

# The Greater Timonium Community Council

Volume X Issue III

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

June 2013

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

President's Message – Eric Rockel

### Random Thoughts Heading Into Summer

In case you missed it, *Baltimore Magazine* recently published its “Best Places To Live” cover story in the April 2013 issue. The editors looked at any number of communities throughout the metropolitan area, and our little part of the region garnered many awards. In all, Cockeysville, Mays Chapel and Lutherville/Timonium received “top neighborhood” recognition, and it’s easy to see why. All in all, we have well educated, industrious residents, many of who care deeply about the communities in which they live. That dedication helps produce strong public and private schools with committed parent-teacher associations. Volunteer efforts have led to great recreation programs in our Lutherville/Timonium and Cockeysville Recreation Councils. The Cockeysville Library is one of the highest circulation volume libraries in the country, evidence that the folks in the area have a quest for knowledge, and we are a relatively safe area, thanks in no small part to the men and women officers who work in the Precinct 7 Police Station, as well as the volunteers at the Lutherville and Cockeysville Volunteer Fire Stations.

County Executive Kevin Kamenetz held an enjoyable ceremony commemorating the recognition from *Baltimore Magazine*. Some of the other areas getting recognition included relatively new communities, such as Quarry Lake, and historic villages, such as Oella and Glencoe. All in all the Third Councilmatic District garnered the most awards.

I’d like to believe that another part of the success story rests with the Community Associations in the area. Recently, I attended the Sherwood Hills Improvement Association’s annual meeting, and I was enthused by the large attendance and thoughtful discussions from the residents. Like residents from throughout the area, the leaders of that community grapple with issues large and small, sometimes mundane but at other times monumental, in an effort to maintain their quality of life. These efforts are not always easy, and frequently you create nearly as many critics as you do supporters, but somebody has to take care of business. So all of you community volunteers out there, give yourselves a pat on the back because you have a hand in making this Lutherville/Timonium/Cockeysville/Mays Chapel area one of the top dogs in the whole metropolitan region.

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Recently two of our elementary schools, Pinewood and Pot Spring, made the news when medics had to be dispatched. In the case of Pinewood Elementary, seventeen students complained of feeling dizzy and light headed, according to news reports. The cause of the incident remains unclear, but it may be attributable to poor air circulation within the school’s gymnasium.

In the Pot Spring Elementary School case, approximately 200 students came down with nausea and vomiting, and even several staff members became ill with the same symptoms. Several days later the County Health Department confirmed that the illness probably was an outbreak of norovirus, a highly contagious gastrointestinal bug that is among the most common causes of stomach distress in the nation. Since norovirus is so highly contagious, we may never know if a child brought

the illness to school or if something at the school caused the contagion. However, the Mayo Clinic website indicates that the virus is easily transmitted by handling of food. No, I am not making any accusations, just telling you what the experts say about norovirus.

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For many, it was a sad day to see the trees start coming down at Mays Chapel Park. Efforts by many residents to convince the School Board, the County government and State government to abort the plans for an elementary school have fallen on deaf ears. Two lawsuits are currently pending in the last attempts to alter the course of the school. Only time will tell whether this was the right place, but that is little solace as the 100 year old trees come down and residents see their recreation area dismembered.

**GTCC General Meeting – Wednesday, June 12th, 2013**

The GTCC will hold their ‘Next Meeting’ on **Wednesday, June 12th, 2013 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning **promptly at 7:00 PM.**

***Reminder: No Meeting is scheduled for July or August due to our Summer Break !***

**GTCC**

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

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**NOTICE !!!**                      **CALENDAR 2013**                      **NOTICE !!!**

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

**General Membership 7:00 pm – 9pm**

<b>February 13, 2013</b> <b>April 10, 2013</b> <b>June 12, 2013</b> <b>August – No Meeting</b> <b>October 09, 2013</b> <b>December – No Meeting</b>	<b>January – No Meeting</b> <b>March 13, 2013</b> <b>May 08, 2013</b> <b>July – No Meeting</b> <b>September 11, 2013</b> <b>November 13, 2013</b>
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***All Meetings are NOW Scheduled at the “Cockeysville Library” Meeting Room, on the DATES NOTED ABOVE.***

