

The Greater Timonium Community Council

Volume X Issue IV

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

September 2013

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***** NEWSLETTER *****

President's Message – Eric Rockel

Why it Pays to Organize

The old axiom stating that “there’s strength in numbers” proved true when neighbors from several communities opposed the construction of a cell tower recently. Let me set the stage. The officers of the Dulaney Swim Club, near the corner of Pot Spring and East Ridgely Roads, announced to its’ members that they were in discussion with Verizon Wireless to construct a cell tower on the property. The president of the Swim Club made it very clear to me that these discussions were only preliminary in nature, and that no official position had been taken with regard to a lease with Verizon Wireless. Yet some club members were skeptical about the impartiality of certain officers of the Swim Club, and a group opposed to the cell tower arose quickly from nearby residents, both members and nonmembers of the club.

That opposition was centered on several issues. From an aesthetic standpoint, the prospects of a (100) foot tall tower alarmed many neighbors. Would that tall structure have a negative impact on property values or would it act like a lightning rod and attract more lightning during thunderstorms? There is increasing scientific literature that questions long term exposure to electromagnetic radiation, particularly the impacts on children. So the health concerns generated by this proposal alarmed many as well.

The opposition mobilized quickly and effectively. A website, nocelltowerhere.org, which is still up today, featured articles and blog posts on a number of topics related to the issue, and a Facebook page allowed residents to share their feelings and stay connected to breaking news. Over thirty yard signs sprouted to show opposition and the adjacent community Associations all came out against the cell tower. GTCC also wrote a letter to the Swim Club indicating our opposition to the proposal, and at the most recent informational meeting for members at the Swim Club to discuss the cell tower, only six of approximately seventy attendees voted in favor of the cell tower during an informal vote.

To the credit of the officers and board members of the Dulaney Swim Club, they have decided not to move forward with continuing negotiations. Wisely, they have chosen not to pursue a very contentious issue. Thanks to those officers and board members who have listened to the community’s concerns. Change won’t come about if you sit on the sidelines. You need to organize and speak out to have an impact. Our congratulations go out to members of the Dulaney Forest, York Manor, Valley Crest, Valley Garth and Fox Chapel Community Associations for getting involved in this important matter.

GTCC General Meeting – Wednesday, September 11th, 2013

The GTCC will hold their ‘Next Meeting’ on **Wednesday, September 11th, 2013 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning ***promptly at 7:00 PM.***

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

GTCC

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

NOTICE !!!

CALENDAR 2013

NOTICE !!!

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

General Membership 7:00 pm – 9pm

February 13, 2013
April 10, 2013
June 12, 2013
August – No Meeting
October 09, 2013
December – No Meeting

January – No Meeting
March 13, 2013
May 08, 2013
July – No Meeting
September 11, 2013
November 13, 2013

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

Agenda and Speakers - GTCC September 11th, Meeting

1. INTRODUCTIONS
2. REPORT ON PUBLIC SAFETY, COCKEYSVILLE PRECINCT
3. MEMBERSHIP REPORT: Frank Regan
4. FEATURED GUEST: Laurie Taylor-Mitchell, candidate for County Council, Dist. 3
5. OLD BUSINESS:
 - a. Grading Activity at Church of the Nativity
 - b. Sonic Drive In
 - c. Cell Tower at Dulaney Swim Club
 - d. Mays Chapel Elementary School
 - e. AA Global Property
6. NEW BUSINESS:
 - a. County Council Resolutions on Tree Canopies and Livestock

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 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!

Cell Tower Basics – Eric Rockel

Given the ubiquity of cell phones in our culture, it is probably a good idea to review local regulations concerning cell towers. Baltimore County controls cell towers through its zoning regulations, but the construction of a cell tower may or may not require a zoning hearing before an Administrative Law Judge. More on that matter will be explored herein.

In terms of general legislative intent, Baltimore County encourages service providers to locate new antennas on existing buildings, or existing towers, but it does recognize the need for new towers in some circumstances. New towers are required to be built to accommodate at least three providers, to minimize the proliferation of towers, and new towers are to be located and designed to minimize visibility from residences. No specific legislation is in place that bans tower visibility from residences. So the intent is general in nature and open to judgment.

The issuance of permits for new cell towers is governed by a Tower Review Committee. This committee consists of a Tower Coordinator, a member of the Planning Department, a member of the Office of Information Technology, a citizen member appointed by the County Council and members of other agencies as determined by the Tower Coordinator. While the Committee does hold meetings to decide on new cell tower requests, those meetings are not hearings that require specific evidentiary standards, per se.

