



# The Greater Timonium Community Council

Volume IX Issue III

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

June 2017

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

### President's Message – Eric Rockel

#### **Some Thoughts Before the Summer Break**

As the GTCC takes a break in July and August, I want to highlight a couple of news items that are worth keeping any eye on during the summer. First up is Baltimore County's new interim school superintendent, Verletta White. Even before she assumes her new position at the end of June, Mrs. White offers some contrasts to her predecessor, Dallas Dance. She brings 23 years of experience in Baltimore County public schools; whereas Dr. Dance had no experience with County schools before he assumed the position. Plus, Mrs. White is a product of County schools, having attended elementary thru high school in our county. Unlike Dr. Dance, Mrs. White brings a background as a classroom teacher for six years before her career pivoted to administrative duties, most recently as the chief academic officer for the school system. As you may remember, Dr. Dance needed a waiver from State educational standards that required superintendents to have classroom teaching experience.

Another contrasting characteristic may be in management style. Dr. Dance demonstrated an energetic, hard charging style that was sometimes criticized for not seeking alternative viewpoints. Teachers complained that he failed to listen to their suggestions when the County schools instituted a new elementary school curriculum several years ago, and many teachers complained that they had little or no time to develop lesson plans for the new curriculum. Hereford High School parents were angered when Dance instituted a new daily schedule for the school, and they found it hard to bring the superintendent to the table to discuss why they objected to the mandated change. Similarly, residents of Mays Chapel found that Dr. Dance did not sit down to discuss the controversial construction of the Mays Chapel Elementary School before its building got underway. On the other hand, Mrs. White is described as "a very good listener," and someone who wants feedback. One administrator described her style this way, "People were nervous about having too much change. I think her leadership will be very calming."

Finally, Mrs. White will not be burdened by the ethics controversy that sullied Dr. Dance's time in office. During his tenure, Dr. Dance recommended a no-bid, three-year contract with Supes Academy, a private, Illinois-based company, to provide training for principals at a cost of \$875,000. It was latter disclosed that Dr. Dance accepted a part time job with Supes, but he failed to disclose that fact to the school board, despite his obligation to do so. Let's hope that Verletta White avoids the pitfalls that Dr. Dance experienced, and we shall see if the School Board moves to make her the permanent replacement in the future.

On a totally unrelated front, I hope that some of our members will be able to attend the public meeting for the Charter Review Commission on June 21<sup>st</sup> at 6:00 PM in the County Council Chambers at the Old Courthouse in Towson. The Baltimore County Charter is the basic document that outlines the broad framework for county government, and the Charter has not been amended since 1990, the last time there was a review commission. Ultimately, the Commission will make recommendations to the County Council, who will decide upon what recommendations are placed on the ballot for Charter amendments in 2018. For more information about what the Commission is considering, see the article in this newsletter about specifics. Again, this is an important chance to get your voice heard, and I hope you can attend.

**GTCC General Meeting – Wednesday, June 14th, 2017**

The GTCC will hold their 'Next Meeting' on **Wednesday, June 14th, 2017 at the Cockeysville Library Meeting Room,** with meetings *STILL* beginning **at 7:00 PM.**

**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 2017

**NOTICE !!!**

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

January - No Meeting	July - No Meeting
February 8, 2017	August - No Meeting
March 8, 2017	September 13, 2017
April 12, 2017	October 11, 2017
May 10, 2017	November 8, 2017
June 14, 2017	December - No Meeting

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

**Annual 2017 GTCC Membership Dues – Frank Regan**

GTCC '2017' 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 2017 are being mailed out this month. We had to rectify our mailing list with so many Associations changing leadership positions and this took time.....sorry. So if you don't receive one or if you need a copy, please don't hesitate to let us know. Also, you can find the Dues Notice on our GTCC Website at [gtccinc.org](http://gtccinc.org)