**Agenda and Speakers - GTCC June 12th, Meeting**

1. Introductions
2. Treasurer’s Report
3. Featured Speaker: Delegate Joe Boteler, who will review the legislative session

4. Old Business:
  - \* Sonic Drive In approval gets appealed by neighbors
  - \* Dulaney View at Pot Spring housing development wins approval
  - \* County Council passes budget
  - \* Mays Chapel School
5. New Business:
  - \* Lutherville/Timonium, Cockeysville and Mays Chapel all earn “Top Neighborhood” award from Baltimore Magazine
  - \* Other business from members
6. Adjourn

### **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 ask members of the community to please call 911 when observing suspicious behavior. Too often I read reports or hear incidents over the police radio that involves crimes that could have been prevented by someone reporting suspicious behavior when it is occurring. By calling 911, you document the event for legacy record purposes; dramatically increase the likelihood of apprehending an offender and you deter others from attempting crimes in the area in the future. I can not emphasize these points enough. By calling 911, you have police respond to your area, it’s a win, win for everyone. Please help us help you.

When we respond and stop an individual, we memorize the encounter by recording the person’s information. Later, that person can’t claim that he/she wasn’t in the area at that particular time. These pieces of the puzzle are crucial in investigations and prosecutions. It also serves as a deterrent because once the individual knows we have his /her information, they are less likely to commit a crime in that area. Members of the community do not have to be concerned about bothering us or taking us away from more important problems. All calls are prioritized based on the seriousness of the incident.

I have seen the regret that citizens have displayed from not calling the police when they later find out that the suspicious person victimized someone in their community. I always say, “There stands a greater chance of regret from not calling than from calling”. Thank you for being partners in keeping our community safe.

I would like to remind everyone that 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*

**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**

## **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:

The Cockeysville Library has circulated almost a million and a half items this fiscal year, the highest in the Baltimore County Public Library system! Thank you, Cockeysville, for supporting your local library.

Summer's here, and it's time to "Dig Into Reading!" This year's Summer Reading Club theme features all things underground, such as caves, fossils, gardens and subways. Last year, 5,741 children and students registered for summer reading at our branch, and we hope to see our 2013 enrollment climb even higher. Reading over the summer can help prevent the loss of reading skills, enabling children to enter school in the fall ready to move on to the next level.

Children birth through elementary age who enroll in our Summer Reading Club will receive game boards that will help them track their reading activities during the summer. They can receive stickers along the way, and we have fun prizes for those who finish all of the reading activities. Middle school students can read books and fill out raffle slips for prizes they are interested in, including gift cards and an iPod shuffle. We will offer our Goodreads program again this year for high school students and adults; check out [www.bcpl.info/goodreads](http://www.bcpl.info/goodreads) for more information.

All of us at the Library wish you a happy, healthy and safe summer. We hope you will visit us often to find good beach reads, audio-books for those summer road trips, great music for your deck parties, and movies you finally have time to catch up on. We have planned lots of fun programs for families and children, too. Stop by to pick up our **DateLines** calendar to learn about all the summer activities at BCPL's branches.

## **Precinct Seven to Update Community Association Listings** – Eric Rockel

The email tree cultivated by former Police precinct Commander Marty Lurz has gotten unyielding. With roughly 800 contacts, that email tree resulted in too many undeliverable addresses, according to current Commander Dennis Delp, and many associations failed to update their contact information as officers stepped down and new officers assumed the positions.

As a result, Precinct 7 will be initiating a new Community Association Contact List to alert specific communities of certain crime trends in their area. Officer Kevin Kahl of the Cockeysville Precinct hopes that this new list initiative can provide very targeted information on specific crime outbreaks, which will enable associations to alert their members in a timely fashion. This initiative is not aimed at general information, but tailored to events in your community.

