IM 0.010, BR 0.015, Total 0.854

GTCC - Recommend: Remove AS. Do not change property lines, leave BL 0.837

PD - Remove AS from BL, Left BR AS, BR IM, BR

PB - BL 0.844 & BL 0.010

BC Council -- Removed AS, Left BL 0.844 & BL 0.010, Total 0.854 (\*\*\*)

Issue: 3-005

Who: Staff

Location: E/side York Rd, N & S sides of Scott Adam Rd.

Exists: BL AS 6.819, ML AS 0.008, BR AS 0.388, RO 0.216, DR 16 0.518, BR 0.005, Total 7.954

Wants: BL 7.355, DR 16 0.526, RO 0.073, Total 7.954

GTCC - Recommend: Remove AS. Do not change property lines, leave all zoning as exists.

PD - Removed all AS, Left BL, DR 16, RO  
PB - DR 16 0.526, RO 0.073, BL 7.355  
BC Council -- Removed AS, Left BL 7.355, DR 16 0.526, RO 0.073, Total 7.954 (\*\*\*)  
Issue: 3-010  
Who: Herbert Stevenson, Jr.  
Location: 4 Cinder Rd, ES of York Rd.  
Exists: DR 5.5 0.224, BR 0.006, BM 0.027 Total 0.257  
Wants: BL 0.257, Total 0.257  
GTCC - Recommend: Leave zoning as DR 5.5, 0.257. Do not change property lines.  
See #1 comment attached for history and reasons for denial of change.  
PD - Left zoning as is DR 5.5, BR, BM.  
PB - DR 5.5 0.257  
BC Council - DR 5.5 0.257, Total DR 5.5, 0.257 (\*\*\*)

Issue: 3-012  
Who: Staff  
Location: 150' E of York Rd., S of Cinder Rd  
Exists: DR 5.5 0.150, BR 0.001, BL 0.001, Total 0.152  
Wants: BL 0.111, BR 0.039, ROA 0.002, Total 0.152  
GTCC - Recommend: No change, leave property lines and zoning as exists, DR 5.5. 0.150  
PD - Leave zoning as is DR 5.5.  
PB - DR 5.5, 0.152  
BC Council - DR 5.5 0.152, Total DR 5.5, 0.152 (\*\*\*)

Issue: 3-013  
Who: Staff  
Location: S side Evans Rd 300' E of York Rd.  
Exists: DR 5.5 0.237, Total 0.237  
Wants: DR 5.5 0.012, RO 0.225, Total 0.237  
GTCC - Recommend: Leave Zoning and property lines as exist, DR 5.5, 0.237.  
See #2 Issue 3-013 S side of Evans Rd 300' E of York Rd. with attachment.  
PD - Leave zoning as is DR 5.5.  
PB - DR 5.5, 0.237  
BC Council - DR 5.5, 0.237, Total DR 5.5, 0.237 (\*\*\*)

Issue: 3-014  
Who: Staff  
Location: N & S sides Gorsuch Rd  
Exists: DR 3.5 0.296, RO 0.031 Total 0.327  
Wants: RO or DR 3.5 0.327, Total 0.327 \*\*\*Change from 3rd review  
GTCC - Recommend: Change RO, 0.031. to DR 3.5, Thus DR3.5 = 0.327  
Move RO zoning line west to property lines as exist.  
PD - Left existing zoning DR 3.5, RO  
DIFFER WITH PD RECOMMENDATIONS DUE TO CHANGE THIS COPY OF ISSUES  
PB - DR 3.5, 0.296 (See overlay map), Total DR 3.5, 0.327  
BC Council - DR 3.5, 0.327 (Moved Ro line west to property line. (\*\*\*)