The need to hold a zoning hearing for a cell tower depends upon the specific proposed location of any tower. Towers are not permitted by right in rural conservation zones, in density residential nor in residential office, class A, zones, but a service provider could request a hearing for a special exception in any of these three zones. In order to receive that special exception, the provider must demonstrate that the tower will not jeopardize the health, safety and general welfare of the neighborhood. Towers under two hundred feet in height are permitted by right in medium intensity commercial and manufacturing zones, and towers over two hundred feet in height are permitted in these zones with a special exception. In the recent matter of the tower proposal at the Dulaney Swim Club, because the Club's property has a commercial zoning designation, the service provider would have avoided any zoning hearing.

One final zoning regulation is worth discussing. Zoning setback requirements call for all towers to be at least two hundred feet from any residentially-zoned property. When enacted, this setback requirement seemed to afford a level of protection for nearby residents. However, as scientific research continues to explore the affects of electromagnetic radiation, there seems to be one body of research that argues for far greater setbacks. The World Health Organization has published preliminary findings that indicate that the sphere of influence of cell towers may be on the magnitude of 1,500 feet, far more than the current County setbacks. There is still more research that needs to be conducted in this field, but this is definitely a matter that needs further consideration.

Membership & Annual Dues Report – Frank Regan

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

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

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

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

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

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

The Librarian's Corner – Frank Regan

We thought we would bring you information on an innovative concept that exists right here at our Baltimore County Public Library. An innovative concept that is cutting edge in early child development and somewhat unique throughout the entire United States plus its already available right here in Baltimore County! We encourage you to go visit the two Storyville locations in both the Rosedale and Woodlawn Library Branches to see them for yourself. Take along your child or a grandchild and watch them as they encounter and explore this new experience for themselves!



<http://bcpl.info/> or <http://www.bcplstoryville.org>

Storyville @ Rosedale and Storyville @ Woodlawn are two of the newest projects funded by the Foundation for BCPL and Baltimore County to support the library's mission to "mobilize resources that support the library's commitment to a superior public library system where opportunities for literacy, reading enrichment and lifelong learning are available to all."

Both early literacy learning centers host seven interactive play stations where infants and preschoolers can explore and grow while engaging in developmentally appropriate activities. Books and activities at each site promote cognitive, motor, language and social skills, depending on the age group.

At each Storyville, babies can crawl around in the Baby Garden complete with manipulative toys, textured flowers, mirrors, mobiles, peek-a-boo windows and board books.

The walking little ones can explore Toddler Bay @ Rosedale or Toddler Woods @ Woodlawn. Toddler Bay features a landscape of imaginary water, with toy boat to rock and a lighthouse to visit, while Toddler Woods hosts a canopied forest, complete with a tree house to climb and hollowed log to crawl through. Visitors to Storyville @ Woodlawn can pretend to ride or drive the life-size trolley.

At both learning centers, older children can lay House with props in the home living area, put on a show at the Theater complete with moveable sets and costumes, go shopping in the Store or practice building at the Construction Zone. There are also town Libraries stocked with picture books, concept books, picture nonfiction, folk and fairytale books, DVDs, musical CDs, Baby Booster kits and comfortable seating for adults to read with their children.

Storyville @ Rosedale was the Foundation's most ambitious undertaking since the Foundation's founding in 1999. This project opened the door in February 2008 for BCPL to provide an especially rich and magical opportunity for preschoolers and adults to participate in emergent literacy activities. Recognizing the success of Storyville @ Rosedale, Baltimore County Government provided the majority of the funding to construct Storyville @ Woodlawn, which opened in March 2010. The Foundation for BCPL also contributed funds toward the construction of this new Storyville on the west side of Baltimore County, and the Foundation continues to raise funds to support ongoing financial support of both Storyvilles.

The Crime Blotter – Precinct 7 – Frank Regan

Precinct 7 in Cockeysville and the surrounding area has a page on the Baltimore County Website which details many recent crime activities in our neighborhoods. You can view this info on their website at:

<http://www.baltimorecountymd.gov/Agencies/police/pc07/index.html>

Please see a summary of recent significant police crime stats in our community as seen below. For police news from across the entire county, also visit their news archive at: <http://www.baltimorecountymd.gov/News/policereleases/index.html>

August 30: Armed Robbery - Gun, Unit block of West Ridgely Road, 21093

At 11:46 a.m., two suspects armed with handguns entered the CFG Community Bank and demanded money. The suspects fled on foot after the teller complied.

August 28: First Degree Burglary, 200 block of East Ridgely Road, 21093

Between 8:30 a.m. and 3 p.m., an unknown suspect pried open a basement door and took jewelry, sports memorabilia, electronics, and money.

August 28: First Degree Burglary, 19700 block of Graystone Road, 21161

Between 8:30 a.m. and 1 p.m., an unknown suspect entered the home using a key left under a mat. The kitchen was ransacked, but it is unknown if anything is missing.

