



The Greater Timonium Community Council

Volume XII Issue IV

9b Ridgely Rd., Box 276, Timonium, Maryland 21093
<http://www.gtccinc.com>

September 2015

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***** NEWSLETTER *****

President's Message – Eric Rockel

Random Thoughts from the Summer

It's been encouraging to see so many communities sponsor events over the summer. I attended the National Night Out event in support of our first responders, as sponsored by the Yorkshire-Haverford Community Association, and talking to various police and fire personnel was rewarding. They put so much on the line to protect our communities that it is good to show our appreciation. The Springlake Community Association and the Lutherville Community Association held clean-up events in their respective communities. All residents who participated in these and other activities deserve our thanks. Such volunteerism can be the life blood of a community, improving appearances and furthering friendships.

The Sherwood Hills Improvement Association continues to oppose locating a car dealership on York Road, north of Warren Road, at the self service car wash. Many worry that the building's design does not fit into the historic flavor of that part of old Cockeysville. Keep up the good fight!

The County Council passed two pieces of legislation that gave me concerns over the summer. The first, Bill 53-15, allows as a matter of right for any property of 45 acres, or greater, that is located along Interstate 95 to build an outlet mall at the site. The bill was specifically crafted to allow for an outlet mall in the White Marsh area, even though nearby residents and the White Marsh Mall had mounted a legal challenge against this outlet mall. What I find particularly appalling is that this bill short circuited the legal challenge by the area's residents. Opponents of this bill also asked, if a bill was crafted to affect properties along Interstate 95 this time, what will prevent a bill affecting properties along I-83 in the future? You will be hearing about a petition to take this bill to referendum, and I urge everyone to give serious thought about signing the petition. The second piece of legislation that disturbed me was a bill amending the community benefit provisions under the Planned Unit Development (PUD) process. Each proposed PUD needs to provide a community benefit, and those benefits typically included things such as improvements to a nearby public library, installation of improvements to a public park or equipment to a volunteer fire company.

These improvements were things that all of the public could benefit from. The change in the law widened the public benefit to include donations to organizations such as PTAs and Recreation Councils, as well as specific schools, with no mention that the monies have to go to permanent improvements. Since PUDs are generally unpopular, it dawned on me that maybe a hidden agenda item for this bill was to create a set of supporters for any PUD, since an organization could receive a monetary windfall if the PUD was approved. Fortunately, County Executive Kevin Kamenetz has threatened to veto this bill because his legal advisors indicated that it may not conform to the County's ethics laws.

Finally, everyone should be aware that this September kicks off the year-long Comprehensive Zoning Map Process (CZMP). The zoning on any piece of property in Baltimore County could theoretically be changed at the end of this process. You can check the Planning Department's page on the County website to keep abreast of any requests.

GTCC General Meeting – Wednesday, September 9th, 2015

The GTCC will hold their 'Next Meeting' on **Wednesday, September 9th, 2015 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning **promptly at 7:00 PM.**

Reminder: No Meeting is scheduled for upcoming December or January due to our Holiday Break !

GTCC

The purpose of the GTCC is to coordinate a united council of Community Associations to enhance and protect the quality of residential life within the community.

NOTICE !!! CALENDAR 2015 **NOTICE !!!**

***** **Meeting Schedule** *****

Meeting Time: 7:00 pm – 9:00pm

<p>February 11, 2015 April 08, 2015 June 10, 2015 August – No Meeting October 14, 2015 December – No Meeting</p>	<p>January – No Meeting March 11, 2015 May 13, 2015 July – No Meeting September 09, 2015 November 11, 2015</p>
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All Meetings are Scheduled at the “Cockeysville Library” Meeting Room, on the DATES NOTED ABOVE !!!

