



# The Greater Timonium Community Council

Volume XI Issue II

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

April 2014

*President: Eric Rockel, 410-252-8439*

*VP: Jim Rogers, 410-667-6715 Treasurer: Frank Regan, 410-337-5070 Secretary: Joan Mahan, 410-252-3644 Membership: Frank Regan, 410-337-5070  
Newsletter: Frank Regan, 410-337-5070*

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

*President's Message* – Eric Rockel

### The Season is Starting to Sprout

It's March 25<sup>th</sup>, as of this writing, and the season is definitely upon us. No, not the Spring season, because it still feels like Winter outside, but the election campaign season. A few of the early blooming lawn signs and bumper stickers are on display, and in the coming weeks more signs and bumper stickers will be sprouting than daffodils. In case you were unaware, the primary election date has been changed this year. Rather than being held in early September, the primary election will take place on June 24<sup>th</sup>.

I attended the first two candidate forums recently, one in Hereford and the other in Lutherville. The two events offered a contrast in resident's feelings about this early campaign season. The Hereford event was well attended, with roughly 75 residents turning out, and the mood was definitely more aggressive, as many residents expressed their dissatisfaction with the current state of affairs. Land use, zoning and the management of the school system were among the topics that raised the public's ire.

The Lutherville event was more reserved, and the citizens were not as energized. The turnout was also less impressive, with only about 40 participants coming out. The questions from the audience did not feature the anti-incumbent tone as seen in Hereford. Most of the questions concerned broad policy issues, such as the State and County budgets, right to life issues, the cost of mass transit and other general matters. I hope that the interest of citizens in the Greater Timonium area will pick up in the coming weeks. It's too early in the campaign cycle to say Timonium area residents are apathetic, but this forum did not display any passion from the residents. Issues such as school redistricting, traffic problems, specific zoning decisions, the loss of open space and public safety are all topics that can generate many hours of fervent dialogue..

Our GTCC meetings will provide the opportunity to meet many candidates and ask challenging questions in the months to come. I hope many residents will take advantage to learn about the candidates.

*GTCC General Meeting* – *Wednesday, April 9th, 2014*

The GTCC will hold their 'Next Meeting' on **Wednesday, April 9th, 2014 at the Cockeysville Library Meeting Room,** with meetings *STILL* beginning ***promptly at 7:00 PM.***

***Reminder: Our General Meetings are usually scheduled for the second Wednesday of each month !***

# GTCC

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

## NOTICE !!!

## CALENDAR 2014

## NOTICE !!!

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

January - No Meeting  
February 12, 2014  
March 12, 2014  
April 9, 2014  
May 14, 2014  
June 11, 2014

July - No Meeting  
August - No Meeting  
September 10, 2014  
October 8, 2014  
November 12, 2014  
December - No Meeting

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

### **Agenda and Speakers - GTCC April 9th, Meeting**

1. INTRODUCTIONS
2. TREASURER'S REPORT
3. COCKEYSVILLE POLICE PRECINCT, REPORT ON PUBLIC SAFETY
4. FEATURED GUESTS:
  - A. DULANEY VALLEY MEMORIAL GARDEN'S ZONING REQUEST
  - B. TIM ROBINSON, M.D., CANDIDATE FOR STATE SENATE
5. OLD BUSINESS:
  - A. LEGISLATION APPROVED BY THE MD. GENERAL ASSEMBLY
  - B. ZONING & DEVELOPMENT APPROVALS
6. NEW BUSINESS:
  - A. FORMATION OF AN AD-HOC COMMITTEE ON THE CHURCH OF THE NATIVITY EXPANSION
  - B. NEW ZONING REQUESTS
  - C. OTHER
7. ADJOURN

### **Annual 2014 GTCC Membership Dues – Frank Regan**

GTCC '2014' 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 2014 were emailed out in late March followed by a USPS mailing. So if you don't receive one or if you need a copy, please don't hesitate to let us know. .

