



The Greater Timonium Community Council

Volume XIII Issue IV

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

June 2016

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***** NEWSLETTER *****

President's Message – Eric Rockel

Does Baltimore County need a Trump or a Sanders?

This column is not advocating for the political beliefs of either Donald Trump or Bernie Sanders. I will leave that up to you, the readers, to make judgments on the politics of both candidates. But both men share a common characteristic- they are disrupters who believe that “the system” is not working for the people- and that is the point of this message. Is the local government working to address the concerns of the public, or has it been high jacked by special interests that don't necessarily have the interests of the public in mind?

We have already seen a precursor to this scenario in the 2014 elections in the community of Dundalk. Over the past fifty years, prior to 2014, Dundalk had been squarely in the Democratic camp. There had never been a Republican County Council member, nor had its state representatives been from the GOP. But the 2014 election saw the Republicans capture all of those seats. For me, it was evidence that this community was disgusted with the status quo.

The status quo has many voters upset from a variety of precincts. In Dundalk, they are still fighting over the County's proposed sale of parkland and a government center to a commercial developer. In Fort Howard, residents are concerned that the VA Hospital may be redeveloped into a large, mixed use development that will be accessed by a narrow, two-lane road. All around the County, residents are dissatisfied with the time table for modernizing school buildings and the installation of air conditioning. In Towson, many advocates of green space wonder if the urbanization of the core is proceeding just too fast, and in Cockeysville, residents are bemoaning that special interest legislation will allow another car dealership. Even the most modest of public accommodations are being cast aside when special interests come calling. Take, for example, the “no soliciting” law that protected residents from hucksters and peddlers. Last year the County Council extended the hours that hucksters can come to your homes to offer their wares, and from what I saw of that debate, only one very influential business was behind the change.

From my vantage point, our County Councilman, Wade Kach, is one of the few Council members who consistently looks out for his constituents rather than the interests of the influential. So the question is will the impact of Trump and Sanders make a change at the local level in 2018? Only time will tell.

* * * *

On a different note, I encourage all to turn out to the event honoring Viet Nam era veterans to be held June 18th and 19th at the Timonium Fairgrounds. There will be any number of exhibits that will educate and entertain at this event. In addition, a motorcycle caravan will leave from the Towson American Legion and travel up York Road to the Fairgrounds on June 18, starting at 1:00 PM. I hope area residents will turn out along the route to salute the veterans in this motorcycle caravan. It would be a fitting thanks for their service.

GTCC General Meeting – Wednesday, June 8th, 2016

The GTCC will hold their 'Next Meeting' on **Wednesday, June 8th, 2016 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning **at 7:00 PM.**

Reminder: REMEMEBER:NO Meetings during our July & August GTCC Summer break !!!

<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 June 8th, Meeting - Tentative Schedule.....

1. INTRODUCTIONS
2. REPORT ON PUBLIC SAFETY: PRECINCT 7, OFFICER KAHL
3. MARYLAND PUBLIC TELEVISION: UPDATE ON THE "LZ (Landing Zone) MARYLAND EVENT- At the Timonium Fairgrounds
 - * Saturday, June 18, 10 AM – 10 PM
 - * Sunday, June 19, 10 AM – 3 PM
4. THE "FAIR HOUSING" SETTLEMENT, EXPLAINED, Featuring Baltimore County's Department of Planning
5. OLD & NEW BUSINESS
 - a.) County Council Hearing on 3rd District Zoning Requests: June 23, 6:00 PM at Loch Raven High School
 - b.) Other
6. ADJOURN

PLEASE REMEMBER THE **GTCC WILL NOT MEET IN JULY OR AUGUST.** HOPE TO SEE EVERYONE BACK IN SEPTEMBER!!

Annual 2016 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 (50+) Associations contributing their Annual Membership dues payment last year! Dues notices for 2016 are being emailed out this month and then by a USPS mailing. We had to rectify our mailing list with so many Associations changing leadership positions and this took time.....sorry. 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 if you have not done so already. Thanks... to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Counsel!

Membership & Annual Dues Report – Frank Regan

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

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

Belmont Forest Condos	Falls Road Comm.	Monterey Imp.	Springlake Comm.
Brooking Court Condos	First Mays Chapel HO	Orchard Hills Comm.	Stapleton Court Garden Condos
Burncourt Condo	Fox. Chapel Comm.	Pine Valley / Valleywood	Stratford Comm.
Chapel Hill	Holly Hall Garden Condos	Pot Spring Comm	Tullamore Condos
Chapel Gate HO 1-2-3	Hunt Meadow Comm.	Ramsgate Comm.	Valley Crest Civic
Chapel Gate 4-5-6	Hunt Ridge 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	Ballinrobe Assoc
Foxford	Dulaney Gate	.	

The Librarian's Corner – Darcy Cahill

Usually, we also invite our Cockeysville Library Manager 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.