Agenda and Speakers - GTCC September 9th, 2015 Meeting

1. Introductions
2. Treasurer's Report
3. Featured Guest: Delegate Dana Stein
4. Sherwin Williams on a Useful Tool for Communities with Architectural Guidelines
5. Scout Charlie Sandson: meeting merit badge requirements
6. Old Business:
 - > AAA Car Care Center
 - > Preserve at Fallowfields
7. New Business:
 - > Bill 53-15 on Outlet Malls
 - > Comprehensive Zoning Map Process
 - > Medical Cannabis and local Zoning Laws
 - > Other
8. Adjourn

The Captain's Corner – Captain Dennis Delp

We have invited our Cockeysville Precinct 07 Commander, Captain Dennis Delp, to provide us with an article for our newsletter in the form of 'The Captain's Corner' on any issue(s) that he feels might be of interest to our membership. The following article this month is from Captain Delp:

I would like to take a moment to remind everyone that with school back in session, there will obviously be children out and about. Please do not allow yourself to be distracted while driving and be on the lookout for children and school buses. It is critically important that we watch our speeds and operate our vehicles without distractions. We are much more likely to be injured in an automobile crash than by a criminal incident. Please drive carefully for everyone's safety.

We are fortunate to have a very active Police Community Relations Council at Precinct 07. They meet every fourth Wednesday of the month at 7pm at the Maryland Agricultural Center located at 1114 Shawan Road, Cockeysville 21030. Please consider joining to help with our information sharing among communities. It is a great way to take information back to local organizations. Contact Outreach Officer Kevin Kahl @ 410-887-1863 (kkahl@baltimorecountymd.gov) for more information.

Please feel free to visit the Precinct 07 website for information concerning crimes in the community and other information updates. See link below. <http://www.baltimorecountymd.gov/Agencies/police/pc07/index.html>

The Cockeysville Precinct Community Outreach Unit conducts security surveys for residences and businesses. Please do not hesitate to contact them if you would like to have your home or business evaluated for crime prevention measures. They will walk around the property and give you crime prevention tips specific to your property. Please contact the Outreach Unit at 410-887-1863.

Thank you for your continued support,

Captain Dennis Delp, Cockeysville Precinct

The Librarian's Corner – Darcy Cahill

We have also invited our Cockeysville Library Manager, Darcy Cahill, to provide us with an article for our newsletter in the form of 'The Librarian's Corner' on any issue(s) that she feels might be of interest to our membership. The following article this month is from Darcy:

This year's superhero-themed Summer Reading Club had the highest attendance ever, with 5,734 children registered at the Cockeysville branch. We wish all of our students a very happy, successful school year, and we thank our community for your support throughout this fun and very busy summer. Our fiscal year 2015 closed on June 30th, with an annual circulation at Cockeysville of 1,517,983 items, our highest ever!

In late July, the Hereford branch closed temporarily due to water damage from a burst pipe. We are fortunate to have some Hereford staff on our team in the interim, and have enjoyed providing service to many HE customers during this challenging time.

This year's One Maryland One Book is ***The Boys in the Boat*** by Daniel Brown. The Cockeysville Book Club will discuss this title at our September meeting, Monday, 9-28-15, at 7 PM.All are welcome.

Our monthly Movie Time will feature Toy Story, on Saturday, 9-19 at 2 PM. Stop by our Information Desk for more details about fall programming. Mark your calendars for our Annual Community Day, which takes place on Saturday, November 7th. Many fun, family activities are planned for this day, as our yearly "thank you" to our terrific customers! BCPL will be the first Maryland Library to participate in the national "Outside the Lines" campaign, highlighting the many ways in which libraries are relevant to our communities in the 21st century. The theme of BCPL's campaign is "Rock, Read, Reimagine!" During the week of September 13-19, rocking chairs will be appearing in various locations throughout the County, featuring local celebrities demonstrating ways to EXPLORE—LEARN—CREATE and CONNECT at your local library!

Darcy Cahill, Cockeysville Library ManagerGo Ravens, and enjoy the upcoming crisp fall days!

Annual 2015 GTCC Membership Dues – Frank Regan

GTCC '2015' Membership dues of \$50 dollars for the year are due at this time. We had a delay sending out our Dues Notices due to trying to update our records with new officers at all our Communities along with several other issues. Please look forward to receiving your notice this week. We had a great response from (50+) Associations contributing their Annual Membership dues payment last year! So if you don't receive one or if you need a copy, please don't hesitate to let us know. Please note that we will be sending out a Reminder 2nd notice later the next month in October!

Please send your 2015 dues payments to GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093 if you have not done so already. Thanks... to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Counsel!

