



The Greater Timonium Community Council

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

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***** NEWSLETTER *****

President's Message – Eric Rockel

THOUGHTS FROM THE SUMMER OF 2016

As we prepare for the start of GTCC meetings this Fall, I want to share some news from the Summer:

Bluegrass Materials held a very entertaining open house at its quarry operation in Texas, north of Padonia Road. In addition to the food and beverages that they supplied, there were a number of informative displays and talks about things related to their mining operation. It was also a pleasant surprise to see a couple of members of the Campbell family in attendance. If not for the efforts of Harry T. Campbell and subsequent generations of his family, who knows what this part of the Timonium area would be today. It was particularly impressive to stand at an overlook and view the entire quarry and look deep into the bottom of the pit. A big “Thanks” goes out to Dave Thomey and the other members of the Texas Quarry for the open house and for inclusive outreach to the surrounding neighborhoods.

If you live in a community that abuts a stream or river, I am wondering if you have noticed any increase in flooding over the last few years. The recent events in Louisiana serve as a cautionary tale on the destruction that flooding can create, and our State legislators are asking if any communities have seen an increase in stream flooding. If you have experienced this, please drop me a message at erockel-gtcc@earthlink.net.

Although the talks are *very preliminary in nature*, a property development company is considering the possibility of building synthetic turf athletic fields on the race course infield at the Timonium Fairgrounds. The aim of this endeavor is to increase the opportunities for rec leagues in Towson, Timonium, Cockeysville and Carroll Manor to hold their games and practices rather than rely solely on the County-owned fields in these areas. In the coming months this company will be reaching out to nearby communities to gauge the level of support. The development company would then have to reach an agreement with the Fairgrounds Board to use the property. Much more information about this suggested project will be available in the coming months.

A few years ago, Grace Fellowship Church proposed to relocate to the Padonia Park Swim Club, and that proposal created much controversy in the communities located on and near West Padonia Road. Now Grace Fellowship is seeking approval to build on West Seminary Avenue, near Falls Road. County zoning regulations allow churches to be built in practically all of the residential zoning classes and resource conservation zones, either by right or by special exception. What the County zoning regulations do not recognize, and I think they should, is that all places of worship do not neatly fit into one category. A church having seating for 300-400 worshippers will have very different impacts than a church that can accommodate 1,000 or more parishioners. The impact on our roadways, the stormwater runoff and the effect on adjacent residential properties is very different for the larger places of worship, and often times these larger facilities want to have schools and other outreach that results in the impacts happening seven days a week. It would be my hope that the County Council can look at this issue and start a dialogue about the need to differentiate based on the size of the facility. In this particular

instance involving Grace Fellowship, a community input meeting will be held on September 19 at 7:00 PM at Sheppard Pratt's convention facility, 6001 North Charles Street. A very large turnout is expected as many communities on West Seminary Avenue hold great concerns about this project.

There has been an uproar over the School Board's decision to close un-air-conditioned schools when the heat index is projected to reach 90 degrees. One of the consequences of that policy is the complaints that students will fall behind in their education as a result. One student even wrote a "letter to the editor" of the Sunpapers about falling behind in his studies. Yet there has been no discussion about how BCPS' digital initiative, with online instructional material, could fill the void for those students affected by the heat closures. For the digital initiative to become more than just a useful public relations tool, practical applications need to be developed more quickly.

I hope many of you have avoided the scam, robocalls claiming that you owe money to the IRS and that the call is your last official warning . First off, if you do, in fact, owe money to the IRS, you will never learn about it from a phone call. IRS notifications would only come in an official letter, not a call. Secondly, the attorney general's office reports that this scam is widening throughout Maryland, and efforts are underway to try to identify the offending parties.

Finally, I want to pay tribute to the late Bob Gifford, a friend who passed away recently at the golden age of 96. He held a doctorate in education, taught at the college level and had a distinguished career in Baltimore County Public Schools. I first got to know Bob Gifford after he retired from the public school system, when I moved into the same neighborhood where he lived. He was a tireless volunteer in a number of areas- the Boy Scouts, Nativity Catholic Church, the Mission Helpers of the Sacred Heart and our community association. Bob was always very generous with his time, added a lot of wisdom in solving any problem and he will be missed by all who knew him.

