

# The Greater Timonium Community Council

Volume IX Issue IV

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

September 2012

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\*\*\*\*\* NEWSLETTER \*\*\*\*\*

President's Message – Eric Rockel

**Random Thoughts from the Past Summer**

No event troubled me more than the Legislative special session dealing with gambling. Personally, I don't have any strong feelings one way or the other about gaming. I've been to Atlantic City on a couple of occasions, but I don't consider myself as having strong feelings on the subject. Yet the special session upset me as a taxpayer. Remember when many members of the Democratic Party stood against gambling on moral grounds? House of Delegates Speaker Michael Busch was one of those high minded legislators, but on the eve of this special session he had the nerve to suggest that maybe Maryland should also consider internet gambling. What a hypocrite !!!

Other members of that party tried to promote a sixth casino site as a way to increase State revenue and direct more funding to our school systems, but how could they even evaluate such a claim when the Arundel Mills casino has only been in operation for a few months and the Baltimore City casino hasn't even broken ground yet. The real driving force behind the plan to bring a sixth casino to Prince Georges County was the campaign contributions that the gaming industry could bring to those supporting the plan.

At the end of the day, voters will decide on the November ballot whether a casino belongs in Prince Georges County. But along with that relatively straight forward decision, this ballot question reduces the State's take from the existing and proposed casinos, and it exempts all casino operators from paying any personal property tax on the personal property in their casinos.

I'm really offended as a taxpayer that the legislature would try to promote this special interest legislation in the first place, and I can only hope that the voters of this state cast a resounding 'NO' in November.

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Many are interested to see the outcome of an investigation by the Office of the Maryland State Prosecutor, who subpoenaed records from eight Baltimore County departments concerning the review of a PUD in the Catonsville area. Personally, I do not think these records will reveal any improprieties on the part of the County agencies. I did, however, find it curious that the County Administration would not release copies of these subpoenas when asked. Not releasing the information just gives the wrong impression and fuels speculation.

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The State Fairgrounds held a very successful Latino festival a few weeks back. But nearby residents rightfully observed that the sound system for the event was overly loud, and therefore inconsiderate. Let's hope that this problem is corrected in the future.

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Dr. Dallas Dance, new Superintendent of the Baltimore County Public Schools, has a real opportunity to demonstrate that he will be much more engaging than the previous superintendent. But as of this writing, Dr. Dance has not accepted an invitation from the residents of Mays Chapel to address the new elementary school at a public meeting. If he wanted to demonstrate that he is more transparent than his predecessor, he would jump at the chance.

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I learned last month that Cockeysville Head Librarian, Mollie Fein, is being transferred to the Randallstown Library in September. Mollie has been a great asset to Cockeysville, and we will miss her deeply. The energy, warmth and professionalism that she brought to the job are greatly appreciated. We also welcome the new head librarian, Ms. Darcy Cahill, and look forward to her stewardship.

**GTCC General Meeting & 'New' 2012 Meeting Calendar**

The GTCC will hold their Next *Meeting* on **Wednesday, September 12th, 2012 at the Cockeysville Library Meeting Room**, with meetings STILL beginning at 7:00 PM. **Our next Meeting is on September 12<sup>th</sup>, 2012 at the Library !**

The Greater Timonium Community Council, Inc. (GTCC) is an umbrella organization with memberships of over 50 area Community Associations which collectively represents some 60,000 residents throughout a 25 mile perimeter of the Greater Lutherville/Timonium/Cockeysville area. We are a vibrant organization which tries hard to maintain and improve the quality of life in our area. We pride ourselves in working with our elected officials, businesses and Community Associations to achieve these goals. Please feel free to attend one of our upcoming meetings and by all means, bring one or more of your Association members with you ..... we look forward to seeing everyone there !!!

