

The Greater Timonium Community Council

Volume XI Issue IV

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

September 2014

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***** NEWSLETTER *****

President's Message – Eric Rockel

FREE SPEECH ?

In case you missed this news story in the Baltimore Sun, I thought I would reprise the events because it deals with one of our most basic rights, freedom of speech. The County Council regularly holds work sessions about a week in advance of the regular Council meetings so that Council members can discuss and ask questions about the agenda items scheduled for the formal meetings.

In addition to disseminating information to and answering questions from the Council members, these work sessions allow the public to sign up before the work session and offer opinions on any piece of legislation or other item on the agenda.

In July the work session included a controversial plan to sell off the North Point Government Center in Dundalk so that a private developer could re-develop the land. The redevelopment plan called for retaining some property for public purposes, but it also called for retail and restaurant uses on part of the property. Certain opponents of this plan to sell the property formed a group called “Dundalk United”, and they have waged publicity campaigns, Facebook pages, and other efforts in opposition to the sale by County government.

At the work session, several Dundalk residents, including Karen Cruz and Robert Staab, spoke in opposition to the sale of the North Point Government Center. As reported by Alison Knezevich of the Sun, Police reports of the work session alleged that Ms. Cruz spoke beyond her allotted time and was speaking loudly in the audience at another point during the meeting. Since I was not at the work session, I cannot judge whether those actions were truly disruptive or merely a minor annoyance, but what came next was truly chilling.

Following the work session, Police contacted Ms. Cruz and Mr. Staab and requested that they meet at the North Point Library. At the meeting, three Police officials discussed the rules for public meetings with Cruz and Staab. After the meeting Ms. Cruz said it felt as if the Police were trying to intimidate her, despite the Police claims of their good intentions. The following day, Police Chief Jim Johnson came out to say that the Police should not have contacted these residents because the intentions of the Police could have been misconstrued.

I am glad that Chief Johnson came out quickly and decisively to correct the actions of the Police officials in question. Freedom of speech is a very basic and integral part of our democracy.

Let's hope this is the first and last time we ever witness this type of behavior by our Police Department, who do so much good for the community that I would hate to see its image tarnished by actions like what happened to Ms. Cruz and Mr. Staab.

GTCC General Meeting – Wednesday, September 10th, 2014

The GTCC will hold their 'Next Meeting' on **Wednesday, September 10th, 2014 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning **promptly at 7:00 PM.**

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

GTCC

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

NOTICE !!!

CALENDAR 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 September 10th, 2014 Meeting

1. INTRODUCTIONS
2. TREASURER'S REPORT
3. WHAT'S HAPPENED OVER THE SUMMER
 - A. EXPANSION AT THE CHURCH OF THE NATIVITY:
FEATURED GUESTS- MS. SUSAN MIHOK & MS. JENNIFER BUSSE, ESQ.
 - B. HOUSING SUBDIVISION OFF MARGATE ROAD, "THE PRESERVE AT FALLOWFIELDS"
 - C. PROPOSED PLANNED UNIT DEVELOPMENT ON AYLESBURY ROAD,
TO BE DEVELOPED BY FORE PROPERTY COMPANY
 - D. UPPER JONES FALLS SMALL WATERSHED ACTION PLAN
 - E. EPANDED CHILD CARE CENTER ON EAST PADONIA ROAD

F. CAR DEALERSHIP IN COCKEYSVILLE

G. IMMIGRATION AND YOUR COMMUNITY

4. YOUR LAWN AND FERTILIZATION
5. OTHER GUESTS
6. NEW BUSINESS
7. ADJOURN

Annual 2014 GTCC Membership Dues – Frank Regan

Friendly REMINDER: 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 early May followed by a USPS mailing. So if you don't receive one or if you need a copy, please don't hesitate to let us know. Please note that we will be sending out Reminder 2nd notices this week along with email notices!

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!

Membership & Annual Dues Report – Frank Regan

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

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

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

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

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

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

The 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 ask members of the community to please call 911 when observing suspicious behavior. We have been experiencing thefts from automobiles throughout the precinct. Some of the thefts have involved breaking windows and many of them have involved unlocked car doors. This is a very preventable crime. Please keep valuables out of sight in your vehicle and please lock your doors. The thefts have occurred at all hours of the day and night. Please pass this along to everyone in your community. Thank you for being partners in keeping our community safe.