Issue: 3-015  
Who: Staff  
Location: N of Aylesbury Rd, 150' E of York Rd  
Exists: DR 3.5 0.396, RO 0.122, Total 0.518  
Wants: DR 3.5 or RO 0.518, Total 0.518 \*\*\*Change from 3rd review  
GTCC -Recommend: Remove RO .122, change to DR 5.5 for .518 Total  
PD - Leave zoning as is DR 3.5 & RO  
Differ with PD due to change this copy of Issues  
PB - DR 3.5, 0.462 & RO, 0.056  
BC Council - DR 3.5, 0.462 & RO, 0.056, Total 0.518 (\*\*\*)

Issue 3-016

Who: Staff

Location: 200' E of York Rd, 350' N of Haddington Rd

Exists: BL 0.088, DR 5.5 0.006 Total 0.094

Wants: BL or DR 5.5 0.094 Total 0.094

GTCC - Recommend: No change. Leave zoning and property lines as exist.

No buffers to DR properties.

PD - Leave zoning as is DR 5.5 & BL

PB - BL 0.088 & DR 5.5, 0.006

BC Council - BL 0.088, DR 5.5, 0.006, Total 0.094 (\*\*\*)

Issue 3-017

Who: Staff

Location: N & S Sides of Margate Rd.

Exists: BR AS 0.101, DR 5.5 0.248 Total 0.349

Wants: BR AS or DR 5.5 0.349 Total 0.349

GTCC - Recommend: No change. Leave zoning and property lines as exists.

No buffers to DR properties.

PD - Leave Zoning DR 5.5, Removed BR AS

PB - DR 5.5, 0.349

BC Council - DR 5.5, 0.349, moved BR AS 0.101 west, Total DR 5.5, 0.349 (\*\*\*)

Issue: 3-018

Who: Ko-Pen Wang/Shu-Lian Wang

Location: 10899 York Rd N of Sherwood Rd.

Exists: DR 3.5 1.886 Total 1.886

Wants: RO 1.886 Total 1.886

GTCC -- Recommend: Do not change zoning. Purchase was made by auction 4/16/01.

Property is listed on the Historical Listing in Baltimore County.

Purchase was a speculative venture. If the doctor does not wish to live on the property and conduct medical business then why attempt to have zoning changed to RO for other business purposes? Why allow the owner to increase his value by and change in zoning?

There are some "bad" deals and some "good" deals made. This was a "bad" deal. He could sell at

at auction to the next buyer who may decide to renovate this valuable property.

PD - Changed zoning to RO

DIFFER WITH PD RECOMMENDATION

PB - DR 3.5, 1.886

BC Council -- DR 3.5, 1.886, Total DR 3.5 1.886 (\*\*\*)

Issue: 3-019

Who: Staff

Locations: Between Croftly & Thornton

Exists: BL AS 0.004, RO 0.009, BR 5.5 0.292, Total 0.305

Wants: RO or DR 5.5 0.305 Total 0.305

GTCC - Recommend: No change. Leave zoning and property lines as exists. No buffers on property.

PD - Leave zoning as is.

PB - DR 5.5, 0.305

BC Council - DR 5.5, 0.305, Removed BL AS, RO, and BR, Total DR 5.5, 0.305.(\*\*\*)

Issue: 3-020

Who: Staff

Locations: Seminary Ave, 225' E of York Rd

Exists: DR 5.5 0.057, RO 0.086 Total 0.143

Wants: BL AS or RO or DR 5.5 0.143 Total 0.143

GTCC - Recommend: No change. Leave zoning and property lines as exists, RO 0.143.