**Please send your 2014 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		

## The Captain's Corner – Captain Dennis Delp

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

I would like to take a moment to remind everyone that with the warmer weather, there will obviously be children at play, bicyclists on the roadways as well as motorcyclists on the roadways. It is critically important that we watch our speeds and operate our vehicles without distractions. You are much more likely to be injured in an automobile crash than by a criminal incident. Please drive carefully for everyone's safety.

It is that time of year again to begin working out in the yard. Please remember to keep your sheds locked. Every year we see expensive items taken from unlocked sheds. Please remember to keep the doors shut when you are working around the house for two reasons. One, people passing by can easily see what items that you keep in your shed and two, it only takes a minute to run over and remove something from your shed. Whenever you are going to leave it unattended for an extended time frame, lock it up.

We are fortunate to have a very active Police Community Relations Council at Precinct 07. They meet every fourth Wednesday of the month at 7pm at the Bank of America Building located at 11333 McCormick Road, Hunt Valley, Room 105. Please consider joining to help with our information sharing among communities. It is a great way to take information back to local organizations. Contact Outreach Officer Kevin Kahl @ 410-887-1863 ([kkahl@baltimorecountymd.gov](mailto:kkahl@baltimorecountymd.gov)) for more information.

Please feel free to visit the Precinct 07 website for information concerning crimes in the community and other information updates. See link below. <http://www.baltimorecountymd.gov/Agencies/police/pc07/index.html>

The Cockeysville Precinct Community Outreach Unit conducts security surveys for residences and businesses. Please do not hesitate to contact them if you would like to have your home or business evaluated for crime prevention measures. They will walk around the property and give you crime prevention tips specific to your property. Please contact the Outreach Unit at 410-887-1863.

Thank you for your continued support,

Captain Dennis Delp

Cockeysville Precinct

## **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:

Are you ready to think about gardening now that the shoveling is behind us?! We have four fantastic gardening programs coming up this spring:

- Gardening for Kids: Sat. April 12, 11 AM (Registration required)
- Ask A Master Gardener: Sun. April 13, 1 PM - 4 PM (walk-in)
- Introduction to Home Composting: Tue. April 15<sup>th</sup>, 6:30 PM - 8:30 PM (Registration required)
- Vegetable Gardening: Beyond the Basics: Tue. April 29<sup>th</sup>, 6:30 PM – 8:30 PM (Registration required)

September marks the 200<sup>th</sup> anniversary of our National Anthem. We are delighted to welcome Bryan Reynolds, a volunteer from Fort McHenry, who will speak about the War of 1812 on Thur. May 1<sup>st</sup> at 7 PM. For more information on Baltimore's ten day celebration, the Star Spangled Spectacular, Sept. 6<sup>th</sup> – 16<sup>th</sup>, visit [starspangled200.com](http://starspangled200.com).

Students 6 – 16 are invited to Sounds Like Fun, a sound experiments program, on Tue. April 15 at 2 PM. Children in grades 1 – 6 can get creative with FutureMakers, who will offer Make It! LED Sculpture Lab, on Sat. April 19<sup>th</sup> at 3 PM (Registration required).

It is spring publishing season, and our New Book sections are filled with exciting new titles. Would you like to keep track of what you read and be able to easily share your list with friends? Let us show you how to use Goodreads.com. It is fun, easy, and inspiring!

Enjoy another beautiful Baltimore spring...and thank you for helping us circulate over 1 million items already this fiscal year!

## **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**

## **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? – Frank Regan**

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

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

1. What Baltimore County retirement community traces its origins to the efforts of a famous flag maker?
2. What village in Baltimore County was settled by immigrants evicted from Ireland?
3. Where in the County is a street named for a home-run hitting catcher for the Orioles?

Please don't hesitate to send us any trivia fact and we will try to include them in our next Newsletter.(Answers Below)

1. Mary Pickersgill (1776-1857) 150 years before women entered the business world, Mary Pickersgill was a successful businesswoman whose flag-making business was chosen to sew a flag to fly over Fort McHenry during the 1814 Battle of Baltimore. From 1828-1851, Mrs. Pickersgill was President of the Impartial Female Humane Society that helped impoverished families with school vouchers for children and employment for "deserted" wives. Under her astute direction, the Society erected an aged women's home in Baltimore in 1850. In 1959 this institution moved to its present location in Towson and is known as the Pickersgill Retirement Community.
2. Texas, near Cockeysville. In the 1850s, the Padian family arrived in the area. Richard Padian was one of fourteen defendants in a legal action against the tenants of Ballykilcline for non-payment of rent. He was the ringleader in the dispute. Richard, Mary and their four children were put on a ship in 1847. Other evicted families were sent with them and also settled in the area.
3. In Timonium. Triandos Drive was named for Gus Triandos who lived in the area for 4-5 years while playing for the Orioles (1954-1962). It is off East Timonium Road.