Membership & Annual Dues Report – Frank Regan

The GTCC has always had a great representation from the many Associations that exist in our geographic area which encompasses about 25 perimeter miles. This area is roughly bound from Dulaney Valley Road & I-695 to Falls Road & I-695, then north on Falls Road to Shawn Road, then east over to York Road, then up Ashland / Papermill Roads to the Loch Raven Reservoir boundary then over to Old Bosley Road and then down Dulaney Valley Road to I-695.

Each year we have been fortunate to increase our participation with a growing number of Community Associations. We are pleased to report that the GTCC now has *over* 50+ active dues paying Associations within its umbrella that represents over 60,000+ residents within our thriving neighborhoods. Please find a list of participating Community Associations below:

Belmont Forest Condos	Falls Road Comm.	Monterey Imp.	Springlake Comm.
Brooking Court Condos	First Mays Chapel HO	Orchard Hills Comm.	Stapleton Court Garden Condos
Burncourt Condo	Fox. Chapel Comm.	Pine Valley / Valleywood	Stratford Comm.
Chapel Hill	Holly Hall Garden Condos	Pot Spring Comm	Tullamore Condos
Chapel Gate HO 1-2-3	Hunt Meadow Comm.	Ramsgate Comm.	Valley Crest Civic
Chapel Gate 4-5-6	Huntridge Comm	Rockfleet Garden Condos	Valley Garth
Chapel Ridge Comm.	Kilcolman Garden Condos	Rosslare Ridge Condos.	Wakefield
Coachford Comm.	Lutherville Comm.	Shepherd's Knoll Garden Condos	West Timonium Heights
County Home Park Comm.	Northhampton Comm.	Sherwood Hill	York Manor
Dulaney Forest Comm.	Mays Chapel Village Garden Condos	Springdale Comm.	Yorkshire/Haverford Comm
Dulaney Valley	Mays Chapel Townhouse HomeOwrs	Limerick Condos	Longford
Jennifer Ridge	Mays Chapel North, Inc.	Topfield Condo	Tralee Forest Condo
Roundwood Ridge I & III	Overlook	Pebble Creek HO	Dunloy Condo
Longford North	Wellington Valley	Towns Of Doolan	Mays Chaple North
Foxford	Dulaney Gate		

GTCC Website - <http://www.gtccinc.org> - Frank Regan

The Greater Timonium Community Council maintains an active website to provide everyone information related to our organization and many activities of Community interest. Our main website can be found at:

GTCCINC.ORG instead of **GTCCINC.COM**

Crime Reports Website – Frank Regan

We are always concerned as to where crime is occurring in and around our neighborhoods. Furthermore, this is always a reoccurring interest on the part of our many partner Associations. So we thought we would bring you several means of tracking crime in your area for you this newsletter in addition to our Captain's Corner for September (see above & below). Here is an interesting approach of identifying crime and trends in your neighborhoods as a graphical view listed on both "Spot Crime" and "Crime Report" Websites. Click on each of the small icons on-line to bring up a small dialogue box to read about the incident on the map at each of the locations, recent example below:

"Spot Crime" Website: <http://spotcrime.com/#Timonium%2C%20MD%2021093>

"Crime Report" Website: <https://www.crimereports.com/map/index/?search=+Towson+MD>

This & That – Regular and New Helpful Items – Frank Regan

Balto.Co. Executive Updates - The Office of the County Executive periodically has information to provide to community leaders. A number of community leaders have expressed a desire to receive this information in an email format. If you would like to receive these emails, please register using the following website:

<http://www.baltimorecountymd.gov/Subscribe>

Balto.Co. E-Community Newsletter - Baltimore County has unveiled a new County service, the E-Community Newsletter. The county will publish seven monthly letters, one for each County Council district, detailing planning, zoning, development and public works decisions and their impact on communities. The first issue will be published in mid-August. Residents can register for the newsletter at:

<http://www.baltimorecountymd.gov/Subscribe/updates/index.html>



Assistance Center of Towson Churches Celebrates its 30th Anniversary
Thirty years of community service providing emergency supplies of food for hungry people

JOIN US AT Hunger Bites
6:30 – 9:00 p.m. Saturday, October 10, 2015
Central Presbyterian Church, 7308 York Road
Towson, MD 21204

Live Music | Silent Auction | Food Tasting

Enjoy a night out swinging and swaying to live music while helping ACTC continue its mission of reaching out to those in need.

