



The Greater Timonium Community Council

Volume IX Issue II

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

March 2007

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******* NEWSLETTER *******

President's Message – Eric Rockel

News from around Timonium and Beyond

One chapter of the Global View Condominiums to be developed by The Keelty Company and AA Global came to a close recently with further reductions to the project's scale. Originally, the project consisted of a 13,000 square foot building envelope that would house a combination of office and retail space in two stories, plus an underground parking level. In addition, the project proposed two fourteen-story towers that consisted of three levels of parking and residential units. The nearby Stratford community would be directly impacted, but issues such as traffic and building scale caused concerns from around the greater Timonium area. Well, after more meetings than I care to remember, we have reached a compromise that Stratford and GTCC can accept. Keelty has agreed to reduce the condominium towers to eight stories of residences and one level of parking above ground and two levels of parking below ground.

The Board of Directors of the Stratford Community Association voted to support this proposal, and I in turn also felt it was a reasonable compromise. Keelty has been very amenable to working with the community in an effort to strike a balance on the height issue, and I was concerned that if we further rebuffed Keelty, the proposal would go up in height, not down, when the plan was submitted to Baltimore County. Given the extended negotiations that we have held on this matter, I felt that potentially the communities would be portrayed as being unwilling to compromise, which would reduce our ability to make convincing arguments going forward. In addition, the design of the project is certainly first class, which is both a plus for Keelty and the community. So it will be interesting to provide further input on this project as it comes under review by Baltimore County.

The Hampton Manor development, off of Scott Adam Road, is undergoing further changes as well. Some of the residents of the Hunt Meadow Community Association objected to the development because of the loss of open space on this adjacent apartment complex and because of Baltimore County's Department of Public Works insistence that Southfork Court be extended into the Hampton Manor project. Joe Montalbano and other residents had never been involved in dealing with development projects until this Hampton Manor project came along, but they have done an outstanding job in dealing with the developer and Baltimore County to stop the extension of Southfork Court. The developer's engineer is ready to unveil a revised plan that hopefully will address the Southfork residents concerns.

For many of you that travel the northern end of Charles Street on a regular basis, you will be surprised to learn that the State Highway Administration plans to eliminate the traffic circle at Charles and Bellona Avenue. The State will be replacing the bridge over the Beltway in the next several years, just as it has done on Dulaney Valley and York Roads, and apparently the circle will be replaced by a traffic light. I personally found the circle to work reasonably well, but one wonders why a traffic light wasn't installed originally.

Finally, if any community associations want to use public schools for meeting sites, Baltimore County's Public Schools have a relatively new policy concerning use of school facilities. The School System has implemented an approval process that takes place outside of the specific school site. It will take approximately six weeks to undergo this approval process, so be forewarned. The School System assures me that they still welcome community associations' use of the schools, but they feel in these times of increasing liability and security concerns that the new system is more prudent.

GTCC General Meeting – This Wednesday, March 14th, 2007

The GTCC will hold their 'Next Meeting' on **March 14th, 2007 at the "Cockeysville Library" Meeting Room**, at 9833 Greenside Dr., Cockeysville beginning at 7:00PM. The Ridgely Middle School will be undergoing major renovations through 2006 and 2007. They have asked the GTCC to vacate our use of Room 103 effective February 10, 2006. Therefore, we have arranged to hold our meetings at the Cockeysville Library in their Meeting Room.

Please note the meeting changes and remember that our *meetings will STILL begin promptly at 7:00 PM*.

Subsequent meeting dates are posted on our web page "www.gtccinc.com" and are noted in this Newsletter below.

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 2007

NOTICE !!!

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

Board of Directors 7:00 pm – 9:00pm

General Membership 7:00 pm – 9pm

February 14, 2007
April 11, 2007
June 13, 2007
August – No Meeting
October 10, 2007
December 12, 2007

January 10, 2007
March 14, 2007
May 09, 2007
July – No Meeting
September 12, 2007
November 14, 2007

All Meetings are NOW Scheduled at the "COCKEYSVILLE LIBRARY", on the DATES NOTED ABOVE !!!