**Please send your 2017 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!

**Agenda and Speakers - GTCC June 14th, Meeting** - Tentative Schedule.....

1. Introductions
2. Report on Public Safety from Precinct 7
3. Old Business:
  - a.) Charter Review Commission Public Hearing,  
On June 21<sup>st</sup> at 6:00 PM
  - b.) Approval of Zoning Variances, York and Shawan Roads
  - c.) Proposal to create a food drive for this Fall from member associations

4. New Business:
  - a.) County's participation in Section 287 (G) of the Immigration and Nationality Act
  - b.) Adoption of the Land Preservation, Parks and Recreation Plan
5. Featured Speaker: Delegate Dana Stein- A Review of the General Assembly Session.
6. Adjourn

**Membership & Annual Dues Report – Frank Regan**

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

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

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

**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>**

**The Librarian's Corner – Darcy Cahill**

*Usually, we also invite our Cockeysville Library Manager to provide us with an article for our newsletter in the form of 'The Librarian's Corner' on any issue(s) that she feels might be of interest to our membership. The following article this month is from Darcy.*

Summer Reading @ Your Library begins Wednesday, June 14<sup>th</sup>! The theme this year is **Build a Better World**, with reading incentives for all ages, babies through teens. We have an adult program as well: read two books, or read one book and attend a BCPL adult program to qualify to win prizes. We were so proud of our summer readers last summer! We had 5,063 people of all ages registered for summer reading, and hope to top that number this year. Visit [bcpl.info](http://bcpl.info) or stop by the Information Desk for more details.

The summer will be packed with terrific programs for children and adults as well. Local author and sports writer John Eisenberg will be with us Wednesday, July 12<sup>th</sup> at 7 PM to talk about his new book “The Streak: Lou Gehrig, Cal Ripken Jr., and Baseball's Most Historic Record.” We will have a drawing for 8 Orioles tickets that night, hope you can join us! The Cockeysville Book Club will talk about Commonwealth by Ann Patchett at their June 26th meeting, and in July the group will discuss Lincoln in the Bardo by George Saunders. We will offer some chess sessions for adults and children throughout the summer as well.

We can help you keep your kids busy this summer! Our June Program Calendar includes: Messy Fun with Finger Painting, Pajama Story Time, Build a Better World Science Show, Camp Read-a-lot, LEGO Fun, and the Cockeysville Coding Club for ages 8-13 (registration required).

Need help learning to download digital books to your device for your summer travels? Call us at 410-887-7750 or visit the Information Desk to set up a My Librarian appointment. We will match you with a staff member who will spend an hour with you, and get you started with e-reading so you can take plenty of weightless books on your trip!

Our staff reads and listens to audiobooks a lot, and we would love to help you fill your summer with great books! In our front lobby we have a Staff Recommends tower that is constantly stocked with staff favorites. Many of our customers love stopping by the Information Desk for reading suggestions as well. We can also show you how to use Goodreads so you can keep track of all the terrific books you read.

We wish you and yours a happy, healthy summer filled with wonderful adventures...and perhaps you will find that one magical book that will stay with you forever! Cockeysville Branch .... Call: 410-887-7750

### **GTCC Trivia – Did You Know?**

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

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

1. The Beaver Dam Swim Club is located at the site of an important nineteenth century commercial activity. What was it?
2. Name the first three turnpikes in the County.
3. The Baltimore and Ohio Railroad (B&O) founded in 1827 traversed Baltimore County. What was significant about its founding?
4. A castle once stood on the land that became the Loch Raven Reservoir. What was its name?

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

1. The Oregon Iron Furnace established in 1849 by Richard Green. The abandoned iron ore pit on the property is always full of water and provides a supervised swimming hole.
2. In 1804, Frederick, Reisterstown, and York Roads were incorporated as the first successful private turnpikes.
3. The B&O was the nation's first chartered common carrier railroad.
4. Glen Ellen. It was the birthplace and estate of Harry Gilmore, the notorious native son and Confederate raider. It had turrets and high mullioned windows, 18 rooms and one bathroom. It is now in ruins.

