



The Greater Timonium Community Council

Volume XIII Issue II

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

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***** NEWSLETTER *****

President's Message – Eric Rockel

RESOLVING CONTROVERSIES

I want to again recognize our district legislators for their efforts in helping reach agreement with the Fairgrounds and the Maryland Jockey Club on the satellite simulcast issue. When word first leaked out that year round off track betting was planned, our County Councilman and our State Delegates were quick to come to the support of the community. Clearly, there were forces that opposed the community's desires- the horse racing industry, the economic development interests in the county and state, the lobbyists hired to support off track betting and the principals themselves, all of whom carry a lot of clout.

So thank you, Councilman Wade Kach, and Delegates Chris West, Susan Aumann, Dan Morhaim, Dana Stein and Shelly Hettleman for backing our efforts. In particular, Councilman Kach and Delegate West led the efforts to keep the two sides talking and reach an agreement. In the end, neither side got everything that it wanted. Initially, the Fairgrounds wanted to limit their inability to seek a casino to only ten years, but ultimately the agreement that was signed places no time limit. Similarly, the Jockey Club agreed to limit the off track betting facility's hours, closing at 8 PM on Sundays thru Thursdays and 10 PM on Fridays and Saturdays. The Jockey Club also agreed to set up a citizen advisory committee, to not seek any additional types of gambling and to limit live music to the confines of their OTB facility.

In return, the GTCC agreed to drop its opposition to the satellite simulcast permit and to urge its members to do the same. We also dropped our request to have the Jockey Club conduct traffic studies related to the entrance/exit of its facility on Timonium Road. In my mind the traffic concession was significant, but not so important that I would forgo all of the other measures to press for the traffic analysis. By its very definition, a negotiation results in each side compromising on some of its desired objectives.

Finally, I want to thank all of our members who spent countless time writing letters, attending hearings and urging others to support the cause. As a united front, we can achieve many objectives in preserving the quality of our community.

Another matter that is drawing scrutiny is the plan to renovate Dulaney High School. As many of you have seen and read, Dulaney is in desperate need of attention. Busted water pipes have flooded certain portions of the building, many areas of the school are functionally obsolete and the school is without air conditioning in parts of the building. Some parents point out that the typical life cycle for a high school is sixty years, and with Dulaney currently in its 52nd year, why not just build a brand new school? Certainly the cost of a new school will be more than the \$44 million that is projected for the renovation costs, but how much more? In addition there would be many logistical questions to answer if the current students are displaced while a new school is being built. This is a complex issue, but one that deserves a full and extended discussion. In some ways, this is not unlike the discussion that has gone on about air conditioning in County schools. In that case the school system and the current County Administration have rejected the idea of a quick fix with window air conditioning units in favor of a more comprehensive approach with a new hvac system. Should we not have a similar dialogue about the quicker fix of a Dulaney renovation versus the more comprehensive approach of a new building for the school? This will be a featured topic at our next meeting on April 13th. I hope you can join in the discussion.

GTCC General Meeting – Wednesday, April 13th, 2016

The GTCC will hold their 'Next Meeting' on **Wednesday, April 13th, 2016 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning **promptly at 7:00 PM.**

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

GTCC

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

NOTICE !!!

CALENDAR 2016

NOTICE !!!

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

January - No Meeting
February 10, 2016
March 9, 2016
April 13, 2016
May 11, 2016
June 8, 2016

July - No Meeting
August - No Meeting
September 14, 2016
October 12, 2016
November 9, 2016
December - No Meeting

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

Agenda and Speakers - GTCC April 13th, Meeting - Tentative Schedule.....

1. Introductions
2. Treasurer's Report
3. Public Safety in the 7th Precinct
4. Featured Speaker: Yara Cheik, Dulaney High School- Should it be renovated or rebuilt?
5. Satellite Simulcasting at the Fairgrounds- A summary of the negotiations
6. Comprehensive Rezoning Issues- Any issues of concern?
7. Old & New Business
8. Adjourn

Annual GTCC Membership Dues – Frank Regan

GTCC '2016' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (51) Associations contributing their Annual Membership dues payment last year! Dues notices for 2016 will be emailed & mailed out by the end of April, so if you don't receive one or if you need a copy, please don't hesitate to let us know. . Please send your 2016 dues payments to **GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093**. Thanks to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Counsel!