The GTCC's "Newsletter" Emailed– Frank Regan

We have received a lot of positive feedback on our Newly Formatted and now Emailed bi-monthly GTCC Newsletter. Many of our Associations like the new .PDF format as they can now easily forward the Newsletter to many of their Board and Community Members. This is really great news to hear and it's nice to know that the advantages of this delivery method are working out so nicely. We will also begin to post the Newsletter as a link on our GTCC website, shortly.

In Order for this to be a continuing success: **WE NEED YOUR EMAIL ADDRESS !!!** Please forward me your email address if you have not submitted it already to: **regan87@comcast.net**. Otherwise, you may not be receiving future Newsletters.

We hope that you continue to find this form of our Newsletter delivery easy to use and as informative as always. Please feel free to forward this Newsletter to all those in your Association that you think might benefit from it.

Annual GTCC Membership Dues – Marge DiNardo

GTCC '2007' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (48) Associations contributing their Annual Membership dues payment last year to date! Dues notices for 2007 have been mailed out so look for them in your mail boxes. Please send your 2007 dues payments, if you haven't sent them yet, to **GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093**. Thanks to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Counsel!

Agenda and Speakers - GTCC March 14th Meeting - for our next meeting: Tentative Schedule...

1. Introductions
2. Report from the Cockeysville Precinct
3. Featured Guests: Fletcher Hamilton and David Marzola from the Mass Transit Administration
4. Update on Zoning Issues:
 - a. Cingular Cell Tower: strategy meeting
 - b. Jessop Property- Longford North and Huntridge
 - c. 2326 York Road- Proposed office building
 - d. Au Pointin Still- enforcement of zoning requirements
 - e. 206 W. Timonium Road- status of development
 - f. York Road Condo. Project by Keelty & AA Global
5. New Business
 - a. BGE Rate Increase
 - b. Cockeysville Library Fiction Lounge Ceremony
 - c. Long Property
 - d. Other business from the floor
6. Adjourn

The Councilman's Corner – Bryan McIntire

We have invited our 3rd District County Councilman, Bryan McIntire, to provide us 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 is from Kevin:

It's not only the start of a new year but the start of a new four year term in office for the members of the Baltimore County Council. All seven Councilmen were reelected to their districts in November and it is wonderful to be back for another four years. I look forward to continuing a close relationship with the GTCC community. Like you, I am very happy with the decision I made so many years ago to make the third district my home. My sincere thanks to all who worked so diligently on my behalf and to all who voted, regardless of your choice. The right to vote and select our own representatives is a blessing not enjoyed by everyone in this world. I value that right and appreciate the trust and confidence you have shown in returning me to another term as your Councilman.

I expect this to be a year of challenges and changes. The 2007-2008 budget process is gearing up towards the County Executive's budget message to the Council on April 16th. Through the weeks following the message, county agencies appear before the Council to defend their budgetary needs and requirements. The Council is allowed to remove items from the budget but they cannot add anything to it. The law requires them to approve a budget before June 1st

Beginning in September, the Comprehensive Zoning Map Process, which occurs once every four years, begins again. This is an important tool in that it provides the public with an opportunity to influence the land use decisions made the county on properties that affect the quality of life in their community. Any individual, business or community association may submit requests for a zoning change. The County Office of Planning also makes recommendations as does the Councilperson. This is the only time the law allows a Councilman to participate in the zoning process. The application cycle lasts for a year before the Council votes to approve or decline the requests. I will provide more information about this process as we near the submit dates. I extend my very best wishes to you and your family for a happy, health and peaceful 2007. My staff and I are always available to assists you. I can be reached by phone at 410-887-3387, fax 410-887-5791 or e-mail at bccdistrict3@comcast.net

The Captain's Corner – Captain Martin Lurz

We have invited our Cockeysville Precinct "7" Commander, Captain Marty Lurz, to provide us with an article for our newsletter in the form of 'The Captain's Corner' on any issue(s) that he feels might be of interest to our membership. The following article this month is from Captain Lurz:

In this month's newsletter, Frank Regan asked me to update you on a few burglaries in the Timonium area that began in late December into early January. Our Burglary Team is still investigating those – no arrests have been made that can directly link anyone to those incidents, but the burglaries in that area have ceased since mid-January. Then, on January 16th, three burglaries occurred in which a Hispanic male entered the houses by opening an unlocked door. He stole food from two locations and was seen by the resident of two of the houses when he entered. He left when he was seen and there was not confrontation. These three burglaries were uniquely different from the others in the area and we do not feel they are related. Based on the Hispanic male's description, we received a tip from a resident of the GTCC area who is a member of the email tree. The Precinct 7 Investigative Services Team is still investigating that information. I will update you with more information as it develops. It's important to note that there have been no similar burglaries in that area since January 16th.

