



# The Greater Timonium Community Council

Volume XII Issue III

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

June 2015

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

*President's Message* – Eric Rockel

### **Your Privacy Takes a Setback**

Back in 2010, many members of the Greater Timonium Community Council cried out in favor of restrictions on the peddlers who come to our doors seeking to sell a variety of wares and services, including magazines, internet service, home improvements and the like. As a result of these complaints, the County Council amended the Hucksters and Peddlers legislation to impose certain restrictions on peddlers. Yet on May 21<sup>st</sup>, the County Council passed, by a 4 to 3 vote, a further change to the law that may take away some of a citizen's privacy.

Our thanks go out to Council members Wade Kach, Vicki Almond and David Marks who voted against changing the current law, and our displeasure flows to Council members Jones, Quirk, Bevins and Crandell for voting to change the current law.

The law as passed in 2010 provided two forms of privacy to residents who sought to curtail intrusions from these peddlers. First, the law restricted the hours that a peddler could come to your home to 9:00 AM to 5:00 PM, or sunset, whichever is earlier. That provision guaranteed that your dinner would not be interrupted, as well as protected against after dark intrusions. In many cases citizens would not even answer their doors after dark to these peddlers. The second important provision of the 2010 law stated that if you posted your property with a "no solicitation" sign, or if your community posted these signs at all roads leading into your community, that peddlers cannot solicit at all, regardless of the hour of the day.

But the change that the Council narrowly passed in May will modify the hours that peddlers can solicit. The initial change as proposed by Councilman Jones, the sole sponsor of the bill, called for solicitations to be allowed until sunset, thereby doing away with the 5:00PM curtailment. Yet the bill that officially passed the Council calls for soliciting until 7:00 PM or sunset, whichever is earlier.

When Councilman Jones introduced the change to the existing law, he spoke about the former version being anti-capitalistic. But I reject that line of argument on many levels. Currently we have a federal "do not call" list for telephone solicitors, and I don't hear a groundswell of opposition to that legislation. In fact, original sponsors of the federal legislation were one Democrat and one Republican, indicating that it had bipartisan support. Further, if one really wants to promote capitalism, why didn't Councilman Jones attempt to strike the whole licensing requirement from the Hucksters and Peddlers law. Farmers selling their own vegetables are already exempt from the license requirement, why not all peddlers if you really want to promote a more robust economic climate?

Interestingly, the only individual business that came out to the Council work session to speak in favor of the change was Verizon. Was this a case of the interests of big business trumping the concerns of the individual citizens? I will let you draw your own conclusions. At least you can gain comfort in the fact that the "no soliciting" signs still provide a buffer against peddlers. Let's hope certain members of the County Council don't decide to delete the signage protection sometime in the future.

**GTCC General Meeting – Wednesday, June 10th, 2015**

The GTCC will hold their 'Next Meeting' on **Wednesday, June 10th, 2015 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 !!!**

**GTCC**

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

**NOTICE !!!**

**CALENDAR 2015**

**NOTICE !!!**

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

**Meeting Time: 7:00 pm – 9:00pm**

February 11, 2015  
April 08, 2015  
June 10, 2015  
August – No Meeting  
October 14, 2015  
December – No Meeting

January – No Meeting  
March 11, 2015  
May 13, 2015  
July – No Meeting  
September 09, 2015  
November 11, 2015

*All Meetings are Scheduled at the “Cockeysville Library” Meeting Room, on the DATES NOTED ABOVE !!!*

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

1. Introductions
2. Treasurer's Report
3. Public Safety Report from the Cockeysville Precinct
4. Understanding the Medicare Maze: Guest Speaker, Sherry Kolbe, Dept. of Aging
5. Legislative Wrap Up by Delegate Chris West, District 42
6. Old Business:
  - a. Hucksters & Peddlers Legislation
  - b. Aylesbury Road Development
  - c. Fallowfields development, near Margate Road
7. New Business:
  - a. AAA Automotive Center, York Road
  - b. Pad Site at the Fairgrounds Shopping Center
  - c. Other development issues
  - d. Other business
8. Adjourn

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

## Annual 2015 GTCC Membership Dues – Frank Regan

GTCC '2015' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (50+) Associations contributing their Annual Membership dues payment last year! Dues notices for 2015 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 2015 dues payments to GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093 if you have not done so already.** Thanks... to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Counsel!

