

The Greater Timonium Community Council

Volume XII Issue V

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

November, 2015

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***** NEWSLETTER *****

President's Message – Eric Rockel

The Looming Battle over the “Rain Tax”

When the Baltimore County Council recently announced that all of its members wanted to do away with the stormwater remediation fee, aka the “rain tax”, sides were quickly formed in support and opposition. Actually, the stage had been set for this battle over a year ago when then candidate for governor, Larry Hogan, decried the rain tax as one of the worst examples of over taxation in a state notorious for its high taxes and fees. During Governor Hogan’s first year in office, the Maryland General Assembly gave the ten counties subject to the stormwater remediation requirements the flexibility to do away with the fee, provided those counties identified other sources of funding to carry out the remediation requirement.

County Executive, Kevin Kamenetz, quickly came out in opposition to ending the fee. Although not directly stated, it was implied that the County would have to raise property taxes in order to end the remediation fee. Very quickly, the Baltimore Sun came out with an editorial also opposing the County Council’s stance, and letters to the editor have supported the “rain tax”.

Before I tackle the subject of eliminating the fee, let me first say that I believe the efforts that result from the fee are extremely necessary. Our streams, rivers, and ultimately the Chesapeake Bay, have undergone significant degradation over the last century. The stream behind my home has gone from a waterway that carried an active fish population to one that carries no fish within the last fifty years. Trash and sediment clog many of the waterways, even though environmental groups carry out tree planting efforts to stabilize stream banks and clean up efforts to remove trash. Recent analysis of the upper Gwynns Falls watershed indicated that a 90% reduction in bacteria levels would be necessary in order for the waters to be suitable for human contact, according to EPA guidelines. There is a tremendous body of evidence indicating that we need to improve the condition of our waterways.

So is the “rain tax” the best way to fund these efforts? At this point I am not sure, but I hope that as the discussion unfolds on this subject, there will be a serious examination of the County’s surplus funds as a possible alternative funding source. Over the last three years, for example, Baltimore County has accumulated on average approximately \$200 million in surplus funds that were not allocated to specific expenses at the start of the fiscal year. Some of those funds go to expenses that are hard to anticipate at the start of any year, such as snow removal. The County may start the year with a small allocation for snow removal, and then depending on the severity of the winter, roll money out of the surplus fund and into the snow removal budget as the winter unfolds. In addition, the County likes to keep some of its surplus funding for those unanticipated “rainy day events” that one can never foresee in preparing a budget- think of the expenses that might result from a natural disaster or an unanticipated downturn in the economy. In addition, the County likes to use the budget surplus for one time capital expenses that will not result in reoccurring expenses in the future. Could these surplus funds provide the funding in lieu of the rain tax? I am not sure, but I would like to see a full accounting of the expenditures coming out of surplus fund to help me make an informed decision about its use to replace the rain tax.

GTCC General Meeting – Wednesday, November 11th, 2015

The GTCC will hold their 'Next Meeting' on **Wednesday, November 11th, 2015 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 2015** **NOTICE !!!**

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

Meeting Time: 7:00 pm – 9:00pm

February 11, 2015 April 08, 2015 June 10, 2015 August – No Meeting October 14, 2015 December – No Meeting	January – No Meeting March 11, 2015 May 13, 2015 July – No Meeting September 09, 2015 November 11, 2015
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All Meetings are Scheduled at the “Cockeysville Library” Meeting Room, on the DATES NOTED ABOVE !!!