## Charter Review – Eric Rockel

So what is the Baltimore County Charter, and why should people care about the current Charter Review Commission? A Baltimore County Charter was approved in 1956, and it enabled the formation of the current form of government, with a County Executive and County Council to provide executive and legislative governance. Prior to this so called “home rule”, the County was led by a three-member board of County Commissioners and most of the laws that governed the County had to originate out of the legislature in Annapolis.

In its simplest terms, the Charter provides the skeleton for the current form of government, and the County Council enacts laws that put “meat on the bones” of the Charter. For example, the Charter does not set the level of compensation for local elected officials, nor does it set zoning regulations for the County. Both of those topics are addressed by local laws that the Council enacts. In the election of 2016, County voters approved a Charter Review Commission. The last time a charter review took place was in 1990, and this current commission will make recommendations for changes to the County Council. The Council will then decide which changes it would like to see placed on the ballot in 2018, and the electorate will make the ultimate decision on which changes are enacted, based upon the choices the County Council decides to place on the ballot. *The Charter Review Commission will hold a public meeting on June 21<sup>st</sup> at 6:00 PM in the County Council Chambers at 400 Washington Avenue (the Old Courthouse in Towson).*

For the last two, plus months the Commission has been reviewing the current charter, and recently they have been examining both technical and substantive changes. At this meeting on June 21<sup>st</sup>, a broad cross section of the general public will have its chance to make a concise argument about what changes the Commission should recommend. The Commission will not make their final recommendations until the Fall, but this meeting on the 21<sup>st</sup> is an important chance to get your voice heard.

Listed below are a group of the “substantive” changes that the Commission has been considering, along with certain commentary about each change:

- a.) Size of the County Council: Currently the Council is composed of 7 members, and each represents a certain geographic district. There have been 7 Council members since the Charter was enacted in 1956. Originally, all of the Council members were elected County-wide, but now the voters who reside in each Council district elect their representative. Originally, each Council member represented approximately 50,000 citizens. Currently, each Council person represents 118,000 citizens. The national average is approximately 85,000 citizens/representative, according to one Commission member. That Commission member has recommended that the Council be increased to 9 districts. Another Commission member has suggested that the number stay at 7, but that the County provide for more staffing for each Council member.
- b.) County-elected officials holding State jobs: Currently, County Council members are not allowed to hold positions with State government. The Charter forbids that practice. Some Commission members point out that State-elected officials are allowed to hold positions with County government. It seems to me that in either situation the potential exists for divided loyalties.
- c.) Term Limits: Currently, the County Executive is limited to two terms, but the County Council has no limitation at all. Among other jurisdictions, there are no term limits in Baltimore City or Harford County, a limit of three terms in Howard and Frederick Counties and a two-term limit in Anne Arundel County.
- d.) Time Restrictions on County Council Bills: Currently, if a bill is not voted on within 40 days after its introduction, the bill automatically fails. In such a case the bill could be re-introduced and go thru another 40-day period, but why create such an arbitrary timeline? In the General Assembly, bills are given a 90-day period for consideration, and some critics have called for an even longer time frame. Why is this important? Let me lay out a time line under the current 40-day limitation. Typically, it takes 21 days after introduction for the County Council to have a public discussion about each bill. This discussion is called the Council work session. The public can voice opinions about any bill under discussion at the work session, as well as gain insight on individual Council member’s opinion on any bill. Now if a bill is particularly controversial or objectionable to members of the public, there are only six days to relay those concerns to other residents before the Council would vote on the bill. If the vote were delayed under the current limitation, the bill would reach the current 40-

day limit before another Council vote could be scheduled. In my mind, the current limitation makes it very difficult for community leaders to disseminate information back to their membership because of the six-day time frame between the work session and the vote. Why not create a 20 day gap between the work session and the vote, which would require extending the 40-day limitation? Additionally, at times substantive amendments are introduced between the work session and the vote, but there is no opportunity for public comment on such amendments. Should a second work session be held for these substantive amendments?