PD - DR 5.5, RO, BL AS  
PB - DR 5.5, 0.089, RO 0.029, BL AS 0.02  
BC Council - DR 5.5, 0.143, Removed RO, 0.086, Total DR 5.5 0.143 (\*\*\*)  
Issue: 3-042  
Who: GTCC & Yorkshire Haverford Comm. Assoc.  
Location: 2 Cinder Rd, 200' E of York Rd.  
Exists: BR 0.021, DR 5.5 0.003, BM 0.310 Total 0.334  
Wants: DR 5.5 0.240, BR 0.094, Total 0.334 \*\*\* Added sentence to this issue.  
GTCC & Yrk-Hvd - Recommend: Change zoning to DR 5.5 original zoning prior to the BL zoning in the 80's and the BM zoning with covenants in CZ 2000.  
See covenant attached, item D 10. This agreement states Nationwide Auto nor William Schaefer will not oppose changing the zoning back in CZ year 2004. GTCC & Yorkshire/Haverford both signed the covenant and desire to exercise that clause this year. Nationwide can use as non-conforming use for parking used cars in connection with his new car dealership at 2085 York Rd. (Adjoining lot)  
PD - Change BM to DR 5.5 (Per covenant)  
PB - DR 5.5, 0.240, BR 0.094  
BC Council - DR 5.5, 0.334, Total DR 5.5, 0.334 (\*\*\*)

Issue: 3-044  
Who: 2066 York Rd Partnership  
Location: 2066 York Rd, 500' S of Timonium Rd.  
Exists: BR IM 0.055, ML IM 0.693, BL 0.715, BR 0.013, BLR 0.001, Total 1.477  
Wants: BL 1.477 Total 1.477  
GTCC -Recommend: Yes, agree to change zoning as requested.  
Agree with the Petitioners comments.  
PD - Change zoning to BL  
PB - BL 1.477  
BC Council -- BL 1.477, Total BL 1.477 (\*\*\*)

Issue: 3-049  
Who: Joanne Baldanza  
Location: 10627 York Rd, 65' S of Hillside Rd.  
Exists: DR 3.5 0.022, RO 0.377, CB 0.089, Total 0.486  
Wants: BM 0.486, Total 0.486  
GTCC - Recommend: No change in zoning. Leave as RO 0.488.  
See # 3 Issue 3-049 10627 York Rd, Joanne Baldanza comments attached.  
PD - Changed zoning to CB. DIFFER WITH PD RECOMMENDATION. SEE #3 ATTACHMENT  
PD - CB  
BC Council - CB 0.486, Total CB 0.486 (#)

Issue: 3-050  
Who: Louis Mangione & Rosemary Mangione Juras  
Location: 1 Greenside Rd, 500' E of York Rd.  
Exists: DR 5.5 2.209, RO 0.223, OR 1 0.069 Total 2.501  
Wants: RO 2.501 Total 2.501  
GTCC - Recommend: Allow Dulaney Valley Improvement Association to handle this Issue.  
See DVIA letters attached in file for this Issue 3-050 and 3-051 following. DVIA is a paid member of GTCC.  
PD - Did not change zoning, let it exist as is.  
PB - RO 2.501  
BC Council - RO 2.501, Total RO 2.501 (Per Covenant with Delaney Valley Improv Assocn. (\*\*\*)

Issue: 3-051  
Who: Nicholas B & Mary C Mangione  
Location: S/W Cor. Greenridge Rd & Tenbury Rd.

Exists: DR 5.5 0.862, DR 3.5 0.001, Total 0.863

Wants: RO 0.863, Total 0.863

GTCC - Recommend: Allow Dulaney Valley Improvement Association to handle this Issue. See DVIA letters attached in file for this Issue 3-051 and 3-050 preceeding. DVIA is a paid member of GTCC

PD - Left zoning as is.

PB - RO 0.863

BC Council - RO, 0.863, Total RO, 0.863, Per covenant with Dulaney Valley Improv. Assocn. (\*\*\*)

Issue: 3-073

Who: Cranbrook Plaza Enterprises, LLC

Location: N/W Cor. Cranbrook Rd & Ridgeland Rd.

Exists: BL 12.035, RO 1.922 Total 13.957

Wants: BM 13.967 Total 13.967

GTCC - Recommend: No change in zoning. Leave BL for local Shopping Center and RO for the eastern Office buildings. This is just a local shopping center for the professionals in the Office buildings, condo residents, apartment residents, and home owners in the vicinity. It has had various businesses over the years to serve that cliental. The RO zoning protects the residents on the eastern end. As to the parking, a fast food facility was added lately,

thus restructuring the parking lot. The food store closed and is now used as a sport bar and restaurant. It is just a local shopping center! No change.

