

# The Greater Timonium Community Council

Volume IX Issue I

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

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## \*\*\*\*\* NEWSLETTER \*\*\*\*\*

President's Message – Eric Rockel

### DOES LEGISLATIVE REDISTRICTING UNITE COMMUNITIES ?

Recently Governor O'Malley and the Legislative Redistricting Committee released new Federal and State legislative district maps. This redistricting takes place every ten years in response to changing demographics that are captured by the decennial census. The process is not without its critics, who charge that whatever party is in control at the State level tends to shape legislative districts in a way that benefits their party at the expense of the other party. Complaints about gerrymandering are not only common here in Maryland, but in most states throughout our United States. Only the state of Iowa seems to have a truly independent body to redistrict their legislature, and seven other states use a bipartisan commission.

Here locally, the Congressional Redistricting map takes effect with the 2012 election. While on the State level, our legislature must ratify the State map during the 2012 legislative session, and the State map would first come into play during the 2014 elections.

On the congressional front, the greater Timonium area is carved into three congressional districts. The First Congressional District comprises in part that area east of York Road and north of Warren Road, including Beacon Hill and Sherwood Hills. While the Seventh Congressional District is comprised in part by the area north of Seminary Avenue, west of I-83 and east of Falls Road, including Pine Valley / Valleywood, Wellington Valley and Hunt Ridge. The largest land area in the Timonium area constitutes part of the Second Congressional District, including the majority, but not all, of Mays Chapel, the various Timonium subdivisions east of I-83, Lutherville and those subdivisions at the north end of Pot Spring Road.

One of the Governor's Redistricting Committee members, I don't remember which one, best capsulated the logic that they used to draw these convoluted and contorted districts. That member said that since Congressman Ruppertsberger was on the House Select Intelligence Committee, the Redistricting Committee tried to create a Second Congressional District that included both Aberdeen and Fort Meade to reflect the importance of both communities to the intelligence efforts. So, in essence, the Redistricting Committee was more concerned about personal approbations and not about creating compact and geographically unified districts. God forbid, but what if Congressman Ruppertsberger died in a traffic accident next week? Then the Second Congressional District's boundaries would serve as memorial to Dutch Ruppertsberger for the next ten years, not as a reflection of a compact geographic area, nor as a reflection of his successor, who would have no guarantee of serving on the same committee.

The State Legislative District map contains fewer legislative districts for Timonium, but it too is disappointing. In the news release heralding the new map, Governor O'Malley trumpeted that "Communities across the State were *united into a district*, such as Pikesville, Montgomery Village, Aberdeen and Camp Springs." Unfortunately, that unity did not extend

to the greater Timonium area. Unlike the last map when the greater Timonium area was carved into four State legislative districts ( 5A, 7, 11 and 42), this new map only divides us into two districts: the 11<sup>th</sup> and the 42<sup>nd</sup>. However, unlike the last map, which limited the 11<sup>th</sup> District to those areas west of I-83, the new map has the 11<sup>th</sup> District extend into part of Lutherville, east of I-83, and into parts of the Cockeysville area ( including Greentop Manor and the Town and Country Apartments), as well as all of Mays Chapel.

As I indicated at a recent public hearing on redistricting, the Timonium/Lutherville/Cockeysville area is primarily oriented to the York Road corridor. However, the 11<sup>th</sup> District is largely oriented to the Reisterstown Road corridor. So I am concerned that Timonium area residents who live in the 11<sup>th</sup> District will have their viewpoints minimized in this new district. So much for the Governor's claims of uniting communities.

Senator Bobby Zirkin saw my comments, and he quickly reached out to assure that he will actively represent the Timonium area when the new districts take effect in 2014. Senator Zirkin's proactive efforts are appreciated and it helps ease my concerns about the changes to come. Stay attentive and watch how these events unfold.

### GTCC General Meeting & 'New' 2012 Meeting Calendar

The GTCC will hold their Next *Meeting* on **Wednesday, January 11th, 2012 at the Cockeysville Library Meeting Room**, with meetings STILL beginning at 7:00 PM. **Our next Meeting will be January 11<sup>th</sup>, 2012 at the Library !**

The Greater Timonium Community Council, Inc. (GTCC) is an umbrella organization with memberships of over 50 area Community Associations which collectively represents some 60,000 residents throughout a 25 mile perimeter of the Greater Lutherville/Timonium/Cockeysville area. We are a vibrant organization which tries hard to maintain and improve the quality of life in our area. We pride ourselves in working with our elected officials, businesses and Community Associations to achieve these goals. Please feel free to attend one of our upcoming meetings and by all means, bring one or more of your Association members with you ..... we look forward to seeing everyone there !!!