**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 2012**

**NOTICE !!!**

\*\*\*\*\* **Meeting Schedule** \*\*\*\*\*

**Board of Directors 7:00 pm – 9:00pm**

**General Membership 7:00 pm – 9pm**

**February 08, 2012  
April 11, 2012  
June 13, 2012  
August – No Meeting  
October 10, 2012  
December 12, 2012**

**January 11, 2012  
March 14, 2012  
May 09, 2012  
July – No Meeting  
September 12, 2012  
November 14, 2012**

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

## Agenda and Speakers - GTCC September 12th, Meeting

1. Introductions
2. Treasurer's Report
3. Update on Public Safety from the Cockeysville Precinct
4. Featured Guest: State Senator Nancy Jacobs, who is the Republican Candidate  
For the Second Congressional District
5. Review of Comprehensive Zoning Decisions for the greater Timonium area
6. Updates on other Development Issues:
  - a. Gasoline Service at the Giant Food Store
  - b. Residential development at Pot Spring and Old Bosley
  - c. Baltimore County drops plan for day care center at County Home Park
7. Old and New Business
8. Adjourn

## Annual 2012 GTCC Membership Dues – Frank Regan

GTCC '2012' Membership dues of \$50 dollars for the year is still due at this time. We had a great response from (50+) Associations contributing their Annual Membership dues payment last year! Already, over two-thirds of our Members have contributed their Annual Dues thus far..... Yeah !!! Dues notices for 2012 were mailed out in March, so if you didn't receive one or if you need a copy, please don't hesitate to let us know. Also, we have posted our "**Dues Notice Form**" on our GTCC website at <http://gtccinc.org> and then at the "**About Us**" section. Please send your 2012 dues payments to **GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093**. Also, a Big "Thanks" to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Council.

## 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.	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	Ballinrobe HO	

## **The Captain's Corner** – Captain Dave Moxley

*We have invited our Cockeysville Precinct "7" Commander, Captain Dave Moxley, 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 Moxley:*

A busy summer it has been for the officers of Precinct 7, Cockeysville. The commitment to law enforcement of our officers' is paying off. In comparison to the previous five years, during the first quarter of this year Cockeysville precinct has experienced a 12% decrease in Part 1 Violent Crime (Homicide, Rape, Robbery and Assault), and a 11% decrease in Part 1 Property Crimes.

The first week of August the Timonium Fair Grounds was busy with the Latino Festival, followed by the Maryland Sate Fair, (11 days of summer). We are pleased to report that neither event required any major law enforcement interactions.

Currently, our Precinct is experiencing a commercial burglary trend which is occurring on the west side of York Road. Several businesses, most of them located along the Greenspring Drive corridor, have been broken into. These break-ins are occurring over weekends. The Criminal Investigation Division's Burglary Unit is investigating these incidents and patrols have been increased in this area.

Recently, between August 26 and 29, 2012, several thefts from vehicles in the Ivy Church Road, and east Timonium Road areas have been reported. In all cases, the owners' left their vehicles unlocked. This "vehicle surfing" is not new to our precinct. I ask all of you to please remember to lock your vehicles. This is a crime of opportunity, so let's take this opportunity away from these thieves. A case in point, Precinct 6 (Towson) is currently experiencing an increase in auto thefts occurring over a wide spread area inside the beltway between I-83 and Loch Raven Blvd. Many of these vehicles were left unlocked with the keys in the vehicle.

The Cockeysville Police Community Relation Council (PCR) once again hosted a Police Officer Appreciation Day. This cookout was held on July 4, 2012, on the front lawn of the precinct. Pam Rutledge, our PCR director, along with many volunteers, worked tirelessly to make this day a great success. Many local businesses donated food and their time and provided generous door prizes for the officers. Over 100 people attended this event, including officers and their families, and community leaders; to reiterate, the event was a huge success. Our thanks go out to everyone who helped, especially Pam. On that note, the Baltimore County Police Community Relations council will hold its annual Bull and Oyster Roast on September 22, 2012. For more information about the PCR and this event please go to <http://baltimorecountypcrc.org/>. Also, our Cockeysville PCR is turning 30 this year. Come out and celebrate with us at our October 24, 2012, monthly meeting. Hope to see some of you there.

Thanks for your support in the community.

*Dave Moxley*

*Commander, Cockeysville Precinct*

## **The Librarian's Corner** – Mollie Fein

*We have also invited our Cockeysville Library Manager, Mollie Fein, 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 Mollie:*

### **"Goings on at the Cockeysville Library"**

Each year the Maryland Humanities Council chooses a book as part of the 'One Maryland, One Book' program; this year's choice is the critically acclaimed book by Steven Galloway, 'The Cellist of Sarajevo'. The theme for 2012 is "courage and unity in times of war". The Cellist however is about much more than war; it is also about the power of music, humanity, and civility. A highly recommended summer read or, better yet, a provocative book club choice.