## **Frequently Requested Phone Numbers**

( *Compliments – DVIA Website* )

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

## Community Resources Directory – Frank Regan

Community Resources 2014 is an annual directory developed and published by the Baltimore County Department of Aging (BCDA). Again this year, Baltimore County Government partnered with Baltimore City to create one regional resource directory for Baltimore residents. As a result, the directory's content has been expanded to accommodate the many resources and services which range from adult day care to recreation and travel. We are also pleased to offer Community Resources 2014, free-of-charge, throughout the year at 20 Baltimore County senior centers, libraries and Social Security offices. Interested parties may also obtain a copy of the directory by contacting Maryland Access Point (MAP) of Baltimore County at 410-887-2594. In addition, Community Resources 2014 may be accessed via a QR code which is located on the cover of the publication.

For professionals, business owners and non-profits, Community Resources 2014 represents a powerful way to advertise to baby boomers, older adults, caregivers, families, persons with disabilities and professionals. The sponsorship of this publication also provides advertising benefits at BCDA's annual Volunteer Recognition Luncheon. To learn more about the many benefits associated with Community Resources, download a Community Resource contract (PDF), or call 410-887-2012. Help educate and empower your family, friends and community with Community Resources 2014.

Download your copy of Community Resources 2014 (PDF) or pick up a copy at your local senior center, library or by phoning MAP at 410-887-2594. Help educate and empower your family, friends and community.

<http://resources.baltimorecountymd.gov/Documents/Aging/communityres2014.pdf>



## The Greater Timonium Community Council

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*The Next GTCC General Meeting is scheduled for Wednesday, April 9th, 2014 at the Cockeysville Library at 7:00 pm*

### CURRENT ISSUES

**Aylesbury Road:** A revised development proposal has been presented by a new development team, Solstice Partnership. Only a limited amount of commercial space is proposed for the site. 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. No specific site plan has been presented at this point, even though a PUD process would be followed. ( Northampton, Yorkshire/Haverford and Lutherville Community Assns.)

**Pot Spring Road, South of Old Bosley Road:** This ten acre parcel was originally proposed to contain four, 4-story condominium buildings housing a total of 64 units. The adjacent community objected to this planned unit development, and Councilman Huff refused to move the project forward as a PUD. A new developer submitted plans to build 13 single family dwellings for the site. On May 6, 2013 the Administrative Law Judge approved the single family plan, featuring homes that will cost in the \$600,000 range . ( E.Rockel, Dulaney Gate HOA, Springlake HOA, Timberline Park HOA )

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

**Giant Food Store:** The Giant Food Store, across from the Fairgrounds, will be requesting to add gasoline sales within the shopping center grounds. This proposal will be reviewed by the Yorkshire/Haverford C.A. as well as GTCC.

**Hunt Valley Center:** Greenberg/Gibbons, owners of the town center, have proposed a 300 unit residential development on the site of the former Walmart. Plans have not yet been received on this proposal. (GTCC)

**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 .

**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. (FRCA & GTCC)

**New PAL Center/Community Center:** Baltimore County government, in conjunction with the Baltimore County Public Schools, proposes to construct a new center, containing over 14,000 square feet, on the grounds of the Padonia International Elementary School. The building will contain meeting rooms, a gym/auditorium and other facilities. As a multi-purpose facility, the gym/auditorium will be used by the elementary school as well as the community during non-school hours. Construction is expected to be complete in the Spring of 2015.