- e.) Department Heads: The Charter establishes departments to administer various duties of County government, for example a Department of Public Works to handle roads, utilities, storm drains, solid waste and similar duties or a Department of Permits, Approvals and Inspections to administer building permits, code enforcement and development management. Should there be a residency requirement for all department heads and should there be minimum work-related requirements for all department heads?
- f.) Authorizing the Council to Increase the Budget: Currently, the Council can only decrease the budget as presented by the County Executive. Should the Council be allowed to increase the budget?
- g.) Referendum: Currently if the public does not approve of a law that the County Council passes, it is possible to take that law to referendum, which requires voters to approve or disapprove of the law. The Charter currently requires that 10% of the number of votes cast in the last gubernatorial election be used as the threshold for the number of signatures that must be on a referendum petition. Forty-five days is the time allotted to secure that number of signatures. Other counties require fewer signatures to cause a referendum. Both Howard and Harford Counties only require 5% of the number of votes cast in the last gubernatorial election as the number of signatures needed to send a law to referendum. Recently, in Baltimore County, we saw opponents of a Whitemarsh outlet mall use the referendum process to oppose that development. Should the Charter have a lower threshold than the 10% of voters that currently exists?
- h.) Budgetary and Fiscal Procedures: Currently, the Charter limits the amount of indebtedness ( the amount of borrowing thru municipal bonds that are approved every two years) at 10% of the County's assessable tax base. This 10% figure includes older bonds that have not yet been retired, as well as new issues in any given year. Remember, your property taxes are the guarantee for these municipal bonds. Should that threshold be lower, say 9.5% of the assessable tax base?

These are just a few of the subjects that fall under the examination of the Charter Review Commission. Please consider attending the public meeting on June 21<sup>st</sup> at 6:00 PM in the County Council Chambers. This is a rare chance to change the Charter, so rare in fact that we haven't seen any changes since 1990. Make a difference and voice your feelings at this meeting!



The Greater Timonium Community Council

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*The Next GTCC General Meeting is scheduled for Wednesday, June 14, 2017 at the Cockeysville Library at 7:00 pm.*

#### CURRENT ISSUES

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

**Former Chestnut Ridge Golf Club:** The owner of the property, CR Golf, LLC, has requested to construct 8 homes on the site, one less than the maximum allowed under the current zoning. Community Input Meetings were held in October, and the next step will be for the consulting engineer to modify the plans to account for the County's review comments. A development plan hearing has yet to be scheduled. The Falls Road Community Association remains very concerned about this proposal and its impact on the environment. In May, the Administrative Law Judge ruled in favor of the 8 lot subdivision. Additionally, October 2014 the County Board of Appeals ruled that the County Council was within its right to downzone the property so that only 8 dwellings could be constructed. CR Golf, LLC then brought a suit against the County Council over the loss of density compared to the prior zoning. Ultimately, the County Council reversed course and will allow a total of 40 homes on the site in order to settle the suit brought by the owner. Many residents are naturally discouraged by this reversal on the part of the County Council. The owner is currently processing its development plan for Baltimore County approval. (FRCA & GTCC)

**Church of the Nativity, Sanctuary Expansion:** The expansion would feature a new 1,000 seat sanctuary to be added to the southwest side of the existing building. Architectural plans have been prepared, and construction is underway. (GTCC & adjoining communities)

**2223 York Road:** A proposal to demolish the existing Blair & Sons building and replace it with a AAA Car Care Center have been submitted to Baltimore County Government. The County's Administrative Law Judge has approved the proposal, and construction has commenced on the new use.