I've often spoken before of the importance of vehicular speed awareness in the local communities. We continue to receive numerous requests for radar enforcement in all areas of the precinct from the Pennsylvania border down to the beltway. We direct our resources to those areas as quickly and as effectively as we can. Sometimes, there are complaint site logistic considerations to assess (i.e. we cannot work radar from a private driveway, roadway width and sight distance for safe traffic stops, etc.) which can delay effective deployment of radar units. However, we continue to get into and work those areas with speed enforcement. In the meantime, all residents and all drivers need to be aware that radar can be anywhere and drive as if it were constantly ahead of you watching your speed. It may be easier said than done, but think about what I am saying. If the intent of our communities and the intent of the police department is to slow traffic down, I feel that providing a warning about radar enforcement in the area can be just as effective as a speeding citation. In Precinct 7, we have introduced a Strategic Objective aimed at improving our response to community-based traffic complaints. This project is called "Community Involvement Traffic Initiative" and is being used successfully in certain areas of the precinct. For more information about this initiative, please contact the Precinct 7 Traffic Team Coordinator, Corporal Pat Zito, at 410-887-1863.

Lastly, I wanted to remind residents of the Precinct 7 Email Tree that I use to send out crime alerts and crime prevention tips. I would like every community association president to be on this list. If you would like to be added to the list, please email me at jlurz@baltimorecountymd.gov and I will make sure you start receiving the email alerts. Please make sure that you include the name of your community association when notifying me.

Stay safe and enjoy Spring 2007!

The Librarian's Corner – Margaret Prescott

We have also invited our Cockeysville Library Manager, Margaret Prescott, 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 Margaret:

"Coffee Conversations" at the Cockeysville Library is a great way to talk to others about your favorite books. These informal discussions with 10-20 participants are held monthly at the Cockeysville Library at 11 A.M. Upcoming discussions will be held on March 19, April 11, and May 21. Many books are discussed rather than a single one. A Cockeysville staff member brings books to begin the discussion. Often the books have a theme such as mysteries, nonfiction, poetry, and multicultural literature. Coffee and cookies are provided (of course!) No registration is needed. Simply show up ready to talk about your own favorite books or sit back and listen to great reading tips from others. Please join us! Call 410-887-7750 if you have any questions about "Coffee Conversations" or other programs for adults and children.

The Legislator's Corner – Delegate's Steve Lafferty & Dana Stein

We have also invited our 'New' State Representatives to provide us with an article for our newsletter in the form of 'The Legislator's Corner' on any issue(s) that they feel might be of interest to our membership. The following article this month is from Steve and Dana:

42nd District – Delegate Steve Lafferty

I am thrilled and humbled to be a new legislator representing the 42nd District. I am very pleased to have been elected to serve you and look forward to working with you and your community leadership over the next four years.

The first part of my first term has been marked by visits from many constituents and advocates, seeing and hearing about a large number of issues and getting used to the heavy flow of information. I have largely focused on Baltimore County issues and those issues before the Environmental Matters Committee, where I sit. Our Committee has considered issues of restoring the oyster population in the Bay, effective land use, affordable housing, changing the archaic ground rent system, and "Clean Cars". I am proud to be a co-sponsor of the Clean Cars Act that overwhelmingly passed the House. This will help us reduce toxic and carcinogenic emissions in vehicles sold in Maryland. I expect to further engage in issues of education, health care, transportation, open space and others.

This is an exciting time for me and for Maryland. Let me know if you have concerns or opinions about legislation or other matters. Again, thanks for the opportunity. I can be reached at Email: stephen.lafferty@house.state.md.us.

11th District - Delegate Dana Stein

It is an honor to be a new delegate representing District 11. I am pleased to be on the Environmental Matters Committee, which reviews legislation pertaining to agriculture, natural resource, environmental, housing and transportation issues.