I would like to remind everyone that we are fortunate to have an 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:

The Cockeysville Branch circulated 1,511,568 items in the fiscal year that closed June 30th! This is the highest ever for any BCPL branch. Thank you for your tremendous support of your local library !!!

You may have seen the news that our Director, Jim Fish, retired in June. We are delighted to welcome Paula Miller from Pikes Peak Library District as our new Director. Paula started on August 4th, and we are so excited to have the opportunity to work with her. On June 21st she opened a project in Pikes Peak that was 5 years in the making, the highly innovative 21C, a library for the 21st century. Our customers can look forward to great things from Paula, given her focus on customer service and innovation.

We have a lot of fun programs coming up this fall. Mark your calendars for our annual Community Day on Saturday, Nov. 1st. This is an action packed day with lots of fun activities, including a magic show, balloon sculpture, face painting and more. Other programs include Spanish and Pajama storytimes, teen and tween writers clubs, anime club, beginning chess, 3D printing for teens, Meet and Greet a Firefighter, our Book Club and Coffee and Conversation, and more. We hope you and your family can join us for the many free, enriching activities taking place at the branch.

Go Ravens, and enjoy the crisp fall days!

Darcy Cahill
Cockeysville Library Manager

Crime Reports Website – Frank Regan

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

"Spot Crime" Website: <http://spotcrime.com/#Timonium%2C%20MD%2021093>

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

iWatch, iReport, iKeep Us Safe – Frank Regan

iWatch Baltimore County is a neighborhood awareness program created to educate and encourage citizens to vigilantly watch around them and report suspicious behaviors that may have connections to crime, as well as local, state, or national security threats. The Baltimore County Police Department has initiated this community partnership to help and assist local neighborhoods in staying safe from crime and possible terrorist activities. Together we can make our streets safe for our families and children, and can prevent our communities from being the target of possible terrorist attacks.

Subscribe to iWatch Crime Alerts: <http://www.baltimorecountymd.gov/Agencies/police/media/iWatch/index.html>

iWatch crime alerts provide information about wanted criminals, missing persons, criminal arrests, and other significant cases. In many of these cases the public's help is requested to help identify or locate a suspect. You can make a difference by alerting police to information you may have about crime trends and wanted criminals. Receive iWatch crime alerts directly in your e-mail inbox when you subscribe to this free service.

iWatch crime alerts provide the most immediate information available to the public from the Police Department and are also available on the County web site.

Report Suspicious Activity !!! Citizens are encouraged to report activity that just does not fit. You can now use our web tips form to submit a tip or report suspicious activity to police. Report an emergency or a crime in progress call >>>>>>>>> "911" immediately.

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>

GTCC Trivia – Did You Know?

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

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

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

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

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

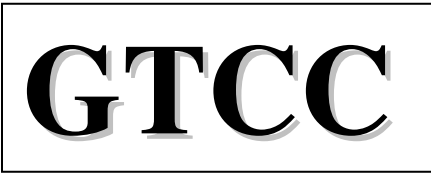
Big Trees Sale – Frank Regan

Baltimore County is pleased to announce the 10th Bi-Annual Big Trees Sale hosted by the Department of Environmental Protection and Sustainability (EPS). The Big Trees sale will take place **Saturday, October 18** from 9 a.m. to 2 p.m. at the Baltimore County Center for Maryland Agriculture and Farm Park located at 1114 Shawan Road in Cockeysville.

You can pre-order your Big Trees online today at the Baltimore County Website!

Each spring and fall, Baltimore County hosts the Big Trees Sale, featuring a selection of native trees. Big Trees are intended to be planted on private residential properties (please, no orders for contractors or businesses).





The Greater Timonium Community Council

*The Next GTCC General Meeting is scheduled for **Wednesday, September 10, 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 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. 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. (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.(GTCC and Monterey C.A.)

Giant Food Store: The Giant Food Store, across from the Fairgrounds, will be requesting to add gasoline sales within the shopping center grounds. This proposal will be reviewed by the Yorkshire/Haverford C.A. as well as GTCC.

Hunt Valley Center: Greenberg/Gibbons, owners of the town center, have proposed a 300 unit residential development 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)

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 .

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.(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. (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

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 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