Admission: \$30. Number of people: ____ Total: ____ Check in on the guest list at the door event night. Please write check payable to Assistance Center of Towson Churches (*designate Hunger Bites*) and mail to: Cathy Burgess, Assistance Center of Towson Churches, 120 W. Pennsylvania Ave., Towson, MD 21204, or charge online at www.actconline.info using *Special Event Add to Cart* button. For more information or questions, call ACTC 410.296.4855.

ACTC, an ecumenical consortium of 48 churches, has provided emergency food for hungry families, individuals and the homeless for 30 years. In 2014, ACTC assisted 26,197 people and gave out 364,488 pounds of food. It is a registered 501(c)(3) nonprofit organization for hunger relief. Learn more about ACTC at www.actconline.info or call 410.296.4855.

Big Trees Sale – Frank Regan

For Fall 2015, Baltimore County will hold the final sale event on October 10, at our reforestation nursery in Middle River. Supplies are limited for this fall sale, so order early. Please review the detailed instructions for ordering and picking up your Big Trees.

Please read the details about what Big Trees are and how you can order trees. Baltimore County residents can order Big Trees online now and pick up trees on one of four days at our reforestation nursery in Middle River.

Each spring and fall, EPS hosts the Big Trees Sale featuring a selection of native trees. Big Trees are intended to be planted on private residential properties (no orders for contractors or businesses)..

You can pre-order your Big Trees online today at the Baltimore County Website! See below

<http://www.baltimorecountymd.gov/Agencies/environment/forestsandtrees/bigtrees.html>



Dead Fox Found in Lutherville Tests Positive for Rabies - Colin Campbell, *The Baltimore Sun*

A fox found dead in Lutherville this week tested positive for rabies, county officials said Thursday.

The rabid fox was recovered Monday from Northwood Drive between Vista and Tree lanes in Lutherville, the Baltimore County Department of Health said. It was tested, and the health department was told Wednesday that it was positive for rabies. Anyone in the area who has had direct exposure — or whose pets have been exposed — to a fox between Aug. 16 and 30 is asked to call the health department at 410-832-7182.

Health officials released the following rabies prevention tips:

- Consider the risk of rabies and other diseases before taking in or interacting with any animal, especially if your home contains children, persons with certain illnesses, elderly or other pets.
- Since rabies remains uncontrolled in the wild, avoid contact with wildlife as well as stray or feral animals, especially if they appear to be sick. There is no risk-free contact with these animals with regard to physical injury, rabies and other diseases.
- Do not provide food, water or shelter to wildlife or strays. For pets that are fed outdoors, do not leave food or water bowls out for extended periods, especially overnight. Contain garbage in tightly-covered containers.
- Speak with a veterinarian for guidance before adopting a stray animal. Contact your doctor and the local health department if you are bitten or scratched by a stray or feral cat.
- Keep your pet's rabies vaccinations up-to-date. Do not allow pets (even cats) to freely roam the neighborhood.

Baltimore County Animal Services provides low-cost rabies vaccinations and spay/neutering. For information, visit the website or call 410-887-PAWS (7297).

cmcampbell@baltsun.com

GTCC Trivia – Did You Know?

There is so much history and tradition here in both the *Greater GTCC and the Baltimore County* area that books could easily be written and filled with all the information. However, from time to time we will provide a source for the lighter side of our many Communities.

See if you know the answers to these few trivia factoids:

1. The Loch Raven dam was constructed in its present location in 1914. What did it replace?
2. An 18th century area newspaper was the first to publish a complete copy of the Declaration of Independence in the year 1777. What was its name?
3. What “Ripley’s Believe It Or Not” incident took place at the quarry in Texas, Maryland near Cockeysville in 1900?

Please don’t hesitate to send any of our Board members a trivia fact and we will try to include them in our next Newsletter. (See Answers Below)

1 A masonry dam was constructed by Baltimore City in 1881 using the waters of the Gunpowder River for a drinking water supply. Its location was approximately 300 meters downstream of the current dam. It created a reservoir that was 29 feet deep at the dam and held 510 million gallons of water.

.2 “The Maryland Journal and Baltimore Advertiser.” Its editor and sole proprietor was a woman, Mary Katherine Goddard

3 A mule fell 75 feet into the quarry but suffered no broken bones. It had a concussion and was stunned for a while but eventually got up and regained its appetite!!