Much of my first year is a process of listening and learning. There is a great variety of state and local issues that come before the General Assembly. I am familiar with many of them; others are relatively new to me. Fortunately, I am able to turn to the other legislators of District 11 – Senator Bobby Zirkin and Delegates Jon Cardin and Dan Morhaim – for information and advice. Also, many constituents have provided their views as well as suggestions for legislation.

Partly in response to concerns about rising utility rates, several of the bills I have introduced pertain to conservation and renewable energy. I am a strong supporter of increased conservation and use of alternative energy (solar, wind, etc.) Other bills I've introduced would streamline the process by which military health care personnel can enter civilian health care fields, and improve the notice requirements for ground rent owners and tenants.

I am proud to be representing you in Annapolis and to be a part of the District 11 legislative team. Please contact me with any comments or feedback and if I can be of any assistance. Ph: 410-841-3527 or Email: dana.stein@house.state.md.us

Great Safety Tip - Donna Spicer

Great Safety Tip: This tip came from a neighborhood watch coordinator.

Put your car keys beside your bed at night. If you hear a noise outside your home or someone trying to get in your house, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the car battery dies. Next time you come home for the night and you start to put your keys away, think of this: It's a security alarm system that you probably already have and requires no installation. Test it. It will go off from most everywhere inside your house and will keep honking until your battery runs down or until you reset it with the button on the key fob chain. It works if you park in your driveway or garage. If your car alarm goes off when someone is trying to break in your house, odds are the burglar or rapist won't stick around.... after a few seconds all the neighbors will be looking out their windows to see who is out there and sure enough the criminal won't want that.

And remember to carry your keys while walking to your car in a parking lot. The alarm can work the same way there.....This is something that should really be shared with everyone. Maybe it could save a life or a sexual abuse crime.

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 (49) active dues paying Associations within its umbrella that represents over 60,000+ residents within our thriving neighborhoods. It is through the hard work and participation by each member Community Group that helps to enhance and protect the quality of residential life within our area.

Please find a list of participating Community Associations below:

Belmont Forest Condos	Falls Road Comm.	Monterey Imp.	Springlake Comm.
Brooking Court Condos	First Mays Chapel HO	Orchard Hills Comm.	Stapleton Court Garden Condos
Burncourt Condo	Fox. Chapel Comm.	Pine Valley / Valleywood	Stratford Comm.
Chapel Hill	Holly Hall Garden Condos	Pot Spring Comm	Tullamore Condos
Chapel Gate HO 1-2-3	Hunt Meadow Comm.	Ramsgate Comm.	Valley Crest Civic
Chapel Gate 4-5-6	Huntridge Comm	Rockfleet Garden Condos	Valley Garth
Chapel Ridge Comm.	Kilcolman Garden Condos	Rosslare Ridge Condos.	Wakefield
Coachford Comm.	Lutherville Comm.	Shepherd's Knoll Garden Condos	West Timonium Heights
County Home Park Comm.	Northhampton Comm.	Sherwood Hill	York Manor
Dulaney Forest Comm.	Mays Chapel Village Garden Condos	Springdale Comm.	Yorkshire/Haverford Comm
Dulaney Valley	Mays Chapel Townhouse HomeOwrs	Limerick Condos	Longford
Jennifer Ridge	Overlook	Topfield Condo	Tralee Forest Condo
Roundwood Ridge	Wellington Valley	Pebble Creek HO	Dunloy Condo

GTCC Website - <http://www.gtccinc.com>

The Greater Timonium Community Council maintains a website to provide everyone information related to our organization and activities of Community interest. We invite all of you to 'surf' our site where you can even find a brief summary of neighborhood Code Enforcement Definitions for Baltimore County in the *Issues Section*.

Whose Job Is It? – Lou Miller

Some of you may have heard this story about four people named *Everybody, Somebody, Anybody and Nobody*. Without filling in the details, the last sentence says it all. "It ended up that Everybody blamed Somebody when Nobody did what Anybody could have done". This parable fits many of the Community volunteer associations today and more importantly GTCC.