**Telephone:** 410-887-7750 **Hours: Monday through Thursday,** 9 a.m. to 9 p.m.

**Friday and Saturday,** 9 a.m. to 5:30 p.m. **Sunday,** 1 p.m. to 5 p.m. (October - April)

## **Making A Difference** – Eric Rockel

Many citizens have been troubled by the direction of the leadership of Baltimore County Public Schools over the last two years. We had a school board that limited access to the use of school facilities in after hour's settings, even for PTAs, until the public outcry caused the board to reverse direction. There was controversy when a school system employee developed student assessment software while working for the system, yet copyrighted the program privately, and the school system tried to mandate that program's use, only to have the majority of teachers rebel against its use because it was duplicative and overly time consuming. More recently, we learned that the outgoing School Superintendant signed an employment agreement without the School Board's knowledge that attempted to insure that two employees would retain their positions when the new Superintendant began his tenure.

Disillusioned by these and others events, a determined group of parents and other citizens believe that Baltimore County schools needs an advocacy group that will ensure greater accountability and transparency. With a school system that accounts for approximately half of all local government expenditures, all residents should be interested in the course of our schools. Please check out [www.abcschoolsmd.com](http://www.abcschoolsmd.com) to learn more about how we can make the school system more responsive to the needs of its students and the fiscal concerns of the taxpayers.

## **The Councilman's Corner** – 3<sup>rd</sup> District Councilman Todd Huff

*We have invited our County Councilmen to provide us this month with an article for our newsletter in the form of 'The Councilman's Corner' on any issue(s) that he feels might be of interest to our membership. The following articles this month are from Todd:*

### **3rd District** - Councilman Todd Huff

It is hard to believe that summer is officially over which also means that the CZMP process has come to an end. As you know, 71 issues were filed in the Third District. The applicants, community associations and I went through many trials and tribulations and a great deal of negotiation. I believe the district came out with an excellent balance on all of the decisions that will maintain and continue the economic growth in Baltimore County.

I would especially like to highlight my legislation, Bill 16-12, to create an ME district for the Fair Grounds which will be implemented on September 10, 2012. This bill allows the Maryland State Fair to continue with all of their regularly scheduled activities, shows and exhibitions but does restrict the fairgrounds from casino and slots gambling.

Our children are now back in school and I am looking forward to the installation of air conditioning at Timonium Elementary which was funded in this year's budget. I wish all of the parents, students, faculty and administrators a year filled with much success. The Third District is home to quite a number of Blue Ribbon schools so I am especially proud to represent this area.

The County Council is back to the regular meeting schedule of the first and third Monday of each month in Council Chambers at 6:00 pm. You are always most welcome to attend to learn what bills and resolutions are introduced and voted upon.

Please do not hesitate to call me or my staff, C.R. Hogendorp and Marcie Goodman, at any time that we can be of assistance at 410-887-3387. We can also be reached via e-mail at [council3@baltimorecountymd.gov](mailto:council3@baltimorecountymd.gov).

## **New Water Pipe for York Road** – Frank Regan

Baltimore County's contractors are replacing 9,500 feet of old water line in York Road, between Ridgely and Padonia. The new 24-inch line, double the diameter of the old line, is expected to cost \$5 million and take one to two years to install. The project, say County engineers, is designed "to build redundancy into the system. The County's contractor, Burgermeister Bell, started the project April, 2010 and should be finished by July or August 2012. The project is about 95 percent finished, say engineers. The State Highway Administration plans to re-surface York Road, between Ridgely and Timonium roads, in the near future and much of the work has already been completed.

## **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. Information can be sent from your cell phone, hand-held device, or computer 24 hours a day, 7 days a week, 365 days a year. Tips can also be e-mailed to: [iwatch@baltimorecountymd.gov](mailto:iwatch@baltimorecountymd.gov). However, to report an emergency or a crime in progress call ....“911” immediately.

## **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 access has been changed to **GTCCINC.ORG** instead of **GTCCINC.COM** web addresses.