“On Your Mark, Get Set, Read!” is our theme for the 2016 summer reading club, which runs from June 20th through August 14th. Studies have shown that “by the time children reach middle school, those who haven't read during the summers may have lost as much as two years' worth of achievement. The good news is that if children read just six books over summer vacation, they will likely avoid summer reading loss.” (pbs.org). Babies, students and adults can all join the club. Stop by or call the Information Desk (410-887-7750) for more details.

Try something new this summer: Adult Chess meets Saturday, June 25th at 10:30 AM (register at the Info Desk); Books, Coffee and Conversation meets on Wednesday, June 15th at 11:30; Creative Coloring meets Thursday, June 23rd at 7 PM; Cartoon Yoga meets Thursday, June 30th at 7 PM (register at the Info Desk). Our Book Club will discuss *The Paris Architect* by Charles Belfoure on Monday, June 27th at 7 PM. We have lots of programming for children throughout the summer, with more details available at our Information Desk or at bcpl.info under Events.

Our librarians can help everyone in the family find some terrific beach reads. I just kicked off my summer reading with the latest “chick-lit” from Mary Kay Andrews, “The Weekenders”... could not put it down! We wish you and your family a happy, healthy, book-filled summer! .

Comprehensive Zoning Process – Frank Regan

The Comprehensive Zoning Map Process (CZMP) takes place every four years on an exact schedule specified in the County Code. Any citizen may request a zoning change on any property in the County, although the usual participants in the process are individual landowners, contract purchasers, community organizations, County staff, the Planning Board and the County Council. The time for submittal of this cycle is now over.

The CZMP covers a period of approximately 12 months and results in zoning decisions that are reflected in a final log of issues. Ultimately, the County Council decides on each issue whether to retain the existing zoning or to enact a different zone(s) or district(s). Generally, each issue is a single property, but an issue may cover many adjoining properties and might even cover many hundreds of acres. The zoning on all properties which were not issues is re-enacted without change.

Check your submission if you submitted an entry here:

<https://citizenaccess.baltimorecountymd.gov/CitizenAccess/Login.aspx?ReturnUrl=%2fCitizenAccess%2fCap%2fCapHome.aspx%3f%26Module%3dCZMP>

What is the Comprehensive Zone Map Process ?

The Comprehensive Zoning Map Process (CZMP) takes place every four years on an exact schedule that is specified in the County Code. Participants include landowners, contract purchasers, community organizations, county staff, the Baltimore County Planning Board and the Baltimore County Council.

The process covers a period of twelve months during which the professional staff of the Office of Planning and other county agencies reviews each request and prepares recommendations that form a log of issues. This log of issues is submitted to the planning board for public hearings and discussions. The planning board will then consider and vote on the staff recommendations using the public input and the work sessions as references. These recommendations will comprise the next log of issues that will be presented to the Baltimore County Council.

The council will hold their own public hearing and deliberations that will result in a vote on each of the issues. This vote will create the zoning map for Baltimore County for the next four years.

While issues generally contain one parcel of land, they may include several parcels of a contract purchaser or encompass hundreds of acres being requested by a community association

County Code requires the notification of each property owner whose land is contiguous to an issue. This notification is in the form of a letter to the impacted owners and a post card to the contiguous property owners. Additional notification can be found in the local newspaper, the libraries, signs posted on the properties being considered and on the county web page.

After the last comprehensive review of zoning, the county convened an advisory group representing the county council, community groups, developers and the planning board. After several months the group prepared a report that reduced the timeframe from the previous 14 months to 12 months. The revisions also called for an improvement to the notification process, requiring all impacted property owners to be notified within 15 days of a request being filed. The applicant will now be responsible for providing the mailing information on property owners that will be affected by the rezoning action. This will allow the professional staff more time to review the pending issues instead of researching ownership lists.

The rezoning issues will be presented to the Baltimore County Planning Board and the Baltimore County Council on electronic zoning maps. Interested citizens can visit My Neighborhood: Zoning on the county's web site to learn how land in their neighborhood is currently zoned.

Please check for more info here: <http://www.baltimorecountymd.gov/Agencies/planning/zoning/czmp2016>

Please check for additional info here: <http://gtccinc.org/zoning.aspx>

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

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

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

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

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

GTCC Trivia – Did You Know?

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

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

1. The Beaver Dam Swim Club is located at the site of an important nineteenth century commercial activity. What was it?
2. Name the first three turnpikes in the County.
3. The Baltimore and Ohio Railroad (B&O) founded in 1827 traversed Baltimore County. What was significant about its founding?
4. A castle once stood on the land that became the Loch Raven Reservoir. What was its name?

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. The Oregon Iron Furnace established in 1849 by Richard Green. The abandoned iron ore pit on the property is always full of water and provides a supervised swimming hole.
2. In 1804, Frederick, Reisterstown, and York Roads were incorporated as the first successful private turnpikes.
3. The B&O was the nation's first chartered common carrier railroad.
4. Glen Ellen. It was the birthplace and estate of Harry Gilmore, the notorious native son and Confederate raider. It had turrets and high mullioned windows, 18 rooms and one bathroom. It is now in ruins.