The Captain's Corner – Captain John Young

We have invited our Cockeysville Precinct "7" Commander, Captain John Young, 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 Young:

I would like to take the opportunity to inform the GTCC of what an honor and pleasure it has been to have been selected as the new Commander of the Cockeysville Precinct. I have met so many friendly and engaging people in my first few months here. I believe strongly in building great relationships with the community in order to help foster strong community bonds. I look forward to opportunity to serve you and hope to continue to build a strong relationship between the Police Department and the community that we serve.

The Body-Worn Camera Program (BWC) is coming to Baltimore County. The plan is to equip 1400 officers with body worn cameras. The pilot project of approximately 150 cameras is due to rollout later this summer. They will be dispersed evenly throughout the 10 precincts. The remaining BWC's are scheduled for deployment in July of 2017. Currently, the department is still working on the development of policies and procedures regarding the cameras, pursuant to the recommendations of a state commission on body cameras.

There has been a slight increase in auto thefts in the Cockeysville precinct. I would just like to remind everyone to make sure they are locking their vehicles and not leaving them running unattended. Approximately 85% of our auto thefts within the Cockeysville precinct involve the vehicle either being unlocked with a key inside or running. In addition, please do not leave anything of value in a visible location within your vehicle. This is an open invitation for criminals to break into your vehicle and steal your belongings. Thank you for your continued support, Captain John Young

The Librarian's Corner – Darcy Cahill, Cockeysville Branch Manager

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:

Gardening season is here! We invite you to stop by on Saturday, April 16th between 1 and 4 PM, when a Master Gardener will be available to answer questions about your plants and gardens. Our "Pollinators in the Garden" program on Saturday April 30th at 2 PM will cover pollination basics, important pollinating insects in our area, and how to establish a healthy garden environment.

Our popular "Creative Coloring for Adults" will be held Saturday, April 23rd at 2 PM. For our school age children, we offer "Pixelated Pictures" on Saturday, April 16th at 1 PM and 3 PM. Participants will create their very own Minecraft-inspired landscape.

Our Cockeysville Book Club will be reading "A Necessary End" by Holly Brown this month, with discussion on Monday, April 25th at 7 PM. Check our web site or visit our Information Desk for news about **BC Reads**, an annual county-wide reading event bringing authors, speakers, performers, and our customers together in Baltimore County to connect over books. The theme of **BC Reads 2016** is **Rise Up!** The titles chosen include stories of learning and growing, of rising up through adversity, of connecting with one another. It is a particularly timely topic, as *BC Reads 2016* will occur one year after the Baltimore Uprising.

CZMP Community Input Forums: April – Eric Rockel

Councilman Wade Kach will be holding two CZMP community input forums. The first is on **April 6th** at **Hereford High School** for all issues that utilize well and septic systems. The second is on **April 13th** at **Cockeysville Middle School**. The forums will take place from **6:00 pm to 9:00 pm**. Speaker sign-ups will begin at **5:00 pm**. Meeting speakers will be organized around the issue number and grouped for and against. Speakers sign up times will define the issue call up order. Grouping speakers by issue will allow more concentration of information on each issue.

The meeting priority and goal is to provide as many speakers an opportunity to address Councilman Kach and the community as possible. Each speaker will be allowed **3 minutes**, and the moderator will have discretion to limit both repetition and the number of speakers from a speaker group for or against an issue. It is suggested that stakeholder groups limit their speakers to 4 per issue.

As usual there are a number of controversial zoning issues in our district. Wade strongly urges interested parties to attend these forums, speak to their neighbors and help all understand the pros and the cons of each issue on their community. Also, stakeholders may take this opportunity to commune to discuss issues and possibly even compromise to eliminate a win or lose atmosphere. We look forward to seeing you there.

Councilman Kach's forum happens to conflict with the meeting time of our next GTCC meeting. Unfortunately, neither meeting can be easily rescheduled to a different date. Our GTCC meeting will end at 8:00 pm to allow members to attend the last portion of Councilman Kach's meeting if you are so inclined.

MPT Vietnam Veterans Documentary - Eric Rockel

MPT announces airdates for landmark three-hour Vietnam documentary

Version of film headed for national and international distribution

OWINGS MILLS, MD – Maryland Public Television (MPT) will premiere the three-hour documentary *Maryland Vietnam War Stories* on three successive weeknight evenings, May 24, 25 and 26, as part of its multi-million dollar *MPT Salutes Vietnam Veterans* initiative.

Three years in the making, the film traces the chronology of the war through the personal stories of nearly 100 Vietnam veterans interviewed for the production. *Maryland Vietnam War Stories* recounts the harrowing – and occasionally humorous – experiences of military service members during the war and the often-moving insights of these participants some 50 years after the conflict.