PD - Changed BL to BM, Reduced RO, Added DR 3.5

DIFFER WITH PD RECOMMENDATION. THERE IS ONLY ONE BUSINESS THAT COULD GO IN THE BM ZONE THAT CAN NOT GO IN THE BL CURRENT ZONE. SHOULD RETAIN BL AND RO

PB - RO 1.772, DR 3.5 0.520, BM 11.665

BC Council - BM 13.43, DR 3.5, 0.52, Total 13.95 (#)

Issue: 3-074

Who: Walter L Brewer Jr

Location: N/E Cor. Roosevelt & Broad St.

Exists: OR 2, 2.735 Total 2.735

Wants: BL 2.735 Total 2.735

GTCC - Recommend: No change from the OR 2 zoning placed on the property as the result of the West Timonium Heights Community Study completed.

See comment list #4 Issue 3-074 N/E cor. Roosevelt St & Broad St. attached.

PD - Did not change zoning, left as OR 2

PB - OR 2,2.735

BC Council - OR 2.2735, Total OR 2.2735 (\*\*\*)

Issue: 3-075

Who: Walter L Brewer Jr

Location: N/W Cor. York Rd & Harding Rd.

Exists: RO 0.810 Total 0.810

Wants: BL 0.810 Total 0.810

GTCC - Recommend: No change from RO Zoning. These three properties, 2412, 2414, 2416 York Rd. are lots of West Timonium Heights Community. As stated on the Petition request to change the RO zoning to BL or BM was made in CZ 1996 and CZ 2000, and in addition these properties were included in the West Timonium Heights Commercial property Study done in 2001. No change was made by either of these three studies. No official plans were submitted to identify potential uses of the properties. Subsequent to the West Timonium Community study, 2418 property was sold, renovated and now has RO use as an Insurance Agency. The former owner was cited by Zoning for using the property as a BL type use. The Planning Department saw the use for RO zoning and did not recommend any changes in that study. Again these properties were purchased by the Brewer family in the 90's for speculative uses. RO is still the zoning for these properties. It is low impact traffic use and can have supporting wages for occupants.

PD - Did not change zoning, left as RO  
PB - RO 0.810  
BC Council - RO, 0.810, Total RO. 0.810 (\*\*\*)

Issue: 3-077

Who: David E Altfeld

Location: 4 Parks Ave. 240' N of Padonia Rd.

Exists: BL CCC 0.434, OR 1 0.328 Total 0.762

Wants: BL 0.762 Total 0.762

GTCC - Recommend: No change in zoning or property lines. See letter attached from County Home Park Community Assn., Inc.

PD - Did not change zoning, left as BL CCC and OR 1

PB - OR 1, 0.326, BL CCC, 0.328

BC Council - OR 1, 0.326, BL CCC, 0.328, Total 0.762 (\*\*\*)

Issue: 3-079

Who: Parkway Village LP

Location: 16 & 20 Texas Station Ct. E. of Beaver Dam Rd.

Exists: ML IM 21.298, BM IM 1.076, BR 0.093, Total 22.467

Wants: ML IM 22.467s

GTCC - Recommend: Questionable Petition - Does not present any plans for property use.

History has been major retail requests, movie complex, selling for Condo's, development for Condo's, development for Condo's with small park, and Wegman's. The essence of this request is change zoning for greater marketability. GTCC has always listened to their planning but differed with them on their uses. When this property became available for other than quarry uses pressure has been exerted for retail type zoning. The original plans for the eastern side of Beaver Dam Road and Rail line was for major Office buildings not commercial retail.

PD - Did not change zoning, left as is.

PB - BM IM, 1.078, BR 0.093, ML IM, 21.298

BC Council - BM, 21.08, BM AS, 1.28, Total 2236 (#)

Issue: 3-084

Who: Charles & Maria Blaker

Location: S/W Cor. York Rd & Cavan Dr.