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for Wednesday, September 9, 2015 at the Cockeysville Library at 7:00 PM

CURRENT ISSUES

WaWa Convenience Store, York Road at Halesworth: This site, formerly part of the Anderson Automotive PUD, was the subject of a hearing to amend the previously approved planned unit development. The Monterey Community Association and GTCC supported this amendment; however, several other nearby owners opposed the plan. The hearing has been continued to provide for more testimony. The Administrative Law Judge approved this use for a convenience store, but opponents have taken this case to the Board of Appeals. The Board of Appeals has ruled in favor of the plan, and the appellants have taken the case to the Court of Special Appeals. The Court of Special Appeals has ruled in favor of Anderson Automotive, which should allow the project to move forward (GTCC and Monterey C.A.)

Giant Food Store: Previously the Giant Food Store, across from the Fairgrounds, had proposed to add gasoline service as part of their operation, but an actual development plan had not been submitted. A recent conversation with a representative from Giant Foods indicates the company will not move forward with the gasoline service plan. Recently, an attorney for the shopping center indicated that a new pad site would be developed near the entrance at York Road, in the parking lot area. A Starbucks is one of the projected tenants for this pad site.

Hunt Valley Center: Greenberg/Gibbons, owners of the town center, have proposed a 332 unit residential development near the site of the former Walmart. In May the owners submitted a variance request to the Department of Environmental Protection and Sustainability related to forest conservation requirements for the site. Additionally the owners announced that they will partner with Avalon Bay, an Arlington, Va. Developer, to build the residential units.. (GTCC)

Former Chestnut Ridge Golf Club: The owner of the property, CR Golf, LLC, has requested to construct 8 homes on the site, one less than the maximum allowed under the current zoning. Community Input Meetings were held in October, and the next step will be for the consulting engineer to modify the plans to account for the County’s review comments. A development plan hearing has yet to be scheduled. The Falls Road Community Association remains very concerned about this proposal and its impact on the environment. In May, the Administrative Law Judge ruled in favor of the 8 lot subdivision. Additionally, October 2014 the County Board of Appeals ruled that the County Council was within its right to downzone the property so that only 8 dwellings could be constructed. (FRCA & GTCC)

Church of the Nativity, Sanctuary Expansion: The expansion would feature a new 1,000 seat sanctuary to be added to the southwest side of the existing building. Architectural plans have been prepared. The church has received the civil engineering plan as of August 2014, and made a presentation to GTCC in September. The Baltimore County Development Review Committee approved the request for a limited exemption in October. (GTCC & adjoining communities)

2223 York Road: A proposal to demolish the existing Blair & Sons building and replace it with a AAA Car Care Center have been submitted to Baltimore County Government. The County's Administrative Law Judge has approved the proposal, but we do not have a date for when construction will commence

10650 York Road: Bill Kidd proposes to construct a Volvo dealership at this site, the Cockeysville Car Wash . Residents have opposed this development at the County Board of Appeals, and residents have also decried legislation authored by the former councilman that created the possibility of the dealership in the first place. Should this project be given the green light, it would mark the first current car dealership north of Warren Road on York Road.

ON-GOING ISSUES

2312 York Road, Enterprise Rental Used Cars: The existing used car lot will be converted to a used car lot run by Enterprise car rentals. The layout of the site will generally stay the same, but a new building and new signage will be constructed.

Texas Station – Jacoby Properties sold property to Peter Angelos. Zoning changed in 2004 Comprehensive Zoning Cycle from ML-IM to BM (Business Major). GTCC continues to monitor this property. (E. Rockel, F. Regan, GTCC Executive Committee.)

Galloway Avenue and Texas Station: Recently the Development Review Committee postponed consideration of a decision to allow two-way traffic at the entrance from Galloway Avenue into Texas Station. Both GTCC and the County Home Park association questioned two-way traffic in light of the original development plan restrictions on the site. Before any change takes place, an assessment of the York Road and Galloway Avenue intersection should take place. (E. Rockel)

Timonium Fairgrounds: Both the GTCC and adjoining neighborhood associations hope that the next Councilman will rectify the rezoning error in which 60 acres of this property were zoned for commercial usage during the Comprehensive Rezoning Process of 2008. During the open filing period for the 2012 CZMP, the GTCC requested that these 60 acres be returned to the prior zoning, MR-IM. Councilman Huff submitted legislation that creates a Mercantile Overlay District that will limit video gaming at the Fairgrounds, but he does not plan to change the zoning as requested by the GTCC.