GTCC General Meeting – Wednesday, September 14th, 2016

The GTCC will hold their 'Next Meeting' on **Wednesday, September 14th, 2016 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning **promptly at 7:00 PM.**

Reminder: No Meeting is scheduled for upcoming December or January due to our Holiday 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 2016

NOTICE !!!

******* Meeting Schedule *******

January - No Meeting
February 10, 2016
March 9, 2016
April 13, 2016
May 11, 2016
June 8, 2016

July - No Meeting
August - No Meeting
September 14, 2016
October 12, 2016
November 9, 2016
December - No Meeting

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

Agenda and Speakers - GTCC September 14th, 2016 Meeting

1. INTRODUCTIONS
2. REPORT ON PUBLIC SAFETY, COCKEYSVILLE PRECINCT
3. FEATURED GUEST - DELEGATE PAT McDONOGH, CANDIDATE FOR
2ND CONGRESSIONAL DISTRICT
4. WRAP UP OF CZMP 2016: A REVIEW OF WHAT HAPPENED
5. FEATURED GUEST: SENATOR JIM BROCHIN WILL REVIEW
6. RECENT NEWS ON THE STATE & LOCAL LEVEL
7. OLD & NEW BUSINESS
8. ADJOURN

The Librarian's Corner – Darcy Cahill

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:

Our fantastic fiscal year 2016 ended June 30th. If your friends ask you if anyone still goes to the library, assure them that their library is a very vibrant heart of this community. In FY 16, 475,403 customers visited our branch and checked out 1,643,728 items! This averages out to 1,300 visitors per day checking out 4,630 items daily! We held 845 programs, which were attended by 22,758 people! 5,063 children registered for our Summer Reading Program. Cockeysville is the busiest of the 19 branches in the County library system, with more people visiting this branch alone than the Baltimore Zoo in a year. Does anyone still read books and go to the library anymore? Here in Cockeysville, we say YES!!

Save the Date! Our Annual Community Day is Saturday, November 5th. This is our “thank you” to this wonderful community for all of your support. We have fun family programming throughout the day, including Bob the Builder story time, Tom Lilly’s Magic and Balloon show, a visit from Poe, the Ravens mascot, special crafts, face painting, button making and more. The full schedule will be available soon at the Information Desk.

Interested in chess? Our adult Chess Club meets two Saturdays a month, and continues to grow. All are welcome! Coloring nights have also been popular. Give it a try on Thursday, 9/22 at 7 PM.

We are delighted to offer the Inventor’s Portal Seminar Series: “Have an Idea? What’s Next?” Join entrepreneur Doug Zeisel for an overview of the steps needed to move an idea from concept into cash. The first session is Monday, Sept. 19th at 7 PM.

Our usual full slate of story times, book groups and other programs can be found on bcpl.info under Events, or stop by the Information Desk for our monthly flyers.

Fall publishing is huge this year; we look forward to helping you find your next good book! Want to learn to read e-books on your tablet so you can travel lighter this fall? Schedule a My Librarian appointment and spend an hour with one of our team members, who will get you up and running with e-books. On behalf of our entire staff, we thank you for your tremendous support!

Darcy Cahill, Cockeysville Library ManagerGo Ravens, and enjoy the upcoming crisp fall days!

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>

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 delay sending out our Dues Notices due to trying to update our records with new officers at all our Communities along with several other issues. Please look forward to receiving your notice this past week. We had a great response from (50+) Associations contributing their Annual Membership dues payment last year! So if you don't receive one or if you need a copy, please don't hesitate to let us know. Please note that we will be sending out a Reminder 2nd notice later the next month in October! Also, you can easily find our Dues Notice for 2016 on our GTCC Website as well !

