

# The Greater Timonium Community Council

Volume XII Issue I

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

February 2015

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

### President's Message – Eric Rockel

#### REALLY?

I had a real belly laugh when I read a recent Baltimore County Public Schools news release about Superintendent S. Dallas Dance and his team at the school system. Seems that Dr. Dance and his Communications Officer, Mychael Dickerson, have been named the 2015 Leadership Through Communications Award winners by a consortium composed of the National School Public Relations Association, the School Superintendents Association and Blackboard.

I found this award so hilarious because there are a number of parents and citizens who believe that the school system consistently fails in communicating with the public. Let's examine a few examples. If you go to the BCPS website to check on the agenda for an upcoming Board of Education meeting, you are told that the agenda will be posted two or three days before the meeting. Now 2 or 3 days advance notice is a level of communication, but I find it hard to characterize such short notice as exemplary or award winning. It seems more like the minimum notice needed to avoid criticism.

Moreover, we all know that the lack of communication generated much controversy during the site selection process for the Mays Chapel elementary school. In fairness to Dr. Dance, much of that process took place during the tenure of Dr. Dance's predecessor, Dr. Hairston, but the lack of communication continued after Dance took his current position. Much of the acrimony that took place during the groundbreaking ceremony at Mays Chapel resulted from the residents feeling that no one from the school system had addressed their many concerns about the site selection. At a Sunpaper's newsmakers forum, held at Carver School months before the groundbreaking, Dr. Dance was asked if he would meet with the residents of Mays Chapel to address their concerns, something his predecessor never did, and he affirmatively indicated that he would meet with the folks. Yet he never did. So much for communication.

A current example concerns the uncertainty concerning magnet school status for Lutherville Laboratory and Cromwell Valley elementary schools. Many months ago the School Board appointed a task force to examine the magnet school network in the County. Yet no member of the Lutherville PTA was asked to participate in that task force, even though the school received a Magnet School of Excellence award for 2014. At their Back to School Night meeting in September, parents learned that Lutherville Lab would be losing its magnet status, even though the task force was nowhere near completing its review process. Communications were further clouded when an Assistant Superintendent of Elementary Schools told a PTA meeting in October that no decision had been made by the task force on Lutherville's future. Yet after that PTA meeting, the PTA President learned from two task force members that the task force was told that Lutherville would be losing its magnet status early in the review process. Clearly, the school system wanted some cover from the task force report before it would officially announce that decision.

Fortunately, State Senators Bobby Zirkin and Jim Brochin decided to get involved as advocates for the retention of magnet school status. Senator Brochin had attended the October PTA meeting when the Assistant Superintendent indicated that no decision had been made on Lutherville's status, and Brochin has threatened to introduce legislation in

this session that would prevent the schools from losing magnet status. Senator Zirkin made a point of meeting with Dr. Dance to discuss the situation. After that meeting, Dr. Dance wrote Senator Zirkin to assure that Lutherville and Cromwell Valley would retain their magnet status, that the earlier information was a case of oversight. Now that very well may have been the case, given the size and number of issues facing BCPS on a routine basis, but Senator Zirkin also indicated that the Superintendent would personally meet with any parent. Since that assurance, the president of the Lutherville PTA has attempted to meet with Dr. Dance, but as of this writing, the Superintendent has refused to meet, citing that parents can voice their feelings at upcoming community meetings.

Does the recital of these events concerning the magnet school program seem like part of an award winning communication process? Not from my perspective, and probably not from many parents perspective either.

**GTCC General Meeting – Wednesday, February 11th, 2015**

The GTCC will hold their ‘Next Meeting’ on **Wednesday, February 11th, 2015 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 !***

**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.*

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

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

<p><b><u>Meeting Time: 7:00 pm – 9:00pm</u></b></p> <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 February 11th, Meeting - Tentative Schedule.....**

