



The Greater Timonium Community Council

Volume XIII Issue I

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

February 2016

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Newsletter: Frank Regan, 410-337-5070

***** NEWSLETTER *****

President's Message – Eric Rockel

OUTRAGE !

This sad saga started on a Friday, just six days before a scheduled public meeting convened by the State Racing Commission to discuss Off Track Betting at the Maryland State Fairgrounds. The president of the Stratford Community Association, Shawn Blair, sent me an email message inquiring if I knew anything about the prospects. I didn't, and I wanted to know just how he got word of this proposal. He responded that he heard from a friend of a friend, and I just chalked this up to be one of many rumors that circulate. But the prospects were frightening enough that I said I have to look into this.

By the following week, with the help of Delegate Steve Lafferty, I found out that the rumor was true, and that the Racing Commission would be holding a public meeting on January 22, just days after the rumor had been confirmed. Why wouldn't the neighboring communities, or for that matter the umbrella group, the GTCC, have been informed of this proposal and the meeting. Well my supposition is simple- they wanted this meeting to be held away from the light so as to produce as little controversy as possible. Senator Brochin's aide told me that his boss received a letter providing notice of the meeting, but the letter was sent to Brochin's district office, rather than to Annapolis, while the legislature is in session. Where is the transparency and the public outreach in this instance?

Fortunately, due to the Snow-mageddon, the meeting on the 22nd was cancelled, and the new meeting is re-scheduled for 6 PM on February 11 at the Mosner-Miller Building on the Fairgrounds. But this story continues. The Fairgrounds was so sure that this public meeting would result in a rubber stamp approval of OTB that they had been busy installing flat screen monitors, new furniture and requesting an expanded liquor license, according to a Sunpapers report. Forget about there being a public voice in this process, just flex your lobbying muscle and expect for the best. The Maryland Jockey Club, who will be operating this facility at the Fairgrounds, even planned a "soft" opening of the facility just one week after the public hearing !

My apologies to the more refined readers out there, but this is just ##### .

Please encourage your friends and neighbors to attend the meeting on February 11th. We need a strong turnout to change the hearts and minds of the Racing Commission. We will be talking about this situation at our next GTCC meeting on February 10th , 7:00 PM at the Cockeysville Library. I hope you can join us.

GTCC General Meeting – Wednesday, February 10th, 2016

The GTCC will hold their 'Next Meeting' on **Wednesday, February 10th, 2016 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning **promptly at 7:00 PM.**

Reminder: Our General Meetings are usually scheduled for the second Wednesday of each month !

<h2>GTCC</h2> <p><i>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.</i></p> <hr/>		
<u>NOTICE !!!</u>	CALENDAR 2016	<u>NOTICE !!!</u>
***** <u>Meeting Schedule</u> *****		
January - No Meeting		July - No Meeting
February 10, 2016		August - No Meeting
March 9, 2016		September 14, 2016
April 13, 2016		October 12, 2016
May 11, 2016		November 9, 2016
June 8, 2016		December - No Meeting
<p><i>All Meetings are <u>NOW</u> Scheduled at the "Cockeysville Library" Meeting Room, on the DATES NOTED ABOVE.</i></p>		

Agenda and Speakers - GTCC February 10th, Meeting - Tentative Schedule.....

1. Introductions
2. Treasurer's Report
3. Public Safety Update from the Cockeysville Precinct
4. Feature Guest: Ed Adams, Director, Baltimore County
Department of Public Works
5. Baltimore County Board of Elections: Election Judges Needed
- 6. Off Track Betting at the Timonium Fairgrounds**
7. Recent Local Legislation: Changes to Residential Office Use
8. Old and New Business
9. Adjourn

Annual GTCC Membership Dues – Frank Regan

GTCC '2016' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (51) Associations contributing their Annual Membership dues payment last year! Dues notices for 2016 will be emailed & mailed out by the end of February or beginning in March, so if you don't receive one or if you need a copy, please don't hesitate to let us know. . Please send your 2016 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!