## Membership & Annual Dues Report – Frank Regan

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

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

Belmont Forest Condos	Falls Road Comm.	Monterey Imp.	Springlake Comm.
Brooking Court Condos	First Mays Chapel HO	Orchard Hills Comm.	Stapleton Court Garden Condos
Burncourt Condo	Fox. Chapel Comm.	Pine Valley / Valleywood	Stratford Comm.
Chapel Hill	Holly Hall Garden Condos	Pot Spring Comm	Tullamore Condos
Chapel Gate HO 1-2-3	Hunt Meadow Comm.	Ramsgate Comm.	Valley Crest Civic
Chapel Gate 4-5-6	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 Captain's Corner – Captain Dennis Delp

*We have invited our Cockeysville Precinct "7" Commander, to provide us with an article for our newsletter in the form of 'The Captain's Corner' on any issue(s) that he feels might be of interest to our membership. The following articles supplied this month alerting you to an increase in auto thefts as Captain Delp is on a well deserved vacation:*

### Crime Alert

Dear Community Members,

Recently, the Cockeysville Precinct area has been having an increase in Thefts from Autos yet again. We are encouraging everyone to become more vigilant in securing their valuables. Please **DO NOT** leave valuables such as, phones, electronics, and jewelry in plain sight. Also **DO NOT** leave your car's spare keys inside the console or glove box. You are just asking for the criminal element to take advantage of you. There is no specific group or individuals identified committing these offenses.

Please take these steps in helping us help you:

**\*Lock your cars, secure your GPS and other electronics out of site, keep a list of your serialized property (I Pads, cell phones, GPS etc)**

Together we can combat this crime of opportunity !!!

Thank you, Cockeysville Precinct, Community Outreach Team , 410-887-1863

## **The Councilman's Corner**

*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

I am honored to serve as your Third District Councilman, a role quite different for me after my many years in Annapolis. I am committed to listening to your concerns and advocating for you and I urge you to contact me whenever I can be of assistance.

Marcie Goodman is my Chief of Staff ([mgoodman@baltimorecountymd.gov](mailto:mgoodman@baltimorecountymd.gov)), and Pam Stocksdale is my Senior Legislative Aide ([pstocksdale@baltimorecountymd.gov](mailto:pstocksdale@baltimorecountymd.gov)). Please reach out to them with your constituent issues and note that they may also be contacted at [council3@baltimorecountymd.gov](mailto:council3@baltimorecountymd.gov) and by phone at 410-887-3387.

The Baltimore County Council voted to adopt a budget for FY 2016 with minor changes to the County Executive's proposed budget. The County's General Fund Operating Budget is \$1.95 billion, representing an increase of 4.7% above the previous year. The FY 2016 capital budget is \$870 million and is within the Council's spending affordability guidelines. Perhaps the most significant recipient of funding in the budget is Dulaney High School, which is in desperate need of renovation.

As the school year winds down and we prepare for summer vacation, I am mindful that September 1<sup>st</sup> will be the start of the 2016 Comprehensive Zoning Map Process (CZMP). I will keep you updated as issues are raised for rezoning in this one year process. There will be a public hearing for the Third District in 2016 so that all who choose to do so may comment.

I wish you a happy, healthy and safe summer and look forward to seeing you at some upcoming meetings.

## **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.*

POW! ZAP! WHAM! What is **your** Super Power?! Our Summer Reading Club launches on June 15<sup>th</sup>, with an exciting theme: "Every Hero Has a Story." Join us as we celebrate heroes and superheroes throughout an action-packed summer full of programs, activities, reading gameboards and more. Stop by the Information Desk or visit our web site at [www.bcpl.info](http://www.bcpl.info) for full details. 4,545 children participated in the Summer Reading Club last year, help us break 5,000 in 2015!

Our program calendar offers something for everyone this summer. Some highlights include:

- Preschool Story Time in Spanish: June 16<sup>th</sup>, 1:30
- ESOL Conversation: June 17<sup>th</sup>, 6:30
- Family Movie "The Incredibles": June 24<sup>th</sup>, 2:00
- Super Magic with Mike Rose: June 27<sup>th</sup>, 2:00
- Hula Hoop Action: We are offering 2 sessions this year due to big demand last year! Join us on June 25<sup>th</sup> at 7:00 or June 30<sup>th</sup> at 7:00.

Looking ahead, we are pleased to be hosting Christopher Scotton, author of "The Secret Wisdom of the Earth." His debut novel is garnering excellent reviews. Copies are available in our collection, and there will be sales and signings at the event. Want to learn how to use e-books on your tablet this summer?

Stop by the Information Desk to schedule your one-on-one My Librarian appointment! Enjoy a healthy, happy summer, we hope to see you often!

## **Community Relations Council for Texas Quarry – Eric Rockel**

Bluegrass Materials, the owner/operator of the Texas Quarry will be setting up a “Community Relations Council” to maintain a dialogue concerning quarry operations, safety, traffic and other areas of mutual interests.

The first meeting is projected to be held this month in late June, and it will include a tour of the quarry operations. If you are interested in participating, please contact Dave Thomey at DRThomey@outlook.com.

## **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.



# The Greater Timonium Community Council

*The Next GTCC General Meeting is scheduled for Wednesday, June 10, 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 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.)

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

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

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

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

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

**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. The hearing officer's hearing is scheduled for June 26 at 10 AM, 105 W. Chesapeake Avenue. (GTCC)

**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. Hearing dates have not been set as of the end of May, 2015, but the plan will be discussed at the June meeting of 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.

**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 )