Spencer's Crossing, West Timonium Road: This housing development, just west of the I-83 interchange, had originally been proposed to be a large day care center. Through negotiations with the developer and an offer to support increased housing density on the site, a residential housing development became approved in lieu of the day care facility. One unit was completed, as well as a model home, and several units are partially completed. Recently, it was learned that the property has gone up for foreclosure, and a public auction took place on March 9. The lender failed to sell the property at auction. As of October, 2012, the developer plans to add a noise wall to mitigate the sounds of I-83.(E. Rockel and PVVW Community Assoc.)

Dulaney Valley Memorial Gardens: Plans have been presented to build a pet crematorium, which is an accessory to the existing pet cemetery. An Administrative Law Judge approved this accessory use, and the owners can move forward. (Springlake C.A.)

The Preserve at FallowFields: This 16+ acre parcel next to the York Manor subdivision, near Margate Road, currently contains two dwellings and a developer proposes fourteen other single family homes in the \$750K to \$1 million range. A community input meeting was held in August, and before the proposal can move forward, a development hearing will need to take place. At that hearing in late June, the Administrative Law Judge approved the development. (GTCC)

Aylesbury Road: A revised development proposal has been presented by a new development team, Fore Development Company, a successor to Solstice Partners.. Bluestone restaurant, however, will remain on the site. The major change from past schematics is the emphasis on mid-rise, high end apartments for the site. The developer proposes a total of 727 units, built in two phases. A basic site plan has been developed, but the developer will need to follow a Planned Unit Development process, which will require further plan details to be submitted. Former County Councilman Todd Huff chose not to allow a vote by the Council that would have allowed the project to move forward in the development process in November 2014. The owners of the property have indicated they want to undergo a Planned Unit Development on the property, but they are uncertain as to the proposed uses and layout for the property at this time. (Northampton, Yorkshire/Haverford and Lutherville Community Assns.)

COMPLETED ISSUES

11311 McCormick Road: The owner has received a variance to construct signage larger than permitted under zoning regulations. In conjunction with the Sparks/Glencoe Association & People's Counsel, GTCC opposed the variance. The County Board of Appeals, in its public deliberation, gave indication that the variance would be denied, but in its written decision, the Board of Appeals upheld the variance. The People's Counsel has asked for a reconsideration of the ruling in light of the public deliberation comments. This case ultimately went to the Circuit Court, where the Judge ruled that the signage variance was not appropriate, and the tenant will have to remove certain signage on the building...(E. Rockel)

10 Aylesbury Road: A special hearing recently granted permission to open a commercial recreational facility in the space formerly occupied by LAX World. The operator informs that this facility will exclusively serve children age 13 & under, accompanied by an adult, for recreational activities and children's parties. Look for the business to open later this summer. (E. Rockel)

Jessup Property – The County Landmarks Preservation Commission has approved placing the Jessup House on the landmarks list. The Baltimore County Council would have to also approve the inclusion. As of August, the developer's attorney indicated his client was reviewing how this would impact the proposal. Regardless of the Landmark's issue, the developer has not submitted a development plan for County review. Longford North was to hold a fundraiser in early November to help pay for its legal expenses. The developer has submitted a revised development plan in December. The Hearing Officer's Hearing was held in April with Longford North, Pine Valley/Valleywood, Huntridge and GTCC offering comments on the plan. A consistent remark from all was that the number of units, 103, needed to be reduced. The hearing officer approved the 103 unit plan. The Longford North Community reached a compromise with the developer and has dropped any plan to appeal the development. Over the Summer of 2011 the developer started the rough grading and utility construction for the subdivision. (E.Rockel, Longford North)

Hampton Manor: This property is located on the east side of Scott Adam Road and is an existing multifamily residential development that will be adding more units. Concept Plan Conference scheduled for 11/6/2006 at 10:00 am in Room 123 County Office Building. Community Input Meeting will be scheduled thereafter. The community input meeting demonstrated several objections to the plan. The most common objection was a proposal to connect Southfork Road with the existing roads in the apartment complex. Residents on Southfork are concerned about additional "cut thru" traffic. A compromise may have been reached at the start of the Hearing Officer's Hearing. Both sides will examine making the Southfork connection a gated entrance. At the Hearing Officer's Hearing, Baltimore County agreed to allow Southfork Road to be a gated entrance. (E.Rockel)