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	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		

GTCC Website - <http://www.gtccinc.org> - Frank Regan

The Greater Timonium Community Council maintains an active website to provide everyone information related to our organization and many activities of Community interest. Our main website can be found at:

GTCCINC.ORG instead of **GTCCINC.COM**

Crime Reports Website – Frank Regan

We are always concerned as to where crime is occurring in and around our neighborhoods. Furthermore, this is always a reoccurring interest on the part of our many partner Associations. So we thought we would bring you several means of tracking crime in your area for you this newsletter in addition to our Captain's Corner for September (see above & below). Here is an interesting approach of identifying crime and trends in your neighborhoods as a graphical view listed on both "Spot Crime" and "Crime Report" Websites. Click on each of the small icons on-line to bring up a small dialogue box to read about the incident on the map at each of the locations, recent example below:

"Spot Crime" Website: <http://spotcrime.com/#Timonium%2C%20MD%2021093>

"Crime Report" Website: <https://www.crimereports.com/map/index/?search=+Towson+MD>

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>

Big Trees Sale – Frank Regan

For Fall 2016, Baltimore County will hold the final sale event on October 1st, 8 to 1 PM at our reforestation nursery at 1114 Shawan Road, Agricultural Farm, Cockeysville, MD. Supplies are limited for this fall sale, so order early. Please review the detailed instructions for ordering and picking up your Big Trees.

Please read the details about what Big Trees are and how you can order trees. Baltimore County residents can order Big Trees online now and pick up trees on one of four days at our reforestation nursery.

Each spring and fall, EPS hosts the Big Trees Sale featuring a selection of native trees. Big Trees are intended to be planted on private residential properties (no orders for contractors or businesses)..

You can pre-order your Big Trees online today at the Baltimore County Website! See below

<http://www.baltimorecountymd.gov/Agencies/environment/forestsandtrees/bigtreesgiveaway.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 Loch Raven dam was constructed in its present location in 1914. What did it replace?
2. An 18th century area newspaper was the first to publish a complete copy of the Declaration of Independence in the year 1777. What was its name?
3. What “Ripley’s Believe It Or Not” incident took place at the quarry in Texas, Maryland near Cockeysville in 1900?

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 A masonry dam was constructed by Baltimore City in 1881 using the waters of the Gunpowder River for a drinking water supply. Its location was approximately 300 meters downstream of the current dam. It created a reservoir that was 29 feet deep at the dam and held 510 million gallons of water.

.2 “The Maryland Journal and Baltimore Advertiser.” Its editor and sole proprietor was a woman, Mary Katherine Goddard

3 A mule fell 75 feet into the quarry but suffered no broken bones. It had a concussion and was stunned for a while but eventually got up and regained its appetite!!

Local Art Program for Military Veterans – Eric Rockel

Local resident and artist, Mary Rever wants to make a difference. That’s why she is proposing to provide an art instruction class aimed at veterans returning from Iraq and Afghanistan. Although this program does not fall under the clinical definition of art therapy, Ms. Rever believes that developing art skills can promote creative thinking, stimulate relaxation and offer veterans a vehicle for interacting with one another.

She proposes a trial, three-month drawing class that will meet once a week at a local church in the Timonium area. This program is not an open studio-type class for the general public; rather it will require a once a week commitment from veterans who wish to gain this art instruction. Supplies needed for the class would include a 11” X 14” sketch book, a pack of charcoal pencils, with sharpener, and two knead erasers. If this is of interest to veterans in our area, please contact Mary Rever at maryrever@msn.com. for a complete rundown of the particulars.



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for Wednesday, September 14, 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, and construction is underway. (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. This property was rezoned as part of the CZMP vote.

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.

CZMP, 2016: The County Council voted on all requested zoning changes on August 30, 2016. The GTCC website will post the outcome of all requested changes, which are too numerous to be listed in this overview.

Grace Fellowship Church: They propose to construct a 1,200 seat sanctuary on an unimproved parcel located on West Seminary Avenue, near Falls Road. A community input meeting is scheduled for September 19 at 7:00 PM at Sheppard Pratt's convention center, 6001 North Charles Street.

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

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 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.)

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.)