**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, but the church has not addressed the civil engineering work as of March, 2014, nor can the County approve the expansion until those civil engineering plans are complete. GTCC will form an ad-hoc committee to comment on the proposal. ( GTCC & adjoining communities)

**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.

### 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.)

**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.)

### COMPLETED ISSUES

**11311 McCormick Road:** The owner has received a variance to construct signage larger than permitted under zoning regulations. In conjunction with the Sparks/Glencoe Association & People's Counsel, GTCC opposed the variance. The County Board of Appeals, in its public deliberation, gave indication that the variance would be denied, but in its written decision, the Board of Appeals upheld the variance. The People's Counsel has asked for a reconsideration of the ruling in light of the public deliberation comments. This case ultimately went to the Circuit Court, where the Judge ruled that the signage variance was not appropriate, and the tenant will have to remove certain signage on the building...(E. Rockel)

**10 Aylesbury Road:** A special hearing recently granted permission to open a commercial recreational facility in the space formerly occupied by LAX World. The operator informs that this facility will exclusively serve children age 13 & under, accompanied by an adult, for recreational activities and children's parties. Look for the business to open later this summer. (E. Rockel)

**Jessup Property** – The County Landmarks Preservation Commission has approved placing the Jessup House on the landmarks list. The Baltimore County Council would have to also approve the inclusion. As of August, the developer's attorney indicated his client was reviewing how this would impact the proposal. Regardless of the Landmark's issue, the developer has not submitted a development plan for County review. Longford North was to hold a fundraiser in early November to help pay for its legal expenses. The developer has submitted a revised development plan in December. The Hearing Officer's Hearing was held in April with Longford North, Pine Valley/Valleywood, Huntridge and GTCC offering comments on the plan. A consistent remark from all was that the number of units, 103, needed to be reduced. The hearing officer approved the 103 unit plan. The Longford North Community reached a compromise with the developer and has dropped any plan to appeal the development. Over the Summer of 2011 the developer started the rough grading and utility construction for the subdivision. (E.Rockel, Longford North)

**Hampton Manor:** This property is located on the east side of Scott Adam Road and is an existing multifamily residential development that will be adding more units. Concept Plan Conference scheduled for 11/6/2006 at 10:00 am in Room 123 County Office Building. Community Input Meeting will be scheduled thereafter. The community input meeting demonstrated several objections to the plan. The most common objection was a proposal to connect Southfork Road with the existing roads in the apartment complex. Residents on Southfork are concerned about additional "cut thru" traffic. A compromise may have been reached at the start of the Hearing Officer's Hearing. Both sides will examine making the Southfork connection a gated entrance. At the Hearing Officer's Hearing, Baltimore County agreed to allow Southfork Road to be a gated entrance. (E.Rockel)

**302 North Avenue, Lutherville:** The property owner was given a side yard variance in order to subdivide this parcel and construct a second house on a newly created second lot. The creation of the second lot will allow the owner to afford to rehabilitate the existing Victorian dwelling on the initial lot. (E. Rockel)

**1928 Greenspring Drive:** Plans to create a commercial recreational facility within the existing building to host birthday parties, corporate outings and other events. The recreational uses will include laser tag, cosmic miniature golf and other high tech gaming activities. (E. Rockel)

**Padonia Swim Club:** Grace Fellowship Church announced plans to purchase the 29 + acre site of the swim club. Many nearby residents have expressed concerns that the church plans to build a 2,500 seat sanctuary on the site. GTCC members have voted to disapprove the site for the church's intended use. In November, the Church announced that it would not build on the site. (GTCC Executive Committee & Community Organizers )

**1904 Pot Spring Road:** The owner has appealed a prior Zoning Commissioner's decision, with restrictions, to allow a professional office in the dwelling at this location. The adjoining community associations wish to minimize any nonresidential intrusion into the residential community. The owner ultimately dropped the appeal, and only residents of the property will be able to work in the home office.( E. Rockel, Valley Crest C.A., Dulaney Forest C.A. & Valley Garth CA)

**Anderson Automotive:** Dealership wishes to reconfigure its site layout by establishing the Honda dealership on the current GMC site and moving the GMC trade to the Hummer site. The site at the corner of York & Halesworth would be sold for another usage. At a Hearing on January 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