**10650 York Road:** Bill Kidd proposes to construct a Volvo dealership at this site, the Cockeysville Car Wash. Residents have opposed this development at the County Board of Appeals, and residents have also decried legislation authored by the former councilman that created the possibility of the dealership in the first place. Should this project be given the green light, it would mark the first current car dealership north of Warren Road on York Road. The Circuit Court of Baltimore County ruled in favor of the dealership in early May. This property was rezoned as part of the 2016 CZMP vote.

**9805 York Road:** The existing structures on this property will be demolished and a new retail building will be constructed. Awaiting an Administrative Law Judge ruling regarding certain variances for the project.

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

**Grace Fellowship Church:** They propose to construct a 1200 seat sanctuary on an unimproved parcel located on West Seminary Avenue, near Falls Road. A community input meeting is scheduled for September 19 at 7:00 PM at Sheppard Pratt's convention center, 6001 North Charles Street. The CIM demonstrated strong community opposition to the project, and the church has one year in which to provide additional information, including a traffic study, in order to move the project on to a Hearing Officer's Hearing, which would rule on the acceptability of the proposal. Ultimately, the church decided to look elsewhere for a new location and there are no further plans to build on this site.

**Timonium Fairgrounds:** Local developer, Pinkard Properties, has proposed to install artificial turf playing fields on the infield of the race course. These playing fields would be leased to recreation leagues for soccer, football, lacrosse and field hockey activities, including games and practices. Pinkard Properties has not reached a lease agreement with the Maryland State Fairgrounds at this time, but Pinkard is testing the reaction of local communities to this proposal.

**Medical Cannabis Facility:** Curio Wellnes, a company that received one of the State licenses to grow and process medical cannabis, announced that it will locate a growing facility at 5 Aylesbury Road, the site of a former Pall Filtration plant. County zoning regulations allow for such growth and processing facilities to be located on land zoned for light manufacturing, such as this site. In September, several principals of Curio Wellness met with members of the adjacent residential communities. Among the topics discussed at the meeting were security, the operational aspects of the business and the timeline for starting. Expect this facility to be operational towards the end of 2017. Recently, they did receive approval from the State to operate a dispensary. State law allows two dispensaries within each legislative district. The operators of the facility indicated that they are currently exploring options along York Road to house the dispensary, as well as other strategies for interacting with consumers at other locations, but they do not foresee the Aylesbury Road facility as being the location of a dispensary.

**Royal Farm Store, 5 East Timonium Road:** The owners of the property at the corner of Hammen Avenue and Timonium Road have requested to create a parking lot to serve the Royal Farm Store. This corner lot is zoned for residential use, but Baltimore County Zoning Regulations allow for commercial parking facilities on a residential lot adjacent to a commercial operation, if approved by a Hearing Officer's Hearing that finds the health, safety and general welfare will not be harmed. The Board of the Yorkshire/Haverford Community Association was initially opposed to this proposal, but the owner of the property has made several accommodations to the community regarding fencing, lighting and landscaping. The hearing took place on March 28, and the ruling incorporated matters concerning fencing and buffering that the community association wanted.

**11317 York Road:** The owner of the shopping center at the southeast corner of York and Shawan Roads is requesting zoning approval to construct additional parking in a resource conservation zone, as well as building setback variances and other variances concerning the parking lot addition. The hearing will take place on April 10. In the decision, the Administrative Law Judge allowed 36 parking spaces in the resource conservation zone, allowed a building setback of 0.75 feet, in lieu of the required 25 feet and other variances related to the parking. The owner plans to construct a two-story office building that will serve as the regional headquarters of Kimco Realty. Ground breaking may take place over the summer.

### ON-GOING ISSUES

**Texas Station** – Jacoby Properties sold property to Peter Angelos. Zoning changed in 2004 Comprehensive Zoning Cycle from ML-IM to BM (Business Major). GTCC continues to monitor this property. (E. Rockel, F. Regan, GTCC Executive Committee.)