302 North Avenue, Lutherville: The property owner was given a side yard variance in order to subdivide this parcel and construct a second house on a newly created second lot. The creation of the second lot will allow the owner to afford to rehabilitate the existing Victorian dwelling on the initial lot. (E. Rockel)

1928 Greenspring Drive: Plans to create a commercial recreational facility within the existing building to host birthday parties, corporate outings and other events. The recreational uses will include laser tag, cosmic miniature golf and other high tech gaming activities. (E. Rockel)

Padonia Swim Club: Grace Fellowship Church announced plans to purchase the 29 + acre site of the swim club. Many nearby residents have expressed concerns that the church plans to build a 2,500 seat sanctuary on the site. GTCC members have voted to disapprove the site for the church's intended use. In November, the Church announced that it would not build on the site. (GTCC Executive Committee & Community Organizers)

1904 Pot Spring Road: The owner has appealed a prior Zoning Commissioner's decision, with restrictions, to allow a professional office in the dwelling at this location. The adjoining community associations wish to minimize any nonresidential intrusion into the residential community. The owner ultimately dropped the appeal, and only residents of the property will be able to work in the home office.(E. Rockel, Valley Crest C.A., Dulaney Forest C.A. & Valley Garth CA)

Anderson Automotive: Dealership wishes to reconfigure its site layout by establishing the Honda dealership on the current GMC site and moving the GMC trade to the Hummer site. The site at the corner of York & Halesworth would be sold for another usage. At a Hearing on January 15th, Deputy Zoning Commissioner Thomas Bostwick approved the amendment of the previous PUD plan (E.Rockel, J. Rogers & People's Counsel)

1734 York Road (Ridgely Plaza Shopping Center): Neighboring businesses report that Mercy Medical will occupy the vacant space previously used by Giant Foods. A zoning hearing was held on March 3, 2011 to allow Mercy Medical to increase the size of the building by approximately 3,000 sq. feet. As of April 30th, this medical facility is opened. (E. Rockel)

Potin Stil Restaurant Zoning Variance Appeal – Zoning Case 02-165-A, 2323 York Rd, Variances to Parking Regulations as to number required, island sizes, aisle space dimensions. Zoning Commissioner granted all variances. GTCC filed an appeal with the Board of Appeals. Appeals Board reversed the Zoning Commissioner's order by a 2-1 vote. Petitioner made request for Judicial Review to Baltimore County Circuit Court. GTCC and Peoples Counsel of BC filed in opposition to request. Circuit Court Judge agreed with the

Board of Appeals decision reversing the variances granted. Director of Permits and Development and Code Enforcement has not exercised the Circuit Court's order of July 5, 2005. Request, if granted by the County, for any future meeting to be held, to participate in settlement of this case. Engineer for the owners has requested a refinement to the development plan to correct this violation. Lou Miller attended the DRC meeting, and Baltimore County did not approve the DRC request. The matter is rightfully considered a zoning violation and not a development refinement. Don Rascoe, Deputy Director of Permits & Development Management recently reported that the owner has corrected the parking violations and that the owner has now complied with the Board of Appeals order to correct the problem (E. Rockel, and GTCC Executive Committee)

Timonium Fairgrounds: Assistant General Manager Andy Cashman informed us that a multi-purpose maintenance building will be constructed on the north end of the Fairgrounds in the coming months. This maintenance building is one story, and it backs up to the Turf Inn Office building. Cashman also informed us that they plan to replace the existing "event" sign due to its functional obsolescence.

