



The Greater Timonium Community Council

Volume XI Issue V

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

November 2014

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***** NEWSLETTER *****

President's Message – Eric Rockel

THEY WANT TO DO WHAT ?

That's the sort of reaction I frequently get as I start to describe the apartment complex that is proposed for 15 Aylesbury Road, just north of the Bluestone restaurant. The Fore Property Company, from California and Nevada, wants to build a 727-unit luxury apartment complex under a development process termed a Planned Unit Development (PUD). This type of PUD process is not allowed by right. It requires the Baltimore County Council to green-light the project as its first step, and ultimately an Administrative Law Judge needs to approve the project under the development review process.

Planned Unit Developments are meant to be mixed use in nature, are meant to be of higher quality design and are meant to provide a community benefit. These PUDs are often controversial within the communities where they are built because a PUD does not have to comply with the underlying zoning on a piece of property, can ignore traditional requirements, such as setbacks and density restrictions, and can offer community benefits that are often viewed as weak when compared to the latitudes given to the developer..

In the case of the Aylesbury Road project, the property on which the apartment complex is proposed is zoned Manufacturing Light, which under the traditional rules does not allow a residential use. Additionally, even under a Planned Unit Development, the zoning regulations state that a residential use on a Manufacturing Light parcel allows no more than 40 units per acre, but because the County Council has the ability to relax these standards under a PUD, this specific project seeks a density of 56 units per acre. Another anomaly associated with this project is that it provides no local open space on site. Traditional County requirements dictate that a residential development provides 1,000 square feet of local open space for each residential unit. For a development of that size, 727 units would require over 16 acres of local open space. Yet this development provides none !!!

Many residents are astonished that this project may receive approval from the County Council. Aside from the relaxation of standards cited above, they just cannot believe that a luxury apartment complex will prompt great demand when situated in the middle of a light industrial area. Residents are also concerned about the traffic this project will generate. If approved, it will be one of the largest complexes in the central corridor, and parents at Lutherville Lab Elementary School wonder how their school will absorb the children residing in this apartment complex. Lutherville Lab is already overcrowded according to State capacity standards.

Last month, attendees at the October GTCC meeting voted to notify Councilman Todd Huff that we are against the County Council green lighting this project. While I have spoken to our Councilman about the many perceived shortcomings associated with this project, thus far he has not pulled the resolution that he introduced to move the project forward. There will be a County Council work session on Wednesday, November 12, at 2:00 PM on the second floor of the Old Courthouse (400 Washington Avenue), to discuss this matter. Following the work session, the formal vote by the County Council will take place on November 17th. If you are concerned about this project, please email County Council Chairwoman, Cathy Bevins, at council6@baltimorecountymd.us, or you could show up at the work session to show your solidarity.

GTCC General Meeting – Wednesday, November 12th, 2014

The GTCC will hold their 'Next Meeting' on **Wednesday, November 12th, 2014 at the Cockeysville Library Meeting Room**, due to a room availability conflictwith 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 2014

NOTICE !!!

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

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

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

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

Agenda and Speakers - GTCC Wednesday, November 12th, Meeting

1. INTRODUCTIONS
2. TREASURER'S REPORT
3. POLICE PRECINCT 7: REPORT ON PUBLIC SAFETY
4. ELECTION WRAP UP
5. RECAP OF COUNTY COUNCIL WORKSESSION ON AYLESBURY RD. APARTMENTS
6. INFORMATIONAL MEETING ON TEXAS QUARRY, NOVEMBER 17TH
7. KEEPING CHICKENS IN RESIDENTIAL NEIGHBORHOODS
8. NEW BUSINESS
9. ADJOURN

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**

Attention West Padonia Road Residents – Eric Rockel

Several complaints have been received concerning the effects of blasting activities at the Texas Quarry. Recently we reached out to management of the quarry about this issue, and they have planned an informational meeting to discuss their mining operations in general, and blasting procedures specifically.

That meeting will take place at the new Mays Chapel Elementary School on November 17, from 7:00 until 8:30 PM. In addition to a formal presentation, which will include an introduction to the new owner of the quarry, Bluegrass Materials, there will be a question and answer period for the audience. If you are unaware of the complexities involved in operating this large operation, this meeting should be a good introduction.

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 wish everyone a happy and safe holiday season. As in the past we will again conduct special enforcement efforts in the area of our busy shopping centers. Our special enforcement will commence on November 28th and conclude on January 2nd. Our objective is to increase visibility in these areas in order to deter crime and make for a safe holiday shopping experience.

Recently, an Autodialer Alert was sent to certain areas of the County in reference to deception burglaries. I would like to bring this to your attention as this is a county wide crime trend. The first case we had in Precinct 7 was in April of this year and the most recent was in October.

Suspects generally pose as employees of the County, Water Department or BGE. They may claim that they have to check the water or do another type of inspection. They may also approach victims and ask to dig a ditch, do some tree or fence work or other type of work that keeps the victim outside. While the victim is distracted, another person enters the victim's home and removes property.

I would remind everyone to report any suspicious activity. If there is ever a question whether something is legitimate, do not hesitate to call 911.

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) 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

Annual 2014 GTCC Membership Dues – Frank Regan

GTCC '2014' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (50+) Associations contributing their Annual Membership dues payment last year! Dues notices for 2014 were emailed out in late March so if you didn't receive one or if you need a copy, please don't hesitate to let us know. . **Please send your "2014" dues payments to GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093 if you have not done so already.** Thanks to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Counsel!