August 20 to August 21: Second Degree Burglary, Unit block of East Padonia Road, 21093

Between 9:10 p.m. on August 20 and 8 a.m. on August 21, an unknown suspect took money from lockers at the Italian Cafe.

August 17: Attempted Burglary, Unit block of Timonium Road (Nationwide Infiniti), 21093

The suspect attempted to steal a car from the dealership. Police charged Patrick J. Donovan, 26, of the 200 block of Felton Road, 21093.

August 16 to August 17: Fourth Degree Burglary, Unit block of Cavan Drive, 21093

Between 9 p.m. on August 16 and 9 a.m. on August 17, someone stole a bike from the driveway.

August 15: First Degree Burglary, 2400 block of Hartfell Road, 21093

Between 8:50 a.m. and 5:30 p.m., someone entered through the rear door and stole jewelry and electronics.

August 15: Fourth Degree Burglary, 10500 block of Pot Spring Road, 21030

Between 12:30 a.m. and 7 a.m., someone threw a large concrete ornament through the victim's car window and removed an iPad.

August 14 to August 15: First Degree Burglary, 500 block of Belfast Road, 21152

Between 7 p.m. on August 14 and 3:30 on August 15, someone forced open the front door and took furniture.

Crime Reports Website – Frank Regan

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

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

This & That – Regular and New Helpful Items – Frank Regan

Balto.Co. Executive Updates - The Office of the County Executive periodically has information to provide to community leaders. A number of community leaders have expressed a desire to receive this information in an email format. If you would like to receive these emails, please register using the following website:

<http://www.baltimorecountymd.gov/Subscribe>

Balto.Co. E-Community Newsletter - Baltimore County has unveiled a new County service, the E-Community Newsletter. The county will publish seven monthly letters, one for each County Council district, detailing planning, zoning, development and public works decisions and their impact on communities. The first issue will be published in mid-August. Residents can register for the newsletter at:

<http://www.baltimorecountymd.gov/Subscribe/updates/index.html>

Farmer's Market Continues at Timonium Fairgrounds – Eric Rockel & the Fairgrounds Website

THE BALTIMORE COUNTY FARMERS MARKET BLOOMS AGAIN FOR ITS 4TH YEAR. Approximately 10 Baltimore County farmers and producers have come together again to offer high quality local in-season produce, meats, milk, ice cream, eggs, flowers, goods, gifts, and more to the community. The Baltimore County Farmers Market, conveniently located with free parking at the Maryland State Fairgrounds Main Gate, north side of the digital sign, will take place every Wednesday, June 5 - October 30, 10 AM - 1 PM. Our Market is authorized to accept Farmers Market Nutrition Program (FMNP), WIC Fruit & Vegetable and Supplemental Nutrition Assistance Program (SNAP) Stamps.

GTCC Trivia – Did You Know?

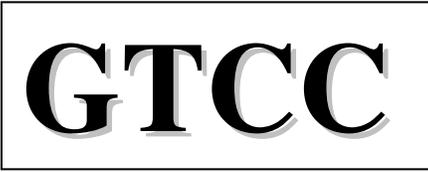
There is so much history and tradition here in both the *Greater GTCC and the Baltimore County* area that books could easily be written and filled with all the information. However, from time to time we will provide a source for the lighter side of our many Communities.

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

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

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

- 1 A masonry dam was constructed by Baltimore City in 1881 using the waters of the Gunpowder River for a drinking water supply. Its location was approximately 300 meters downstream of the current dam. It created a reservoir that was 29 feet deep at the dam and held 510 million gallons of water.
- 2 “The Maryland Journal and Baltimore Advertiser.” Its editor and sole proprietor was a woman, Mary Katherine Goddard
- 3 A mule fell 75 feet into the quarry but suffered no broken bones. It had a concussion and was stunned for a while but eventually got up and regained its appetite!!



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for September 11 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)

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.)

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.

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)

Verizon Wireless Cell Tower: The Board of Directors of the Dulaney Swim Club has 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)

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)

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 which they lost. (GTCC and Yorkshire/Haverford C.A.)

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)

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.

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)

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

Anderson Automotive: Dealership wishes to reconfigure its site layout by establishing the Honda dealership on the current GMC site and moving the GMC trade to the Hummer site. The site at the corner of York & Halesworth would be sold for another usage. At a Hearing on January 15th, Deputy Zoning Commissioner Thomas Bostwick approved the amendment of the previous PUD plan (E.Rockel, J. Rogers & People's Counsel)

1734 York Road (Ridgely Plaza Shopping Center): Neighboring businesses report that Mercy Medical will occupy the vacant space previously used by Giant Foods. A zoning hearing was held on March 3, 2011 to allow Mercy Medical to increase the size of the building by approximately 3,000 sq. feet. As of April 30th, this medical facility is opened. (E. Rockel)

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)