YorkRidge Shopping Center, York & Ridgely Roads: Owners of the property seek a variance from the parking requirements in order to add a free-standing pad site at the shopping center. The pad site associated with this variance is estimated to be two to three years away from any development. Additionally, long range plans call for re-development of the service station site at the corner of York and Ridgely. The variance hearing on the parking is scheduled for mid November. The owners received the parking variance, but no immediate plans are in store for building the pad site. (E. Rockel)

Hunt Valley Crossing, 11119 McCormick Road: This existing Verizon-owned warehouse property is being proposed to be redeveloped as a 262 unit apartment complex under the Planned Unit Development guidelines. The project's architectural design attractively fits into the Hunt Valley Business Community landscape. A community input meeting to learn about the project produced no objections to the project from nearby residential communities. However, nearby businesses did raise some objections. In response to the concerns expressed by nearby manufacturing businesses, Councilman Todd Huff has reached a compromise wherein the developers of the parcel will not proceed with an apartment use for the property.(GTCC Executive Committee)

York Road, Timonium Condo Project: Recently land owner A&A Global Industries notified GTCC that the condo project proposed by Keilty & Company will not proceed. A & A Global is examining other possible uses for the site, none of which at this time would include a high rise residential development. As of February 2012, the owner notified that he is attempting to lease the remaining building for commercial uses, and the first tenant will be a ceramic tile store. The owner reported that a restaurant has signed a lease for the pad site on the property, and construction on that restaurant is on going..(E. Rockel & GTCC Executive Committee)

Michael's Café & Grill: The owners received zoning approval to enlarge the outdoor patio area on the southwest and south sides of the existing building. A stone- clad wall, approximately five foot high, will surround the patio seating area. (E. Rockel & Yorkshire/Haverford C.A.)

Former Sterling Chemical Building, West Timonium Road: This property is now under the control of St. John Properties, who plan to convert the former warehouse into retail shops and a restaurant, consistent with its manufacturing zoning. St. John Properties recently underwent a zoning hearing in which they petitioned to seek relief from the parking requirements and to reduce the side yard setbacks. The Administrative Law Judge has ruled to allow the reductions to parking and the reductions to sideyard setbacks.. (E.Rockel)

Sonic Drive In: The abandoned fast food building at York and Belfast Roads is projected to become a Sonic Drive In. Before the conversion can take place, the owner needs to reapply for the use of commercial parking in a residential zone at the rear of the property. At the zoning hearing required before the redevelopment could move forward, the Administrative Law Judge denied the zoning relief requested by the Sonic operator. A hearing for reconsideration of that denial is scheduled for April 8, 2013. At the reconsideration hearing, the Judge approved the zoning relief after the dumpster and drive thru line were relocated solely on the commercially zoned part of the property. Nearby residents on Belfast Road have appealed of the ruling to the Board of Appeals, but they were unsuccessful. The site has since been rebuilt and the Sonic has experienced early success. (GTCC and Yorkshire/Haverford C.A.)

Verizon Wireless Cell Tower: The Board of Directors of the Dulaney Swim Club have decided not to engage in a lease for a cell tower on East Ridgely Road. All adjacent community associations were against the cell tower at that location. Everyone involved is particularly appreciative of the efforts put forth by Lavina Velasco and Casey O'Brien. (GTCC)

Comprehensive Zoning Map Process, 2012: Go to the GTCC website for a full list of properties requesting to be rezoned. As of the end of the open filing period, there was one more property requesting to be rezoned compared with a similar point in 2008. The County Council vote occurred too late to be included in this newsletter. Check back at the GTCC website to see the outcomes

23 West Aylesbury Road: The owner of the former American Lubrication Equipment building, just south of the Shoprite food store, has requested a special hearing to allow for the property to be used as an indoor trampoline park. This type of use is permitted in the property's current zoning designation, pending approval thru the special hearing. The owner received the special hearing approval.

New PAL Center/Community Center: Baltimore County government, in conjunction with the Baltimore County Public Schools, proposes to construct a new center, containing over 14,000 square feet, on the grounds of the Padonia International Elementary School. The building will contain meeting rooms, a gym/auditorium and other facilities. As a multi-purpose facility, the gym/auditorium will be used by the elementary school as well as the community during non-school hours. Construction has been completed and grand opening ceremonies taken place.

Pot Spring Road, South of Old Bosley Road: This ten acre parcel was originally proposed to contain four, 4-story condominium buildings housing a total of 64 units. The adjacent community objected to this planned unit development, and Councilman Huff refused to move the project forward as a PUD. A new developer submitted plans to build 13 single family dwellings for the site. On May 6, 2013 the Administrative Law Judge approved the single family plan, featuring homes that will cost in the \$600,000 range . (E.Rockel, Dulaney Gate HOA, Springlake HOA, Timberline Park HOA)