Featured veterans represent all branches of the military. Included in the documentary are former prisoners of war, the widow of a pilot killed in action, underwater demolition experts, medics and corpsmen, dog handlers, enlisted men, nurses, helicopter pilots, and a Red Cross “Doughnut Dolly” in Vietnam. Two members of the South Vietnamese Air Force are also in the film. The documentary includes veterans who reside in Maryland, Delaware, southern Pennsylvania, Virginia and Washington, D.C., areas covered by MPT’s broadcast signal.

Executive Producer Ken Day, a 30-year veteran producer at Maryland Public Television, met and heard from roughly 300 veterans in preparing the production. Day and Rich Borenstein, co-producer and himself an Air Force veteran of the Vietnam era, garnered 120 hours of footage from the interviews. MPT has arranged for all footage to be permanently archived at the Maryland Historical Society in addition to the three hours scheduled for the May 24 - 26 airing.

One-hour segments of the Vietnam documentary begin at 8 p.m. each evening on MPT-HD. A national version of the film, for distribution to public television stations across the country, will be available for airing immediately following the MPT premiere. Negotiations are underway for international distribution for the film as well.

The film sets the stage for the major public event, *LZ Maryland*, which takes place on June 18 - 19, at the Maryland State Fairground. This Father’s Day weekend event is intended to welcome and honor Vietnam veterans and their families from Maryland and nearby states and will feature solemn ceremonies to salute Marylanders killed or missing in combat; the stirring conclusion of a motorcycle “Honor Ride”; a flyover by Huey and Chinook helicopters; displays of Vietnam-era

aircraft, vehicles and other artifacts; “The Wall That Heals,” the traveling half-size replica of Washington, D.C.’s Vietnam Veterans Memorial; a Bob Hope USO-style show; and national name entertainment from the Vietnam period among other attractions, displays and commemorations.

“The Vietnam War is a painful chapter in our country’s history during which hundreds of thousands of young men and women answered the call to serve yet received little in the way of recognition of their service,” explains Larry Unger, MPT president and CEO. “Our Vietnam initiative enables us to use documentary filmmaking to tell the compelling stories of our region’s Vietnam veterans and, on an even more direct level, provide the means – with our **LZ Maryland** event – for all of us to finally salute them for their service and offer the ‘welcome home’ they richly deserve.”

Information on the MPT Vietnam project can be found at mpt.org/vietnam and at social media sites @MPTSalutesVets on Twitter, and **MPT Salutes Vietnam Veterans** on Facebook.

About MPT

Launched in 1969 and headquartered in Owings Mills, MD, Maryland Public Television is a nonprofit, state-licensed public television network and member of the Public Broadcasting Service (PBS). MPT’s six transmitters cover Maryland plus portions of contiguous states and the District of Columbia. Frequent winner of regional Emmy® awards, MPT creates local, regional, and national television shows. Beyond broadcast, MPT’s commitment to professional educators, parents, caregivers, and learners of all ages is delivered through year-round instructional events and the super-website *Thinkport*, which garners in excess of 19 million page views annually. MPT’s community engagement connects viewers with local resources on significant health, education, and public interest topics through year-round outreach events, viewer forums, program screenings, and phone bank call-in opportunities.

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. We took on the challenge of updating our website to enhance your surfing experience by providing an updated interface with more information and with greater ease to find what you may be looking for. Our main website access has been changed to **GTCCINC.ORG** instead of **GTCCINC.COM** however we have linked the two addresses together and you can NOW access our site through either of the above web addresses.

Membership & Annual Dues Report – Frank Regan

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

Each year we have been fortunate to increase our participation with a growing number of Community Associations. We are pleased to report that the GTCC now has over 50+ active dues paying Associations within its umbrella that represents over 60,000+ residents within our thriving neighborhoods. It is through the hard work and participation by each member Community Group that helps to enhance and protect the quality of residential life within our area.

Please find a list of participating Community Associations below:

Belmont Forest Condos	Falls Road Comm.	Monterey Imp.	Springlake Comm.
Brooking Court Condos	First Mays Chapel HO	Orchard Hills Comm.	Stapleton Court Garden Condos
Burncourt Condo	Fox. Chapel Comm.	Pine Valley / Valleywood	Stratford Comm.
Chapel Hill	Holly Hall Garden Condos	Pot Spring Comm	Tullamore Condos
Chapel Gate HO 1-2-3	Hunt Meadow Comm.	Ramsgate Comm.	Valley Crest Civic
Chapel Gate 4-5-6	Huntridge Comm	Rockfleet Garden Condos	Valley Garth
Chapel Ridge Comm.	Kilcolman Garden Condos	Rosslare Ridge Condos.	Wakefield
Coachford Comm.	Lutherville Comm.	Shepherd’s Knoll Garden Condos	West Timonium Heights
County Home Park Comm.	Northampton 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 Trivia – Did You Know?