Agenda and Speakers - GTCC Wednesday, November 11th, Meeting

1. Introductions
2. Treasurer's Report
3. Report on Public Safety from Precinct 7
4. Featured Guest: the Expansion of Broadmead Retirement Community, Mr. John Howl, CEO
5. Old Business:
 - a. Update on CZMP 2016
 - b. Recap on “Coffee with Kevin”, the County Executive's meeting.
6. New Business:
 - a. Proposed County Council legislation- fireworks, growth of bamboo, stormwater management fee.
 - b. Redevelopment of 9805 York Road
 - c. Other
7. Adjourn

PLEASE BE REMINDED,THERE WILL BE NO GTCC MEETINGS IN DECEMBER AND JANUARY. LOOK FORWARD TO SEEING EVERYONE IN FEBRUARY 2016

Annual 2015 GTCC Membership Dues – Frank Regan

GTCC '2015' 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 notice reminders for 2015 will be emailed out in this month so if you don't receive one or if you need a copy, please don't hesitate to let us know. . **Please send your 2015 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!

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 Captain's Corner – Captain Dennis Delp

We have invited our Cockeysville Precinct "7" Commander, Captain Dennis Delp, to provide us with an article for our newsletter in the form of 'The Captain's Corner' on any issue(s) that he feels might be of interest to our membership. The following article this month is from Captain Delp:

I would like to take a moment to pass along some important information regarding some recent crime issues and some seasonal related information.

- Please keep garage doors closed and practice common sense measures to keep yourself from being a victim. Please be aware of suspicious activity and report it immediately to the police. Obtain as much information as you can about the circumstances when calling 911. It is always better to call us and let us check the situation out rather than to not call and regret it later.
- Another concern this time of year is car thefts due to people warming up their vehicles in the colder months. Please do not leave cars running while unattended. This is a very preventable crime. It only takes a few seconds for a crime of opportunity to occur. Theft from vehicles is another crime that is very preventable and continues to occur in the area.
- Please consciously think about crime prevention in your daily activities. The holidays are just around the corner, so please exercise caution while driving and shopping. I would like to wish everyone a safe and happy holiday season.

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*

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:

Storyville....Our Mission:

Storyville was designed and created to foster early literacy and school readiness skills. We know through scientific research that success in school begins at birth and that the ages of birth to five are critical learning years.

The engagement of parents and caregivers with their young children through reading and playing together is key to their child's success. Storyville is a place where books and purposeful play come together to provide valuable experiences that nurture young children and support parents and caregivers in their role as their child's first and best teacher.



About Storyville

About ✿ Virtual Tour ✿ Visit ✿ Support ✿ Contact
Frequently Asked Questions ✿ Storyville Rules

Storyville is:

- An interactive early literacy and learning center for children ages birth to five and their caregivers.
- Located in the Rosedale and Woodlawn branches.
- A child-sized village that includes developmentally appropriate books and activities.
- Specifically designed for parents and caregivers to help their young children enter Kindergarten ready to succeed.

Caregivers and their young children can play interactively in the themed learning areas: Each area is furnished with books and engaging play activities and materials which promote:

- Baby Garden
 - Toddler Woods or Toddler Bay
 - Grocery Store & Mailroom
 - Puppet Stage & Theatre
 - Home Living Area
 - Construction Zone
 - Library
- language & literacy
 - mathematical & scientific thinking
 - social studies
 - social & personal skills
 - physical development & the arts

What are the hours that Storyville is open?

A: Storyville is open the same hours as the Rosedale and Woodlawn branches: Monday through Thursday, 9 a.m. to 9 p.m.; Friday and Saturday, 9 a.m. to 5:30 p.m.; and Sunday, 1 p.m. to 5 p.m.

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 will 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:

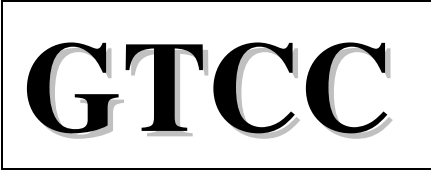
1. What Baltimore County retirement community traces its origins to the efforts of a famous flag maker?
2. What village in Baltimore County was settled by immigrants evicted from Ireland?
3. Where in the County is a street named for a home-run hitting catcher for the Orioles?

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.

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 for Wednesday, November 11, 2015 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.

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.)

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.)

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

1131 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 Keely & 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.)