Citing the basic PURPOSE of GTCC to protect our residential standard of living: citizen education, discussions with many interested parties, both for or opposed, lawyers, owners, and developers, attending and participating in Zoning, Board of Appeals hearings, and as an individual citizen, participating in Circuit Court hearings. These consumed many hours to arrive at the best solutions to uphold that "*Purpose*". Twenty eight Issues in the year 2000, all won. Forty six Issues in the 2004 Comprehensive Zoning Cycle, thirty nine won. The 2008 cycle begins this August 2007 for eleven months.

Finally, it takes people who have the desire, intellect, perseverance, and patience to prevail for the citizens. After the conclusion of the 2004 cycle in a meeting of the lawyers and developers, two participants, one a former major department director of Baltimore County and the other a very learned and expert land use lawyer. Both phrased this comment to the participants: "Community Associations were the winners in the 2004 cycle, have gained power and respect of Baltimore County Council in land use in the County, so use it or loose it." Let us make sure to retain that record. Just a brief list of some *individual* Issues: Bad Dog 'Stil', 3 Thelma St, Condo York Rd., Pediatric Dentist, York Rd., Burger King redevelopment, Physician Office, York Rd., Brewer Property, York Rd., 206 W. Timonium Rd., Hampton Redevelopment, Legal Standing of Community Associations in Maryland Courts, and many more..... The Question remains:Where do you, as a citizen and member of GTCC, fit in the first paragraph above?

Associational Standing Bills Status Report – Bob Moore

On January 30 and 31, House Judiciary Committee & Senate Judicial Proceedings Committee hearings were held on HB31/SB65 & HB34/SB159, respectively. Our gratitude goes to the CA's, HOA's and individual citizens who mobilized behind this effort; taking the time to testify, provide letters of support and otherwise contact our elected officials. Associational standing, or rather the lack thereof, hobbles all Maryland nonprofits — we have a common problem. We are particularly humbled by this terrific show of broad support.

BAD NEWS: Large vested interests, including Maryland associations representing homebuilders, realtors, the legal profession, and the hospital industry filed opposition and/or spoke against community and homeowner associations. Particularly distressing, however, was the opposition voiced by the Baltimore City and Harford County **GOVERNMENTS**. It is understandable that the business interests that currently benefit from a "sweet deal" want to hang onto their unfair advantage, but you would think local governments would be working in partnership with the people who voted them into office. On February 1 the House of Delegates Judiciary Committee responded swiftly and voted to report HB31 & HB34 unfavorably, which effectively killed the bills for this session and obviated the positive reception that we received by the Senate committee.

SPECIAL MENTION. Delegate Michael Smigiel (R-Cecil County) was the only voting member of the House Judiciary Committee that studied HB31 & HB34 enough to allow him to recognize the outlandish claims of the opponents as untrue, alarmist misdirection. SB65 & SB159 were favorably received at the hearing before the Senate Judicial Proceedings Committee.

IMPORTANT. As time goes on, please save a space in your long-term memory and remind your friends of the support for associational standing provided by the sponsors of HB31/SB65 & HB34/SB159 — Delegate Dan Morhaim and his co-sponsors (Jon Cardin, Robert Costa, Wade Kach, & Dana Stein), and Senator Jim Brochin and his co-sponsors (George Della, Larry Haines, Katherine Klausmeier, Jamie Raskin, Catherine E. Pugh & Norman Stone).

Thank you for working together on this effort to bring fair play for nonprofit associations into Maryland's courtrooms. We are putting together a new strategy for next session, which we will roll out in the coming weeks. We learned a lot this term (who are friends and who are not in the General Assembly, who is the opposition, how to counter their arguments, etc.).