There is so much history and tradition here in both the greater GTCC and the Baltimore County areas 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 and interesting sides of our many Communities.

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. In the early 1900s families from up and down the Atlantic coast traveled to Baltimore County to enjoy the beaches, amusements, food and dance hall at this location. Where did they go?
2. In 1940, an obscure Navy lieutenant commander was assigned to the Glenn L. Martin plant in Middle River to work on winding up government war contracts. Who was he?
3. What “Ripley’s Believe It Or Not” incident took place at the quarry in Texas, Md. 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 Riverview Park on Colgate Creek in Dundalk. It is said that this park often became rowdy and its patrons frequently hurled beer bottles from the trolley car into storefronts in Highlandtown.
- 2 Richard M. Nixon. He lived on Wilson Point Road
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!!

Women Empowerment – Expo May 7th – Frank Regan

The Baltimore County Commission for Women and the Junior League of Baltimore have partnered to bring Women Empowerment Expo to Baltimore County. Empower yourself with knowledge that will impact your heart, health, pocketbook and future while enjoying the Conference.

Date, Time and Location

Saturday, May 7

9 a.m. to 1 p.m.

Kraushaar Auditorium, Goucher College

1021 Dulaney Valley Road

Towson, Maryland 21204

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>

Protect Your House –From Electrical Fires – Frank Regan (Baltimore County - Now)

We often hear in the aftermath of a house fire that the cause of the fire was electrical. Since we all have electricity in our homes it's easy to we feel vulnerable and helpless if you don't understand how electrical fires get started.

Most electric fires are caused by loose connections, dryer lint, improper use of extension cords, old, non UL approved appliances, or worn out and broken switches and receptacles. According to the U.S. Fire Administration, there are more than 26,000 residential fires each year linked to electrical problems. In 2012, 8.3% of fatal residential fires were due to electrical malfunctions.

A little knowledge and some diligence on your part can prevent most fires in your home.

- 1) Empty the dryer lint tray after each load. Lint is extremely flammable and can be ignited by the heat from the dryer.
- 2) Never use extension cords as a permanent wiring method. The wires in a cord are significantly smaller than the wiring in your walls and, over time will heat up and catch fire. Also consider the use of UL rated cords and the addition of surge protected power strips.
- 3) Old appliances, switches, and receptacles should be replaced periodically.* They wear out and the connections inside separate slightly. When this happens, the electricity has to jump through the air to make the connection heating the air around the connection and starting a fire.

How often to change them depends on how often the device is used. Usually, light switches should be changed every 10 years at the latest. They crack internally and dry out. You can't see the problem so it's impossible to know that it needs to be changed. Use your best judgment with switches - the older switches were more solid and actually able to withstand much more than modern switches. Receptacles are a little bit easier. When the plugs no longer fit firmly in the socket it's time to replace the receptacle. When appliance cords become worn or the appliance begins behaving badly, it's time to replace or repair it.

- 4) If you have aluminum wiring in your home always have a licensed electrician make any repairs. Improper connections, or connection to devices that are not designed for aluminum wiring can start a fire.
- 5) If you observe your lights continually dim then grow bright, this could be a loose connection. Contact your utility company.
- 6) If you hear a sizzling noise coming from a switch or appliance; Find the circuit breaker for that circuit and turn it off. Contact a licensed electrician to check the circuit.
- 7) If you smell ozone, or an unusual electrical smell, this means that something electrical is heating up. Find the source and turn it off. Call a licensed electrician.
- 8) If you observe smoke or sparking contact the Fire Department.

It is always a good practice to make sure that the circuits in the breaker box are properly identified. This will help you find the source of a circuit quickly if you have an emergency.

Always check to make sure any appliance you purchase is approved by UL or some other recognized testing laboratory.

Never use unlicensed electrical contractors. Baltimore County licenses over 4400 electrical contractors who are qualified to serve you.

If you have any questions or concerns you may call 410 887-3960 Monday through Friday 8 a.m. to 3 p.m.



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for Wednesday, April 13, 2016 at the Cockeysville Library at 7:00 pm

CURRENT ISSUES

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.

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)

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 made a presentation to GTCC in September. The Baltimore County Development Review Committee approved the request for a limited exemption in October. (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, but we do not have a date for when construction will commence

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.

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.

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.)

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 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.

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.)