## 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 2012

### NOTICE !!!

\*\*\*\*\* Meeting Schedule \*\*\*\*\*

Board of Directors      7:00 pm – 9:00pm

General Membership      7:00 pm – 9pm

February 08, 2012  
April 11, 2012  
June 13, 2012  
August – No Meeting  
October 10, 2012  
December 12, 2012

January 11, 2012  
March 14, 2012  
May 09, 2012  
July – No Meeting  
September 12, 2012  
November 14, 2012

*All Meetings are NOW Scheduled at the "Cockeysville Library" Meeting Room, on the DATES NOTED ABOVE.*

## **Agenda and Speakers - GTCC January 11th, Meeting**

1. Introductions
2. Treasurer's Report
3. Report on Public Safety, Cockeysville Precinct: Introducing 'New' Precinct 7 - Captain David Moxley
4. Plans for Yorkridge Shopping Center Addition - Schwabber Property Management
5. Recap of Legislative Redistricting and its affect on Timonium
6. Old Business:
  - a. Update on the Pot Spring Road Development
  - b. Letter to the Planning Board on Rezoning Issues
7. New Business
8. Elections
9. Adjournment

## **Annual 2012 GTCC Membership Dues – Frank Regan**

GTCC '2012' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (50+) Associations contributing their Annual Membership dues payment last year! Dues notices for 2012 will be mailed out in late January so if you don't receive one or if you need a copy, please don't hesitate to let us know. . Please send your 2012 dues payments to **GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093**. 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. It is through the hard work and participation by each member Community Group that helps to enhance and protect the quality of residential life within our area.

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		

## ***The Captain's Corner*** – Nayana Davis, Cockeysville Patch

We usually invite our Cockeysville Precinct "7" Commander 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. However, Precinct 7 has just been assigned a new Commander, Captain Dave Moxley who is just now transitioning to Cockeysville. So we thought we would provide you a recent article from one of the Cockeysville Patch Reporters, Nayana Davis, who recently interviewed Captain Moxley.

### **New Cockeysville Police Captain Brings Diverse Background**

David Moxley has worked with two Baltimore County police precincts, sex crimes and vice/narcotics in his nearly 35-year career. Captain David Moxley was interviewed at his office in the Cockeysville police precinct.

In 1977, David Moxley, then a 21-year-old officer at the Garrison police precinct, was part of a high-speed car chase involving robbers who were holding hostages.

William Jackson and Rudy Taylor targeted an Ellicott City jewelry store and kidnapped Bernard Sugar, an owner of the store, and his partner's wife. They drove into Baltimore County and were first spotted by Moxley's patrol car.

Soon after, more officers joined the pursuit and a shoot-out ensued. Sugar was killed in the crossfire.

At the time, the police didn't know the robbers had taken hostages. Jackson and Taylor were later convicted of first-degree murder because they had kidnapped Sugar. Moxley had been on the job for two hours.

"I was numb," he said. "Thankfully, it calmed down quit a bit after that."

On Tuesday, Moxley, now 55, started his first "productive" week as Captain of the Cockeysville police precinct, which also covers Northern Baltimore County, Lutherville-Timonium, Brooklandville and portions of Towson. He's taking over for former Captain Joseph Martin "Marty" Lurz, who retired in November.

"I'm still trying to find out the lay of the land," he said. "But you adjust after a few weeks."

Still, after a nearly 35-year career in law enforcement, Moxley, a Perry Hall resident, is confident that he'll be able to keep the local streets safe. And with time spent at the Essex and Garrison precincts, sex crimes and vice/narcotics among other departments, he expects his diverse background will serve as an asset.

"It's been a great career," he said. "I wouldn't trade it for anything."

One priority for Moxley, a Johns Hopkins University graduate who is also pursuing a master's degree in management at the college, is continuing Lurz's legacy of open communication and transparency with residents.

He plans to continue Lurz's popular email tree, which provides updates on happenings at the precinct, and encourages usage of iWatch, a website that allows the Baltimore County Police Department to share bulletins with the community and, in turn, enables residents to file non-emergency complains.

"People want to know what's going on," he said. "They're entitled to know what's going on."

Residents can meet Moxley at the next Police & Community Relations Council meeting, which is scheduled for Jan. 25 at 7 p.m. in the Bank of America building at Executive Plaza in Hunt Valley,

Additionally, you can **[meet Captain Moxley at our next GTCC Meeting on Wednesday, January 11<sup>th</sup>](#)**, at the Cockeysville Library Meeting Room starting at 7:00 PM.

Plan on attending our NEXT Meeting and say 'hello' to your new Precinct 7 Commander!



**The Librarian's Corner** – Mollie Fine

We have also invited our Cockeysville Library Manager, Mollie Fine, 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 Mollie:

**E-Books and More E-Books!**

There is an urge to ask, 'who didn't get an e-book from Santa?' The surge in demand is remarkable. I don't remember any other technological shift arriving so quickly with such fervor across a wide demographic. The Baltimore County Public Library offers a resource to our customers for free downloadable content that is compatible with the Nook, IPAD and Kindle devices. In order to check out e-books you will need a BCPL registered library card in good standing. You can check out up to four titles simultaneously for up to two weeks each.