1. INTRODUCTIONS
2. REPORT ON PUBLIC SAFETY FROM THE COCKEYSVILLE PRECINCT

3. TREASURER'S REPORT
4. FEATURED GUEST: COUNTY 3<sup>RD</sup> DISTRICT COUNCILMAN WADE KACH
5. FORTHCOMING LOCAL LEGISLATION:
  - A.) REVISION TO HUCKSTERS AND PEDDLERS REGULATIONS
  - B.) REDUCTION TO STORMWATER MANAGEMENT REMEDIATION FEE
6. FORTHCOMING STATE LEGISLATION:
  - A.) SB-10, BY BROCHIN: REPEALING THE CPI ADJUSTMENT TO GAS TAX
  - B.) SB-27, BROCHIN & ZIRKIN: REMOVING MAGNET SCHOOL STATUS
  - C.) SB-29, BROCHIN: PROHIBITING HYDRAULIC FRACKING
  - D.) SB-36, BROCHIN: REPEALING STORMWATER REMEDIATION FEE
  - E.) SB 123, BROCHIN & JENNINGS: ALLOWING PUBLIC HIGH SCHOOLS  
TO ADOPT A SCHOOL SCHEDULE
  - F.) SB 132, BROCHIN & RASKIN: DESIGNATING AN OFFICIAL TO  
RESPOND TO SPEED MONITORING ISSUES
7. OLD BUSINESS
8. NEW BUSINESS
9. ADJOURN

**Annual GTCC Membership Dues** – Frank Regan

GTCC '2015' 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 2015 will be emailed & mailed out by the end of February, so if you don't receive one or if you need a copy, please don't hesitate to let us know. . Please send your 2015 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 Dennis Delp

*We have invited our Cockeysville Precinct "7" 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:*

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. 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. The car manufactures have made great progress with key technologies that prevent vehicle theft without the keys. Please take advantage of that and remove keys from vehicles. Another concern this time of year is car thefts due to people warming up their vehicles in the colder months. Please do not leave cars running while unattended. It only takes a few seconds for a crime of opportunity to occur. Please consciously think about crime prevention in your daily activities.

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.

Thank you for your continued support, Captain Dennis Delp

### **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

On November 4, 2014, I was elected to the Baltimore County Council and took office December 1. Three weeks into my term, the County Executive nominated his choices for County department heads. All were reappointments; there are nearly twenty nominees. These are very important votes which will have major ramifications for the next four years.

As a Council member, my job is to determine each nominee's competency. Of course, there are many who firmly believe that the County Executive has the right to have department heads of his choice.

Prior to and after the election, I was approached by numerous constituents regarding the leadership of three County department heads. Specifically, the head of the Department of Health and Social Services, the Fire Chief and the County Administrator.

I have included my thoughts regarding each individual.

#### **Dr. Branch** - Department of Health and Social Services.

My concerns center on the County's Animal Shelter. Animal Control is part of the Department of Health. The "kill rate" at the shelter is too high. Volunteerism continues to be discouraged and adoption efforts are inadequate. I totally disagree with the County's policy regarding TNR and feral cats.

I am encouraged by the impending passage of the Animal Advisory Commission and am encouraged that the work of this group will result in much needed improvements to Animal Control. The council voted to pass Bill 2-15 7-0.

Ultimately, I believe that Animal Control needs to be removed from the Department of Health and be established as an independent County Agency. Within the next month, I will be introducing legislation to mandate this change. I will need the help of all animal advocates in this effort.

I will not vote to remove Dr. Branch. With the exception of Animal Control, I believe that Dr. Branch is doing a good job. Instead, I will work to remove Animal Control from the Department of Health and establish a private/public partnership similar to the one in Baltimore City. The council voted 7-0 to reappoint Dr. Branch.

#### **Chief Hohman** - Fire Department

In my opinion, the citizens of Baltimore County and the Fire Department would greatly benefit from a new Chief. Under the Chief's leadership, relations with the volunteers have severely deteriorated. For the good of the County, a working relationship between the two is imperative.

In addition, a fire fighter died in the line of duty. After this tragedy, a study was commissioned. The most important recommendation in the report has yet to be implemented. This is putting fire fighters in jeopardy. The council voted 6-1 to reappoint Chief Hohman, I was the only nay vote for his reappointment.

## County Administrative Officer - Fred Homan

Mr. Homan has held this position since former County Executive Jim Smith's second term. The council voted 7-0 to reappoint Mr. Homan as the County Administrative Officer.

The following appointments were also voted on February 2, 2015 with council vote of 7-0.