The Captain's Corner – Captain John Young

We have invited our Cockeysville Precinct "7" Commander, Captain John Young, 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 Young:

About the Precinct Commander

Captain John Young is a 19-year veteran of the Baltimore County Police Department. He began his career as a patrolman in the Woodlawn Precinct in 1997. In 2002, Captain Young was promoted to Corporal and assigned to the 911 Center in Towson. He was later promoted in 2006 to Sergeant and became the Police Liaison supervisor at the 911 Center. In 2010, Captain Young was promoted to Lieutenant and assigned as a shift commander at the Woodlawn Precinct. In 2011, Captain Young was assigned as the commander of the Woodlawn Precinct Investigative Services Team and the Community Outreach Team

Captain Young was promoted to Captain in January of 2016, where he assumed command of the Cockeysville Precinct.

News from the Captain

The county has experienced an increase in auto thefts with the keys left in the vehicle. These cases involve keys being left in the center console or other locations in the vehicle and, in some cases, involve valet keys being left in the glove box. Please lock your car doors and do not leave keys in the vehicle. This is a very preventable crime.

Car manufacturers have made great progress with key technologies that prevent vehicle theft without the keys. Please take advantage of that and remove your key from the vehicle. Remember to practice crime prevention measures as you go about your daily activities and make a conscious effort to remove the opportunity of crime.

Resources

Are you going out of town? Don't leave your home looking unoccupied. Complete a Vacant House Form and email it to the precinct at pdpc07patrolfax@baltimorecountymd.gov. Officers will then check on your location for any unusual activity while you are away.

If something suspicious does happen at your home, law enforcement will be able to quickly reach you or a local emergency contact from the information provided on the form.

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 Bank of America Building located at 11333 McCormick Road, Hunt Valley, Room 105. 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.

The Librarian's Corner – Darcy Cahill, Cockeysville Branch Manager

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:

About This Branch

The Cockeysville Homemakers' Club and the Cockeysville Improvement Society raised funds and, on May 5, 1947, established a library on York Road just north of the former underpass.

In February 1948, the library moved across the street and then in December 1949 moved to larger quarters in the former Zink residence, a small house located near the Cockeysville School on York Road.

In August, 1961, the Cockeysville Branch opened in a 3,000 square foot building at 10757 York Road which was expanded in January 1968 to an 11,000 square foot facility.

The branch opened at its present location on February 16, 1982 and was one of the first libraries in the nation featuring open-face bookstore display shelving and neon signage. The branch was renovated and expanded in October 2009.

About This Community

The community of Cockeysville was named after the Cockey family who helped establish the town. Thomas Cockey (1676–1737) settled at Taylor's Hall in 1725, an area now just north of Padonia Road and east of Interstate 83.

Joshua Frederick Cockey (1765–1821) built one of the first homes in the area in 1798 and a hotel in 1810 in what would become the village of Cockeysville. His son, Judge Joshua F. Cockey (1800–1891), was a lifelong resident of the village and built the train station and accompanying commercial buildings in the 1830s.

The Councilman's Corner – Wade Kach

We have invited our County Councilmen to provide us this month with an article for our newsletter in the form of 'The Councilman's Corner' on any issue(s) that he feels might be of interest to our membership. The following article this month is from Wade:

3rd District - Councilman Wade Kach

URGENT Call to Action: Attempts to Add an Off-Site Betting Location to the Maryland State Fairgrounds



Urgent Call to Action - Offsite Betting Facility

To all of the residents and families from District 3 of Baltimore County,

Below you will find a letter from Wade Kach to the Executive Director of the Maryland Racing Commission, regarding what Wade believes to be an effort to evade public input on the highly controversial issue of adding an off-site betting facility to the Timonium Fairgrounds. Just last week, Wade learned of plans to hold a public input meeting with almost no notice on the issue of adding an off-site betting facility to the Maryland State Fairgrounds. As a representative of this community for more than forty years, Wade knows that this is an issue community members have long objected to and have much to say regarding. Wade requests that you as neighbors and residents educate yourselves on the issue below and immediately contact interested parties at the provided contact information to join the effort to postpone this meeting. This is an issue that is at the heart of our family focused community, and Wade intends to do everything in his power to ensure that your voices and concerns are able to be heard on this important and divisive issue. And please share this information with your neighbors so that their voices might also be heard. As always,