Exists: DR 5.5 0.370, RO 0.037 Total 0.407

Wants: RO 0.407 Total 0.407

GTCC - Recommend: No change in zoning. See letters from Orchard Hills Community Association, a paid member of GTCC.

PD - Changed zoning to DR 5.5 as was, deleted RO

PB - DR 5.5, 0.407

BC Council - DR 5.5, 0.407, Total DR 5.5, 0.407 (\*\*\*)

Issue: 3-085

Who: AAI Corp

Location: 123 Industry Ln, 250' W of York Rd.

Exists: ML IM 27.535, MH IM 0.001, ML AS 0.569 Total 28.105

Wants: SE or OT or BR 28.105 Total 28.10

GTCC - Recommend: No change in zoning.

See # 5 Issue 3-085 AAI Corp 124 Industry Lane

PD - Deleted MR IM, left ML IM and ML AS

DIFFER WITH PD RECOMMENDATION. SHOULD DROP THE AS FROM ML.

PB - MI IM, 27.536, ML AS, 0.569

BC Council - BM IM, 24.6, BM AS, .56, ML, 2.56, Total 27.72 (#)

Issue: 3-086

Who: Seminary Galleria LLC

Location: S/E Cor. York Rd and Seminary Ave.

Exists: DR 5.5 2.796, RO 0.002, BL 0.001, Total 2.798

Wants: BL 2.798 Total 2.798

GTCC - Recommend: Allow Dulaney Valley Improvement Association to handle this Issue. See the Zoning Case file attached. The Petitioner has appealed the Zoning Commissioner's decision in favor of the Community. DVIA is a paid member of GTCC.

PD - Retained zoning as is.

PB - DR 5.5, 2.795, BL, 0.001, RO, 0.002

BC Council - DR 5.5, 2.798, Total DR 5.5, 2.798 (\*\*\*)

Issue: 3-087

Who: Erwin I Greenberg Commercial Corp

Location: N/E Cor York Rd & Shawan Rd

Exists: DR 5.5 2.796, BM CCC 0.594, MLR 8.812, BM 69.690, BLR 0.035, Total 79.137

Wants: BM CT 79.137, Total 79.137

GTCC - Recommend: Agree with zoning change. Redevelopment of the Hunt Valley Maul is needed and will provide for more jobs and residential uses of the facilities.

PD - Changed zoning to BM CT

PB - BM CT, 79.137

BC Council - BM CT, 79.137, Total 70.137 (\*\*\*)

Issue: 3-088

Who: Thomas & Maria Rafallides

Location: S/W Cor. York Rd & Lincoln Rd.

Exists: RO 0.240, DR 3.5 0.291, Total 0.531

Wants: BL 0.530, DR 3.5 0.001, Total 0.531

GTCC - Recommend: No change in zoning. The RO zoning on the front side facing York Rd. has been zoned for some time. The DR 3.5 portion on the back is an intrusion into the West Timonium Heights Community. See the study done in 2001. These owners never attended any of the proceedings. The property in the RO zone has been used.

PD - Retained zoning as is.

PB - DR 3.5, 0.291, RO, 0.240

BC Council - DR 3.5, 0.291, RO, 0.240, Total 0.531. (\*\*\*)

Issue: 3-089

Who: Thomas & Maria Rafallides

Location: N/E Cor York Rd. & Cavan Dr.

Exists: DR 5.5 0.425 Total 0.425

Wants: OR 1 0.008, RO 0.417 Total 0.425

GTCC - Recommend: No change in zoning. Orchard Hills Community Association opposes this change. See letters attached. Orchard Hills is a paid GTCC member.

PD - Retained zoning as is

PB - DR 5.5, 0.417, OR 1, 0.008

BC Council - DR 5.5, 0.425, Total DR 5.5, 0.425 (\*\*\*)

Issue: 3-100

Who: Scotts Corner Limited Partnership

Location: N/E Cor. York Rd & Scott Adam Rd.