This & That – Regular and New Helpful Items

- **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.baltimorecountyonline.info/Subscribe/communitynews>

- **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.baltimorecountyonline.info/subscribe/updates>

You can find a weekly calendar of development- and zoning-related hearings and meetings for County:

Council District 3 at: ***http://www.baltimorecountymd.gov/MeetingsandEvents/pdm_d3.html***

Council District 2 at: ***http://www.baltimorecountymd.gov/MeetingsandEvents/pdm_d2.html***

Full Newsletter at: ***<http://www.baltimorecountymd.gov/Agencies/communityupdates/d3/060901d3.html>***

Previous Editions at: ***<http://www.baltimorecountymd.gov/agencies/communityupdates/d3/index.html>***

- **Baltimore County Public Library** – The Cockeysville Library is located at 9833 Greenside Drive adjacent to the Baltimore County Home Park. Library hours are Monday-Thursday 9-9; Friday and Saturday 9-5:30, and Sundays 1-5 (October-April). The library has 153,000 books, DVDs and videos, CDs, newspapers, magazines and more. Annual circulation is more than 1.1 million items. There are 19 computers available for the public that have Internet access and Microsoft Office for typing resumes and other documents. All programs are free and include drop-in story times for children, family puppet shows, computer courses and book discussions for adults. The BCPL website (***www.bcpl.info***) has magazine, newspaper, genealogy, literature and other databases for research and general information. Librarians welcome information requests and questions at 410-887-7750. Please..... Give them a call!

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. Which Baltimore City neighborhoods were once part of the estate of Charles Ridgley whose Hampton mansion still stands north of Towson?
2. How deep is the Chesapeake Bay?
3. Where is the last remaining covered bridge in Baltimore County located?
4. A Baltimore County's forests were winter hunting grounds for what Indian tribe?

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 neighborhoods were Guilford, Roland Park and Homeland, which were part of the 10,000 acres owned by the Ridgleys.
2. The average depth of the Bay, including tributaries, is about 21 feet. The deepest part of the Bay, "the Hole," is 174 feet deep and located off Bloody Point southeast of Annapolis, Md..
3. The Jericho Bridge is located in Kingsville and spans the Gunpowder Falls River. (See Below)
4. The Susquehannough. They were a warring tribe whose home was further north on the Susquehanna River, but who used Baltimore County as their territorial hunting grounds.

Jericho Bridge in Kingsville





The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for Mar. 14th, 2007 at 7:00 PM at the "Cockeysville Library".

CURRENT ISSUES

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 have 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 have 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. To date, the violations have not been corrected, and Baltimore County needs to enforce the zoning violations. The engineer's revised plan has been rejected by zoning officials of Baltimore County and further corrections to the plan are under design. (E. Rockel, L. Miller, and GTCC Executive Committee)

Beaver Dam Swim Club Property – Development Concept Plan reviewed by GTCC. Plan calls for four (4) mid-rise residential buildings with fifty-five units per building, or eleven units per floor. Two hundred twenty (220) units with garage parking below for five-hundred twenty-eight (528) spaces. Plan would occupy ten of the twenty-six acres. No plans given for the remaining acres. A PUD overlay zoning is required. Further discussion with Mr. Mark Hanley, Jr. results in no further action at this time. (E. Rockel, L. Miller, GTCC Executive Committee)

York Rd.-Timonium Condo Proposal – A & A Global Industries and Keelty Company are proposing a two tower Condo and mixed use on York Rd across from the north end of the Fair Grounds. Meetings were held 9/21/05, 10/27/05, 1/10/06, 3/08/06, 5/24/06 concerning adopting the site plan to minimize sight lines from Stratford Community at top of the hill. What started with 14 stories and one underground and two above ground parking stories is now reduced to two underground parking and one above is now 10 stories of 216 Condo's. Movement into the hill is now approximately 35 feet. Councilman will not grant a PUD going forward until the residential communities are satisfied with the plan. Concerns remain about the scale of these Condo towers and the precedent for future development on York Road. A meeting before Christmas produced a compromise. Keelty's architect reduced the towers to eight stories of residential units and one above-ground level of parking. The scale of the cupolas were also reduced. The Stratford Community Association's Board of Directors and GTCC have recently agreed not to oppose the Planned Unit Development (PUD) with respect to height and size. We will continue to monitor the project with regard to specifics, such as landscaping, lighting, signage and the like. A specific site plan will be forthcoming.(E. Rockel, L. Miller, GTCC Executive Committee & Stratford Community)