Wade welcomes your feedback via email, social media, or in the comments section of his website. Email him here: Wade Kach council3@baltimorecountymd.gov

Michael Hopkins – Executive Director Maryland Racing Commission

Call his office at: 410-296-9682

Email him here: dloplmarylandracingcommission-dllr@maryland.gov

Governor Larry Hogan

Call his office at: 410-974-3901

Email him via the following link: [CONTACT GOVERNOR HOGAN](#)

<http://governor.maryland.gov/mail/default.asp>

Kelly M. Schultz – Secretary, Maryland State Dept. of Labor, Licensing, & Regulation

Call her office here: 410-230-6388

Email her here: kelly.schultz@maryland.gov

A Message from the GTCC President: - Eric Rockel

The prospects of having off track betting at the Fairgrounds have certainly stirred up a lot of emotions among many residents. We have been informed that the re-scheduled **meeting will take place on February 11th at 6:00 PM in the Mosner-Miller Bldg. at the Fairgrounds** (It is next to the 4H building). Please encourage as many people as possible to attend..... **We need a HUGE turnout!!**

But we need to keep the pressure up between now and then. I am suggesting that we reach out to all of our members and ask that they send a short and to the point email to State Senator Jim Brochin, who is on our side on this, with a copy to the Maryland State Racing Commission. This will only take a couple minutes of time, and it could be very effective.

Subject: Betting Facility at the Timonium Fairgrounds

Message: I am against OTB at the Fairgrounds, *then sign your name*

Send To: jim.brochin@senate.state.md.us With copy to: racing@dllr.state.md.us

Thanks for your help in getting this message out to all in our area.

*Eric Rockel,
President,
Greater Timonium Community Council*

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:

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|-------------------------|-----------------------------------|--------------------------------|-------------------------------|
| 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 | Oaks of At Five Farms | |

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. We took on the challenge of updating our website to enhance your surfing experience by providing an updated interface with more information and with greater ease to find what you may be looking for. Our main website access has been changed to **GTCCINC.ORG** instead of **GTCCINC.COM** however we have linked the two addresses together and you can NOW access our site through either of the above web addresses.

GTCC Trivia – *Did You Know?* - Frank Regan

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 Timonium Fairground now stands on land that once belonged to a Balto.Co. estate. What was its name?
2. Where did the first airmail delivery take place?
3. What present-day private school stands on the grounds of a plantation dating from the 1760's that was the site of the first Maryland Hunt Cup and Grand National races?
4. When was the Baltimore Beltway (695) opened?

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 "Haille's Delight and Betty's Delight" recorded in Annapolis in 1738. The house was eventually called "Timonium". It once served as a hotel housing nineteen families!
 2. At the Fairgrounds in Timonium. In 1918, according to *A History of Baltimore County* by Brooks and Rockel, a Timonium postmistress received a letter on the infield of the racetrack! (Recognize the name of one of the book's authors?)
 3. Saint Paul's School for Boys. Originally known as the Brooklandville Plantation, the house was built by Charles Carroll of Carrollton for his daughter, Mary Caton.
 4. I-695 and Jones Falls Expressway was opened in 1962.
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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 was to be published in mid-August. Residents can register for the newsletter at:

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



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for Wednesday, February 10, 2015 at the Cockeysville Library at 7:00 pm

CURRENT ISSUES

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.

9805 York Road: The existing structures on this property will be demolished and a new retail building will be constructed. Awaiting an Administrative Law Judge ruling regarding certain variances for the project.

Timonium Fairgrounds: In conjunction with the Maryland Jockey Club, the Fairgrounds hopes to hold Off Track Betting year round. See the February newsletter, president's message, for some of the intrigue surrounding this proposal. (GTCC & Stratford C.A.)

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 Keelty & 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)

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 allowed the project to move forward. It is currently operational (GTCC and Monterey C.A.)