Exists: BR AS 0.002, BL AS 0.824, Total 0.826

Wants: BM AS 0.826, Total 0.826

GTCC - Recommend: GTCC does not favor the change from BL AS to BM AS for the purpose of selling NEW cars. The lot is not satisfactory for such uses. In addition the gasoline servicing corporation may refuse further services. This service station and car wash has been there since 1985 and serves the public of York Rd, Warren Rd. & Scott Adam Rd.

PD - Changed zoning to BM AS

DIFFER WITH PD RECOMMENDATION. LOT IS TOO SMALL FOR NEW CAR SALES.

IT IS JUST A SERVICE STATION AND CAR WASH!

PB - BM AS, 0.826

BC Council - BL AS, 0.824, BR AS, 0.002, Total 0.826 (\*\*\*)

Issue: 3-101 \*\* Missed on last draft.

Who: Jim Riffin

Location: RR Right of way E of York Rd above Cedar Knoll Rd.

Exists: DR 3.5 2.052

Wants: ML IM 2.052

GTCC - Recommend: No change in zoning.

PD - Retained DR 3.5 zoning

PB - DR 3.5, 2.052

BC Council -- DR 3.5, 2.052, Total DR 3.5, 2.052 (\*\*\*)

Issue: 3-102

Who: Planning Board

Location: S/W Cor. Shawan Rd & Beaver Dam Rd.

Exists: RC 4, 6.830 Total 6.830

Wants: BL CR CF 6.830, Total 6.830

GTCC - Recommend: In discussion with Arnold Jablon on this request, he presented a reduced site plan to add approximately 2.7 acres to the current leased land. Recently, a zoning case approved the use of the barn for Office and storage use. This was put on by Mr. Gordon Harden of the Planning Board to change the zoning of 6.8 acres from RC 4 to BL-CR. The explanation given was so they could hold weddings and receptions on the grounds that the increased zoning was needed. Actually the lease the County has with the tenant does not permit such uses. This is an expansion of the original intent of the uses of this Historic building. Secondly, it presents a commercial use in the middle of RC lands. GTCC does not agree to such a change at that location. If the tenant wants to do those expanded services, let him move to an appropriate location.

PD - Retain RC 4 but added ? of BL CR possible

DIFFER WITH PD RECOMMENDATION OPEN ENDED. RETAIN RC 4 ZONING.

PB - BL CR, 3.294, RC 7, 3.546

BC Council - RC 4, 3.5, RC 7, 3.28, Total 6.78 (\*\*\*)

Issue: 3-106 \*\*Correction of Issue No. since last draft.

Who: Planning Board

Location: W of I-83, S of Shawan Rd.

Exists: ML IM 0.966, RC 2 0.499, RC 5 48.491, RC 4 1543.906, Total 1593.862

Wants: RC 7 1593.862 Total 1593.862

GTCC - Recommend: No change in current zoning. To approve this change would, in effect, rob the land owner of his land values for now and the future.

PD - Changed RC 4 to RC 7 as Publicly held land, retained other zoning of 49.862 acres.

PB - RC 7, 921.883 (Public Held Land), RC 5. 48.686, RC 4, 619.561, BL CR, 3.284, RC 2, 0.448. (The BL CR allows the change in 3-102 above)

BC Council - RC 7, 922.6, RC 5, 48.68, RC 4, 623.00, RC 2, .44, Total 1594.72 (#)

Issue: 3-105

Who: Planning Board

Location: E & W sides of York Rd. Surrounding Loch Raven

Exists: RC 4 20830.6, Total 20860.6

Wants: RC 7 20860.6, Total 20860.6

GTCC - Recommend: No change in current zoning. To approve this change would, in effect, rob the land owner of his land values for now and the future. If this is an effort to protect the water supply of Loch Raven, it is wrong to attempt to do this way. Legislative action is needed, along with Baltimore City to provide improved safety for the water supply. A contour high line should be established. From there to water code RC7.

PD - Changed RC 4 to RC 7 for 8780.942 as Publicly held land. Retained 12049.657 acres as RC 4 & 0.218 acres as BL CR.