MPT Vietnam Veterans Documentary - Eric Rockel

MPT announces airdates for landmark three-hour Vietnam documentary

Version of film headed for national and international distribution

OWINGS MILLS, MD – Maryland Public Television (MPT) will premiere the three-hour documentary *Maryland Vietnam War Stories* on three successive weeknight evenings, May 24, 25 and 26, as part of its multi-million dollar *MPT Salutes Vietnam Veterans* initiative.

Three years in the making, the film traces the chronology of the war through the personal stories of nearly 100 Vietnam veterans interviewed for the production. *Maryland Vietnam War Stories* recounts the harrowing – and occasionally humorous – experiences of military service members during the war and the often-moving insights of these participants some 50 years after the conflict.

Featured veterans represent all branches of the military. Included in the documentary are former prisoners of war, the widow of a pilot killed in action, underwater demolition experts, medics and corpsmen, dog handlers, enlisted men, nurses, helicopter pilots, and a Red Cross “Doughnut Dolly” in Vietnam. Two members of the South Vietnamese Air Force are also in the film. The documentary includes veterans who reside in Maryland, Delaware, southern Pennsylvania, Virginia and Washington, D.C., areas covered by MPT’s broadcast signal.

Executive Producer Ken Day, a 30-year veteran producer at Maryland Public Television, met and heard from roughly 300 veterans in preparing the production. Day and Rich Borenstein, co-producer and himself an Air Force veteran of the Vietnam era, garnered 120 hours of footage from the interviews. MPT has arranged for all footage to be permanently archived at the Maryland Historical Society in addition to the three hours scheduled for the May 24 - 26 airing.

One-hour segments of the Vietnam documentary begin at 8 p.m. each evening on MPT-HD. A national version of the film, for distribution to public television stations across the country, will be available for airing immediately following the MPT premiere. Negotiations are underway for international distribution for the film as well.

The film sets the stage for the major public event, *LZ Maryland*, which takes place on June 18 - 19, at the Maryland State Fairground. This Father’s Day weekend event is intended to welcome and honor Vietnam veterans and their families from Maryland and nearby states and will feature solemn ceremonies to salute Marylanders killed or missing in combat; the stirring conclusion of a motorcycle “Honor Ride”; a flyover by Huey and Chinook helicopters; displays of Vietnam-era aircraft, vehicles and other artifacts; “The Wall That Heals,” the traveling half-size replica of Washington, D.C.’s Vietnam Veterans Memorial; a Bob Hope USO-style show; and national name entertainment from the Vietnam period among other attractions, displays and commemorations.

“The Vietnam War is a painful chapter in our country’s history during which hundreds of thousands of young men and women answered the call to serve yet received little in the way of recognition of their service,” explains Larry Unger, MPT president and CEO. “Our Vietnam initiative enables us to use documentary filmmaking to tell the compelling stories of our region’s Vietnam veterans and, on an even more direct level, provide the means – with our *LZ Maryland* event – for all of us to finally salute them for their service and offer the ‘welcome home’ they richly deserve.”

Information on the MPT Vietnam project can be found at mpt.org/vietnam and at social media sites [@MPTSalutesVets](https://twitter.com/MPTSalutesVets) on Twitter, and [MPT Salutes Vietnam Veterans](https://www.facebook.com/MPTSalutesVietnamVeterans) on Facebook.

About MPT

Launched in 1969 and headquartered in Owings Mills, MD, Maryland Public Television is a nonprofit, state-licensed public television network and member of the Public Broadcasting Service (PBS). MPT’s six transmitters cover Maryland plus portions of contiguous states and the District of Columbia. Frequent winner of regional Emmy® awards, MPT creates local, regional, and national television shows. Beyond broadcast, MPT’s commitment to professional educators, parents, caregivers, and learners of all ages is delivered through year-round instructional events and the super-website *Thinkport*, which garners in excess of 19 million page views annually. MPT’s community engagement connects viewers with local resources on significant health, education, and public interest topics through year-round outreach events, viewer forums, program screenings, and phone bank call-in opportunities.



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for Wednesday, June 8, 2016 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. The construction is expected to begin approximately June 1, 2016 (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. The Circuit Court of Baltimore County ruled in favor of the dealership in early May. It is unknown whether an appeal of this ruling will be filed.

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 has started satellite simulcasting in the Grandstand on the property. GTCC has entered into agreements with the Jockey Club and Fairgrounds concerning future activities on the property. The agreement with the Fairgrounds prohibits it from pursuing a casino operation on the site in the future. The agreement with the Jockey Club places restrictions on the hours of operation, the future expansion of the OTB facility, the pursuit of a casino operation and other matters. (GTCC & Stratford C.A.)

CZMP, 2016: The County Council will hold a public hearing to entertain all comments related to rezoning requests in the Third District on June 23, 2016, beginning at 6:00 PM, at Loch Raven High School.

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.)

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)

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.)

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.

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.)