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:

We are delighted to announce that the new Friends of the Cockeysville Library group was launched in October! Dianne Nagel is the President, and is joined by Friends members Ruth and Henry Erck, Jean Stewart, Bill Fader and Kim Evans. They presented their first library program on October 23rd, featuring Alexandra Deutsch, Curator at the Maryland Historical Society, who discussed the fascinating life of Elizabeth Patterson Bonaparte.

We are deeply grateful to the new Friends group for their commitment to enhancing the programs and services of the Cockeysville branch. Their next program will be "Care For and Keep Your Holiday Blooms" presented by Carrie Engel from Valley View Farms, on Tuesday, 12/9 at 1 PM. We hope you can join us!

Looking for a fun activity for children Thanksgiving weekend? We are hosting LEGO Fun on Saturday, November 29th at 3:30 PM. Call or stop by our Information Desk for more information.

Finally, we would like to thank the 1,661 visitors who joined us for our Annual Community Day on Saturday, 11/1. This fun-filled day is our annual thank you gift to our wonderful customers. We thank you for your support of your library, and wish all of you a very happy, healthy Thanksgiving.

Baltimore County Resources & General Information – Compliments of the DVIA Website

A great guide to the many Baltimore County Government Resources for your reference:

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

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		

Bulk Item Collection – Frank Regan

Ever wonder what to do with those bulky items you want to get rid of? Some items - including mattresses, furniture, and appliances - are too large to be accepted for regular curbside collection in Baltimore County. These are known as **bulk items**.

Baltimore County **does not** provide bulk item collection service. Private bulk item collectors can be found in the Greater Baltimore Yellow Pages under the "Rubbish & Garbage Removal" section. Since there are several different versions of phone directories you may also want to search "Bulk Hauling," "Garbage Collection," "Trash," etc. County residents may take bulk items to all three Baltimore County drop-off facilities, at no charge. Please note that the County does **not** offer assistance in unloading these items at the facilities.

You may also wish to consider donating any usable items. [The Reuse Directory](#) (PDF) is a guide to organizations that accept a broad range of donated items including appliances (large and small), beds, building materials, furniture, rugs and more.

http://www.resources.baltimorecountymd.gov/Documents/Public_Works/solidwastemanagement/reuse130927web.pdf

For more information, please contact customer service at 410-887-2000 or solidwaste@baltimorecountymd.gov.

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 was to be published in mid-August. Residents can register for the newsletter at:

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

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

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

1. Mary Pickersgill (1776-1857) 150 years before women entered the business world, Mary Pickersgill was a successful businesswoman whose flag-making business was chosen to sew a flag to fly over Fort McHenry during the 1814 Battle of Baltimore. She completed hand sewing this 30x42 ft flag in just six weeks. From 1828-1851, Mrs. Pickersgill was President of the Impartial Female Humane Society that helped impoverished families with school vouchers for children and employment for "deserted" wives. Under her astute direction, the Society erected an aged women's home in Baltimore in 1850. In 1959 this institution moved to its present location in Towson and is known as the Pickersgill Retirement Community.

2. Texas, near Cockeysville. In the 1850s, the Padian family arrived in the area. Richard Padian was one of fourteen defendants in a legal action against the tenants of Ballykilcline for non-payment of rent. He was the ringleader in the dispute. Richard, Mary and their four children were put on a ship in 1847. Other evicted families were sent with them and also settled in the area.

3. In Timonium. Triandos Drive was named for Gus Triandos who lived in the area for 4-5 years while playing for the Orioles (1954-1962). It is off East Timonium Road.



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled Wednesday, November 12, 2014 at the Cockeysville Library at 7:00 pm

CURRENT ISSUES

Aylesbury Road: A revised development proposal has been presented by a new development team, Fore Development Company, a successor to Solstice Patrnrs.. 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. The County Council will decide if the project can move forward at its November 17 meeting. The Council work session for this project will take place at 2:00 PM on November 12. (Northampton, Yorkshire/Haverford and Lutherville Community Assns.)

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

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

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

Church of the Nativity, Sanctuary Expansion: The expansion would feature a new 1,000 seat sanctuary to be added to the southwest side of the existing building. Architectural plans have been prepared. The church has received the civil engineering plan as of August 2014, and plan to make a presentation to GTCC in September. The GTCC will form an ad-hoc committee to comment on the proposal. The Baltimore County Development Review Committee approved the request for a limited exemption in October. (GTCC & adjoining communities)

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. (GTCC)

ON-GOING ISSUES

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.

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

York & Ridgely Roads: The former Lincoln/Mercury dealership has been converted to a Walgreen Drug Store and pad site. The pad site recently received approval for the proposed building to be enlarged by approximately one third. (E. Rockel)

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

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

Spencer's Crossing, West Timonium Road: This housing development, just west of the I-83 interchange, had originally been proposed to be a large day care center. Through negotiations with the developer and an offer to support increased housing density on the site, a residential housing development became approved in lieu of the day care facility. One unit was completed, as well as a model home, and several units are partially completed. Recently, it was learned that the property has gone up for foreclosure, and a public auction took place on March 9. The lender failed to sell the property at auction. As of October, 2012, the developer plans to add a noise wall to mitigate the sounds of I-83. (E. Rockel and PVVW Community Assoc.)

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.)

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 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)

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.