The process for borrowing free eBooks is very different than the process for purchasing them so the library has created an online tip sheet to assist our customers. For more information check out our website at [www.bcpl.org](http://www.bcpl.org) or stop by and talk to a friendly Cockeysville Librarian. Please also be aware that demand currently exceeds supply so most e-books require placing your name on a waiting list.

**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

## **iWatch, iReport, iKeep Us Safe** – Frank Regan

iWatch Baltimore County is a neighborhood awareness program created to educate and encourage citizens to vigilantly watch around them and report suspicious behaviors that may have connections to crime, as well as local, state, or national security threats. The Baltimore County Police Department has initiated this community partnership to help and assist local neighborhoods in staying safe from crime and possible terrorist activities. Together we can make our streets safe for our families and children, and can prevent our communities from being the target of possible terrorist attacks.

Subscribe to iWatch Crime Alerts: <http://www.baltimorecountymd.gov/Agencies/police/media/iWatch/index.html>

iWatch crime alerts provide information about wanted criminals, missing persons, criminal arrests, and other significant cases. In many of these cases the public's help is requested to help identify or locate a suspect. You can make a difference by alerting police to information you may have about crime trends and wanted criminals. Receive iWatch crime alerts directly in your e-mail inbox when you subscribe to this free service. iWatch crime alerts provide the most immediate information available to the public from the Police Department and are also available on the County web site.

**Report Suspicious Activity** !!! Citizens are encouraged to report activity that just does not fit. You can now use our web tips form to submit a tip or report suspicious activity to police. Report an emergency or a crime in progress call .....“911” immediately.

## **This & That** – Regular and New Helpful Items

**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>

## **GTCC Trivia** – Did You Know?

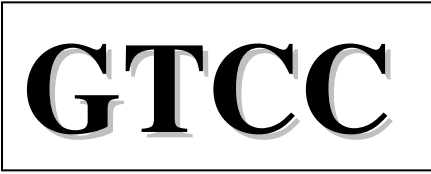
*There is so much history and tradition here in both the greater GTCC and the Baltimore County areas that books could easily be written and filled with all the information. However, from time to time we will provide a source for the lighter and interesting sides of our many Communities.*

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

1. Who was the County's second County Executive?
2. A manufacturing firm located on Chesapeake Avenue, east of Delaware Avenue in Towson became very busy at Christmas time years ago. What did it produce?
3. Which community in Baltimore County was the first to incorporate?

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. Christian H. Kahl (D) 1958-1962.
2. Harry Heim's Christmas Tree Ornament and Glass Blowing Works was located on the site of the Towson Library Parking Garage.
3. Lutherville, Incorporated in 1868.



# The Greater Timonium Community Council

*The Next GTCC General Meeting is scheduled for Wednesday, January 11th at the Cockeysville Library at 7:00 pm*

## CURRENT ISSUES

**Hampton Inn & Suites:** Hotel is proposed on lot 6 at Texas Station Court. The Development Review Committee approved that this project would not require Community Input Meeting and Hearing Officer’s Hearing despite objection raised by GTCC. Thus far the project has not moved to the construction phase (E. Rockel)

**Aylesbury Road:** Owner is proposing a mixed use project for the property on the north corner of Aylesbury Road and Business Park Drive. Residential, commercial and office uses are proposed. This project has not moved beyond the preliminary concept stage. (E. Rockel)

**York Road, Timonium Condo Project:** Recently land owner A&A Global Industries notified GTCC that the condo project proposed by Keely & 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. ( E. Rockel & GTCC Executive Committee)

**Pot Spring Road, South of Old Bosley Road:** A ten acre parcel is under contract to a developer who wishes to construct an “over 55” age restricted development. Originally proposed as a four, 4-story building complex, the plans have been changed to call for 33 carriage style units. This parcel would require PUD approval because the number of units exceeds the density permitted under the current zoning. At a community meeting on the proposal, nearly 200 residents expressed opposition to the increased density on the site. Ultimately, Councilman Huff elected not to allow this project to proceed as a PUD. As a result, no more than 13 dwelling units may be built on the property. Councilman Huff reports the developer intends to move forward with the 13 unit project.( E.Rockel, Dulaney Gate HOA, Springlake HOA, Timberline Park HOA )

**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.( E. Rockel and PVVW Community Assoc.)

**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.

## ON-GOING ISSUES

**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.)

**York & Ridgely Roads:** The former Lincoln/Mercury dealership has been converted to a Walgreen Drug Store and pad site. The pad site recently received approval for the proposed building to be enlarged by approximately one third. (E. Rockel)

**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.

## 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 15<sup>th</sup>, 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 30<sup>th</sup>, 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)