Epithany Episcopal Church, 2216 Pot Spring Rd. – Cingular Antenna Tower – Church is proposing to lease space for Cingular to place an antenna on their property. GTCC and many of its member Community Associations totally oppose that use. Baltimore County Regulations 426 governs that use. Church property is undersized to provide required setback from other residential property. Case law has determined this in other cases. Letter received from Executive Vice President, External Affairs and Public Relations of Cingular stating no decision yet but may file for approval to install a stealth system within the steeple. (Means a hidden antenna). As of October, no communication from Cingular's attorney had been received. This shall remain on our Current Issues list, but the proposal may be dead. (E. Rockel, L. Miller, GTCC Executive Committee, C. Roller & M. DiNardo, Pot Spring Community, S. Smith, Springlake Community)

Frankel Property (Old AAI north property) – Super Wal-Mart – Comprehensive Zoning Cycle changed the zoning from ML to BM. Land was sold by AAI to Frankel. Statement made he planned to build a 260,000 sq. ft. retail center. Early May 2006 it was understood Wal-Mart would occupy that site. Construction began in the fall of 2006 with an expectation that the site would open in late 2007. (E. Rockel, L. Miller, GTCC Executive Committee)

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, and Longford North intends to further scrutinize the proposal.

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. The owner will make a revised plan to address leaving Southfork Road closed. (E.Rockel)

Anderson Honda: Proposal to construct a Honda dealership at the corner of York Road and Halesworth Road. This proposal will require that the project go through a Planned Unit Development process (PUD-Commercial), as was done for the Hummer facility because the existing zoning is not fully commercial. The Community Input Meeting produced no objections to the proposal. In fact the communities of Monterey and Still Pond are supportive of the dealership. (E.Rockel, J.Rogers)

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). No further plans presented to occupy the property. GTCC continues to monitor this property. (E. Rockel, L. Miller, F. Regan, GTCC Executive Committee.)

Ames Store Building – Land and building owned by Capital Enterprises. Awaiting clients for leasing. (L. Miller, F. Regan)

York Rd. Widening, Seminar to Ridgely Rd. – York Road is a Md. State road. Funding approved of \$5.5 million from Md. State and \$875 thousand from Baltimore County to widen and provide for a third middle lane. Utility relocation activity started in August. Estimates of two years of construction were previously given for the entire project, including utility pole relocations, water main replacement and road work.. From the Fall of 2006 to Fall 2007 expect water main construction, and road reconstruction to take place from Fall 2007 to Fall 2008. (E. Rockel, GTCC Executive Committee)

Becker Property - Developers to modify their plans to comply with limitations set by the hearing officer on the project. While their modifications are scaled back from 20 homes on 89 acres. Hearing Officer's Hearing to take place in November 2007. (B. Moore & FRCA)

Francis X. Gallagher Center- The development Review Committee of Baltimore County approved the construction of a thirty foot wide by forty foot long pavilion, which will be constructed near the existing greenhouses on the property. This pavilion will support the existing functions on the property, including the greenhouses. The pavilion's style is reportedly similar to the pavilions at Oregon Ridge. (E.Rockel, M.DiNardo)

COMPLETED ISSUES

Smyth Property, Falls Rd & Padonia Rd.- New (20) home development. Traffic, water table, and environmental concerns still. The Court of Special Appeals dismissed FRCA appeal without hearing its merits. The Court ruled that the FRCA lacked standing to continue the appeal by itself and this case is now concluded. More details at <http://www.thefrca.org> (B. Moore & FRCA)

Francis Burns Property, Falls Rd. - A (19) new home project. Traffic, water table and environmental concerns. Hearing decision appealed. FRCA and neighbors recently reached agreement with the developer on developing the property. (B. Moore & FRCA)

Brewer Properties – 2412, 2414, 2416 York Rd. – Site plan reviewed by GTCC Executive Committee 11/22/2005 for a Class B Office Building in the RO zone to replace the three single homes. Special Exception must be approved by Baltimore County. Two contingencies noted: (1) Curb cut on York Rd., if not granted further review by GTCC is requested, and (2) variance for west boundary line of 6'. Minutes of this meeting were given to petitioner for future petition to Zoning Commissioner. Zoning Case 6-536-XA filed for hearing June 13, 2006, 9:00a.m., Room 407 County Courts Building, 401 Bosley Avenue, Towson Md. Several variances approved. GTCC to follow construction, but for now this issue is complete.. (E. Rockel & GTCC Executive Comm.)