We urge each association to provide Officer Kahl with one or two contact emails for your association. Please provide your associations name, your home address and your email address to Officer Kahl at [kkahl@baltimorecountymd.gov](mailto:kkahl@baltimorecountymd.gov). Those persons who participate should be willing to forward the information to other members of your association.

## **iWatch, iReport, iKeep Us Safe** – Frank Regan

iWatch Baltimore County is a neighborhood awareness program created to educate and encourage citizens to vigilantly watch around them and report suspicious behaviors that may have connections to crime, as well as local, state, or national security threats. The Baltimore County Police Department has initiated this community partnership to help and assist local neighborhoods in staying safe from crime and possible terrorist activities. Together we can make our streets safe for our families and children, and can prevent our communities from being the target of possible terrorist attacks.

Subscribe to iWatch Crime Alerts: <http://www.baltimorecountymd.gov/Agencies/police/media/iWatch/index.html>

iWatch crime alerts provide information about wanted criminals, missing persons, criminal arrests, and other significant cases. In many of these cases the public's help is requested to help identify or locate a suspect. You can make a difference by alerting police to information you may have about crime trends and wanted criminals. Receive iWatch crime alerts directly in your e-mail inbox when you subscribe to this free service.

iWatch crime alerts provide the most immediate information available to the public from the Police Department and are also available on the County web site.

**Report Suspicious Activity !!!** Citizens are encouraged to report activity that just does not fit. You can now use our web tips form to submit a tip or report suspicious activity to police. Report an emergency or a crime in progress call >>>>>>>> “911” immediately.

**Annual 2013 GTCC Membership Dues – Frank Regan**

GTCC ‘2013’ 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 2013 were emailed out in late February so if you don’t receive one or if you need a copy, please don’t hesitate to let us know. . Please send your 2013 dues payments 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!

**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. 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	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		

**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>**

## Farmer's Market Resumes at Timonium Fairgrounds – Eric Rockel

Starting Wednesday, June 5<sup>th</sup>, and repeating each Wednesday thereafter, the Fairgrounds welcomes back the Farmer's Market.

What's different this year is the hours of operation – the market will be opened from 10:00 AM until 1:00 PM each Wednesday. Parking for the market is free, and with only local produce for sale, this is a great venue for buying truly fresh produce.

### 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 18<sup>th</sup> 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?

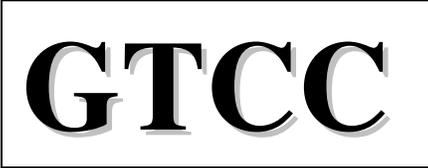
Please don't hesitate to send any of our Board members a trivia fact and we will try to include them in our next Newsletter. (See Answers Below)

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!!



# The Greater Timonium Community Council

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*The Next GTCC General Meeting is scheduled for June 12th at the Cockeysville Library at 7:00 pm*

## CURRENT ISSUES

**Hampton Inn & Suites:** Hotel is proposed on lot 6 at Texas Station Court. The Development Review Committee approved that this project would not require Community Input Meeting and Hearing Officer's Hearing despite objection raised by GTCC. Thus far the project has not moved to the construction phase (E. Rockel)

**Aylesbury Road:** Owner is proposing a mixed use project for the property on the north corner of Aylesbury Road and Business Park Drive. Residential, commercial and office uses are proposed. This project has not moved beyond the preliminary concept stage. (E.Rockel )

**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. ( E. Rockel & GTCC Executive Committee)

**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 )

**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.)

**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.

**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)

**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. ( 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.

**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. One resident has expressed concerns over traffic flow at the site. 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. However, nearby residents on Belfast Road have taken an appeal of the ruling to the Board of Appeals. (GTCC and Yorkshire/Haverford C.A.)

**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)

### 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.

### 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)