PB - Same as Planning Department

BC Council -- See overlay map. RC 7, RC 6, RC 4, BL CR (#)

Issue 3-114

Who: County Council

Location: N of Padonia Rd 150' E of Greenside Rd.  
Exists: DR 3.5 0.015, BR 3.958, DR 5.5 0.000, Total 3.973  
Wants: DR 3.5 0.278, BR 3.547, DR 16 0.085, DR 5.5 0.055, BL 0.008 Total 3.973  
GTCC - Recommend: Change zoning to lot lines. County Home Park Association is a paid member of GTCC. (Note: If it is possible to change zoning to its prior zoning, DR 5.5 or DR 3.5, do so) This would eliminate the Assisted Living/Nursing Home Case currently in the Circuit Court. (Late Note: Circuit Court reversed the Board of Appeals 2-1 decision in favor of the Assisted Living/Nursing Home petition.)  
PD - DR 5.5, 0.055, DR 16, 0.085, BR 3.547, DR 3.5, 0.277, BL, 0.009.  
PB - Dr 5.5, 0.055, DR 16, 0.985, BR 3.547, DR 3.5, 0.277, BL, 0.009.  
BC Council - DR 5.5, .085, DR 16, .08, BR 3.05, DR 3.5, .76, BL, .008, Total 3.983 (\*\*\*)

Issue: 3-115

Who: County Council

Location: E of Falls Rd S of Shawan Rd

Exists: RC 5 292.043, RC 4 0.773, Total 292.816

Wants: RC 7 or RC 2 292.816 Total 292.816

GTCC - Recommend: Your choice. Ties to Kamenetz. Discuss at 3/23/ meeting.

PD - Retain existing zoning. See Issue 2-060

PB - RC 5, 292.043, RC 4, 0.773

BC Council - RC 5, 292.043, RC 4, 0.773, Total 292.816 (\*\*\*)

Issue: 3-116

Who: County Council

Location: E of Cleghorn Rd N of Padonia Rd

Exists: RC 5 162.807 Total 162.807

Wants: RC 7 or RC 2 162.807 Total 162.807

GTCC - Recommend: Your choice. Ties to Kamenetz. Discuss at 3/23/ meeting.

PD - Retain zoning. See Issue 2-062, 2-067

PB - RC 5, 162.807

BC Council - RC 5, 162.807, Total RC 5, 162.807 (\*\*\*)

Issue: 3-118 \*\* Missed on last draft

Who: County council

Location: W side of York Rd., S side of McCann Rd (Correction to Rd name)

Exists: ML IM 0.022, BL AS 0.237, Total 0.259

Wants: BL AS 0.259, Total 0.259

GTCC - Recommend: Change zoning to BM 0.259

PD - Changed zoning to BM

PB - BM, 0.259

BC Council - BM, 0.259, Total BM, 0.259 (\*\*\*)

Issue: 3-119 \*\*\* See if acres is reversed in Exists

Who: County Council

Location: E side of Falls Rd 300' S of Shawan Valley Rd

Exists: RC 5 1.300, RC 4 4.435, Total 5.735

Wants: RC 5 1.300, RC 4 4.435 Total 5.735

GTCC - Recommend: Change RC 5. Per discussion with Arnold Jablon this change would allow for one additional home to be built on the land. The proceeds from this would be used for a memorial to her son that was murdered a few years ago at Gunpowder Falls. Husband has died and she desires this change. Lou Ellen Griffin owns the property.

PD - After verifying the acres to the zones, apply to correct zone change RC 4.

PB - RC 5, 1.300, RC4, 4.435

BC Council - RC 4, 5.725, Total RC 4 4.435 (\*\*\*)

Issue: 3-121

Who: County Council

Location: N/E Cor 1-83 & Timonium Rd. 206 W Tim. Rd.