**Galloway Avenue and Texas Station:** Recently the Development Review Committee postponed consideration of a decision to allow two-way traffic at the entrance from Galloway Avenue into Texas Station. Both GTCC and the County Home Park association questioned two-way traffic in light of the original development plan restrictions on the site. Before any change takes place, an assessment of the York Road and Galloway Avenue intersection should take place. (E. Rockel)

**The Preserve at FallowFields:** This 16+ acre parcel next to the York Manor subdivision, near Margate Road, currently contains two dwellings and a developer proposes fourteen other single family homes in the \$750K to \$1 million range. A community input meeting was held in August, and before the proposal can move forward, a development hearing will need to take place. At that hearing in late June, the Administrative Law Judge approved the development. (GTCC)

**Aylesbury Road:** A revised development proposal has been presented by a new development team, Fore Development Company, a successor to Solstice Partners.. Bluestone restaurant, however, will remain on the site. The major change from past schematics is the emphasis on mid-rise, high end apartments for the site. The developer proposes a total of 727 units, built in two phases. A basic site plan has been developed, but the developer will need to follow a Planned Unit Development process, which will require further plan details to be submitted. Former County Councilman Todd Huff chose not to allow a vote by the Council that would have allowed the project to move forward in the development process in November 2014. The owners of the property have indicated they want to undergo a Planned Unit Development on the property, but they are uncertain as to the proposed uses and layout for the property at this time. ( Northampton, Yorkshire/Haverford and Lutherville Community Assns.)

### COMPLETED ISSUES

**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

**23 West Aylesbury Road:** The owner of the former American Lubrication Equipment building, just south of the Shoprite food store, has requested a special hearing to allow for the property to be used as an indoor trampoline park. This type of use is permitted in the property's current zoning designation, pending approval thru the special hearing. The owner received the special hearing approval.

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

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

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

**2312 York Road, Enterprise Rental Used Cars:** The existing used car lot will be converted to a used car lot run by Enterprise car rentals. The layout of the site will generally stay the same, but a new building and new signage will be constructed.

**Timonium Fairgrounds:** Both the GTCC and adjoining neighborhood associations hope that the next Councilman will rectify the rezoning error in which 60 acres of this property were zoned for commercial usage during the Comprehensive Rezoning Process of 2008. During the open filing period for the 2012 CZMP, the GTCC requested that these 60 acres be returned to the prior zoning, MR-IM. Councilman Huff submitted legislation that creates a Mercantile Overlay District that will limit video gaming at the Fairgrounds, but he does not plan to change the zoning as requested by the GTCC.

**Spencer's Crossing, West Timonium Road:** This housing development, just west of the I-83 interchange, had originally been proposed to be a large day care center. Through negotiations with the developer and an offer to support increased housing density on the

site, a residential housing development became approved in lieu of the day care facility. One unit was completed, as well as a model home, and several units are partially completed. Recently, it was learned that the property has gone up for foreclosure, and a public auction took place on March 9. The lender failed to sell the property at auction. As of October, 2012, the developer plans to add a noise wall to mitigate the sounds of I-83.( E. Rockel and PVVW Community Assoc.)

**Dulaney Valley Memorial Gardens:** Plans have been presented to build a pet crematorium, which is an accessory to the existing pet cemetery. An Administrative Law Judge approved this accessory use, and the owners can move forward. (Springlake C.A.)

**Timonium Fairgrounds:** In conjunction with the Maryland Jockey Club, the Fairgrounds has started satellite simulcasting in the Grandstand on the property. GTCC has entered into agreements with the Jockey Club and Fairgrounds concerning future activities on the property. The agreement with the Fairgrounds prohibits it from pursuing a casino operation on the site in the future. The agreement with the Jockey Club places restrictions on the hours of operation, the future expansion of the OTB facility, the pursuit of a casino operation and other matters. (GTCC & Stratford C.A.)

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