- \* Director, Department of Permits, Approvals and Inspections - Arnold E. Jablon
- \* County Attorney - Michael E. Field
- \* Director, Department of Public Works - Edward C. Adams, Jr.
- \* Chief, Police Department - James W. Johnson
- \* Director, Department of Environmental Protection and Sustainability - Vincent J. Gardina
- \* Director, Office of Budget and Finance - Keith A. Dorsey

Additionally the council voted 7-0 on the following Bills:

- 1-15 CEB - Community Based Programs to Test and Cure Hepatitis C
- 3-15 Retirement System – Line of Duty Death Benefit

## 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.

## 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 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:

You have probably heard the news that Harper Lee, author of *To Kill a Mockingbird*, has a new title being published. **Go Set a Watchman** was written in the mid-50s, and will be published in July. You can place your holds now and be among the first to read it when it arrives in branches in mid-July! We have ordered the book in regular and large type, as well as the audio CD.

The weather outside is frightful, but our upcoming programs are delightful! Adult programs in February include:

**Books, Coffee & Conversation** ....on Wed. Feb. 18<sup>th</sup> at 11:30.

**Cockeysville Book Club** .....on Mon. Feb. 23<sup>rd</sup> at 7 PM (*The Triple Package* by Amy Chua)

We have several special programs for children and teens this month. **Minecraft Explorers** for 6 to 8 year olds takes place on Sat. Feb. 21<sup>st</sup> at 2 PM, registration required. Teens are invited to join us for **KOMplex Hip Hop and Rap** on Thur. Feb. 26<sup>th</sup> at 7 PM. In addition to our regularly scheduled baby and preschool story times, we will be offering a special **Saturday Baby Story Time** on Feb. 21<sup>st</sup> at 10:30 AM (registration required), and a **Pajama Story Time** on Thur. Feb. 19<sup>th</sup> at 7 PM. Please join us for some fun !

## **Congressman Ruppberger's Open House for Community Leaders** – Eric Rockel

If you are having a problem with a federal agency, or simply want to pass on your thoughts to Congressman Dutch Ruppberger, ..... Please join him at his Open House, scheduled for April 25, from 9:30 am to 12:00 noon at his district office, 375 W. Padonia Road, Suite 200 (the Atrium Bldg).

To RSVP, please contact Mr. Michael Baker at 410-628-2701 or michael.baker@mail.house.gov.

## **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.

**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>**

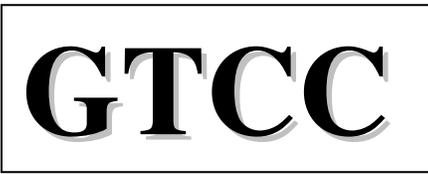
**Balto.Co. E-Community Newsletter** - Baltimore County has unveiled a new County service, the E-Community Newsletter. The county will publish seven monthly letters, one for each County Council district, detailing planning, zoning, development and public works decisions and their impact on communities.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

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

**Baltimore County Resources & General Information – Compliments of the DVIA Website**

A great guide to the many Baltimore County Government Resources for your reference:

Baltimore County General Information	410-887-0000
Animal Control	410-887-5961
Education Information	410-887-5555
Employment & Training	410-887-2008
Police Department - Information	410-887-2222
Refuse Collection - BULK	410-887-2000
Roads & Streets Maintenance	410-887-3560
Water - Drinking	410-396-5352
Environmental Concerns	410-887-3733
Traffic Engineer	410-887-3554
Animal Licenses	410-887-2594
Consumer Protection	410-528-8662
Education Planning	410-887-4215
Fire Department - Information	410-887-4500
Parks & Recreation	410-887-3871
Recycling	410-887-2000
Social Service	410-887-2800
Building Permits	410-887-3900
Special Permits & Licenses	410-887-3616
Zoning - Information	410-887-3391



# The Greater Timonium Community Council

**The Next GTCC General Meeting is scheduled for Wednesday, February 11, 2015 at the Cockeysville Library at 7:00 pm**

## CURRENT ISSUES

**Aylesbury Road:** A revised development proposal has been presented by a new development team, Fore Development Company, a successor to Solstice Patrnrs.. 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. It is unclear if this project will resurface in the future. ( Northampton, Yorkshire/Haverford and Lutherville Community Assns.)

**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 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.

**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)

**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.

**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)

**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. (GTCC)

### 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.)

**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. 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.)

### COMPLETED ISSUES

**1131 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)

**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.