Exists: DR 2 2.937, Total 2.937

Wants: DR 5.5 2.937 Total 2.937

GTCC - Recommend: Change zoning to DR 5.5. This is the carrot for the owner to eventually get out of the Kindercare contract. He lost the zoning case and appealed. If he loses at the appeal board, he pays for all the legal costs. He would then recoup his costs in the DR 5.5 property use. The Pine Valley/Valley Wood community is still concerned about the DR 5.5 zoning and would want something less or even back to DR 2. Some risks must be taken and this is one they should take to allow the zoning at DR 5.5 regardless of when the appeal hearing come up. Based on my review with Kathy of appeals board they are scheduled up to and in July with 16 to 17 cases still not scheduled. Our recommendations to them are let it ride and delay the appeal hearing as long as possible. The longer it waits the more Kindercare will consider to get out of the deal.

(Note, Late notice Case to be heard Sep. 2 & 8, 2004 Postponed until further assignment..

PD - Reverse zoning to original DR 2

Differ with PD recommendation, the petitioner lost the zoning case, then appealed.

The longer he must wait for hearing the better for PVVW. If he loses he can recoup his legal costs, which his contract says he has to pay, by developing DR 5.5 houses. If he wins, PVVW plans to file to Circuit Court.

PB DR 2, 2.937

BC Council - DR 5.5, 2.937, Total DR 5.5, 2.937 (\*\*\*)

Issue: 3-124

Who: County Council

Location: E side York Rd 200' south of Timonium Rd.

Exists: DR 5.5 0.046, BL 0.215, BR 0.008 Total 0.269

Wants: BR 0.004, BL 0.265, Total 0.269

GTCC - Recommend: Checking Code violation behind 3 Cinder Rd. The request to change the lots to BL without proper buffering should not occur. If he wants to provide a 10' vegetated buffer with a six-seven foot fence on his side, then OK. With no buffer, no zone change. (Note: Back yard of 3 Cinder Rd is in violation)

PD - No change in zoning

PB - BL, 0.223, DR 5.5, 0.046

BC Council - BM, 0.223, DR 5.5, 0.046 (See Covenant Signed with Yrk-Hvd & GTCC Inc.) (\*\*\*)

Issue: 3-125

Who: Staff

Location: E side York Rd across from Landstreet Ave.

Exists: BL 0.267, DR 3.5 0.027, MR 17.696, DR 2 0.040, BM 2.697 Total 20.727

Wants: BL 0.267, DR 3.5 0.027, MR 17.696, DR 2 0.040, BM 2.697 Total 20.727

Recommend: No change in zoning. Current zoning satisfy the public.

Do not understand this Issue. Unable to reach John Gontrum.

PD - Guess????

PB - MR, 17.446, BL, 0.060, DR 3.5, 0.076, BM, 2.812, DR 2, 0.333

BC Council - MR, 17.446, BL, 0.060, DR 3.5 0.076, BM 2.812, DR 2, 0.333, Total 20.73 (\*\*\*)

Issue: 3-887

Who: Staff

Location: N Side McCormick Rd, West of York Rd.

Exists: BM CCC 0.994, MLR 2.031, BM 9.373 Total 12.398

Wants: BM CCC 0.994, MLR 2.031, BM 9.373, Total 12.398

Recommend: Change zoning.

PD - Change zoning to BM CT

PB - BM CT, 12.398

BC Council - BM CT, 12.398, Total BM CT, 12.398 (\*\*\*)

Issue: 3-889

Who: Staff

Location: W side York Rd 75' N of Cavan Rd.

Exists: DR 5.5 0.028, Total 0.028

Wants: DR 5.5 0.028, Total 0.028

Recommend: No change in property zoning. Just a correction to zoning map DR 5.5

PD - Changed zoning to RO Differ with PD recommendation. Should stay as DR 5.5

PB - RO, 0.028

BC Council - RO, 0.028 (#)

END OF Issues in GTCC geographic area This is the FINAL AS OF 8-31-04.

Lou Miller, President 2004

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File: GTCC-Yrk-Hvd CZ Issues