## **How a County Bill Becomes Law** – Frank Regan

Ever wonder how a bill becomes law here in Baltimore County? Here is a brief description of the process:

A bill is introduced by the County Council. Council members sponsor their own bills. The Chairman of the County Council sponsors bills that the County Executive requests to have introduced. A bill not passed within 40 days after its introduction automatically fails. After the introduction of a bill, notice is published at least once on each of two consecutive weeks in The Jeffersonian newspaper. Copies of the bill are available for inspection at the County Council office and at each branch of the public library.

The County Council meets in regular legislative session every month of the year, generally on the first and third Monday of each month. On the Tuesday prior to a scheduled legislative session, the County Council conducts a work session to discuss any bills that are scheduled for a vote at that legislative session. All work sessions and legislative sessions of the County Council are held in Towson and are open to the public.

In order for a bill to be passed, the affirmative vote of at least four Council members is required. Upon passage of a bill, the County Council must present the bill to the County Executive within two calendar days for his signature. The County Executive has 10 days after presentation of the bill to:

- \* Approve the bill by signing it and returning it to the County Council;
- \* Return the bill unsigned to the County Council, in which case the bill is enacted; or
- \* Veto the bill and return it to the County Council.

If the County Executive fails to return the bill within the 10-day period for action, the bill is enacted. If a bill is vetoed by the County Executive, the County Council may consider the enactment of the bill, notwithstanding the veto. Upon the affirmative vote of at least five Council members the vetoed bill is enacted.

Generally, a bill does not take effect until 45 days after enactment. However, a bill passed by at least five Council members may take effect on an earlier or later date after enactment.

**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-CommunityNewsletter. 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 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:

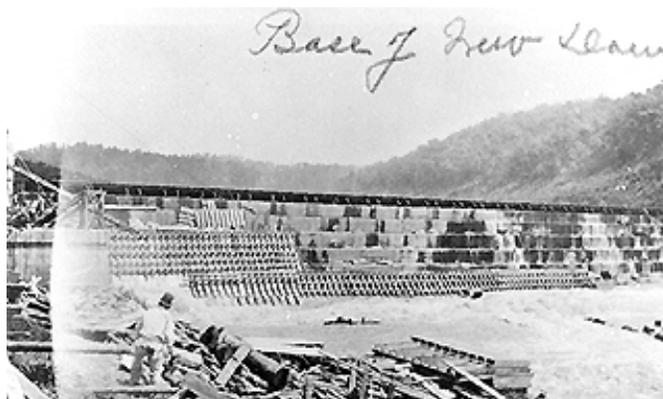
1. The Loch Raven dam was constructed in its present location in 1914. What did it replace?
2. An 18<sup>th</sup> century area newspaper was the first to publish a complete copy of the Declaration of Independence in the year 1777. What was its name?
3. What “Ripley’s Believe It Or Not” incident took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

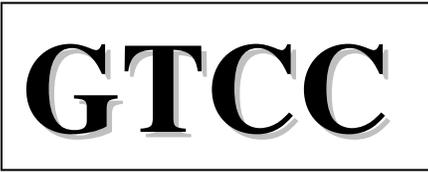
Please don’t hesitate to send any of our Board members a trivia fact and we will try to include them in our next Newsletter. (See Answers Below)

1 A masonry dam was constructed by Baltimore City in 1881 using the waters of the Gunpowder River for a drinking water supply. Its location was approximately 300 meters downstream of the current dam. It created a reservoir that was 29 feet deep at the dam and held 510 million gallons of water.

.2 “The Maryland Journal and Baltimore Advertiser.” Its editor and sole proprietor was a woman, Mary Katherine Goddard

3 A mule fell 75 feet into the quarry but suffered no broken bones. It had a concussion and was stunned for a while but eventually got up and regained its appetite!!





# The Greater Timonium Community Council

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*The Next GTCC General Meeting is scheduled for September 12th at the Cockeysville Library at 7:00 pm*

## CURRENT ISSUES

**Hampton Inn & Suites:** Hotel is proposed on lot 6 at Texas Station Court. The Development Review Committee approved that this project would not require Community Input Meeting and Hearing Officer's Hearing despite objection raised by GTCC. Thus far the project has not moved to the construction phase (E. Rockel)

**Aylesbury Road:** Owner is proposing a mixed use project for the property on the north corner of Aylesbury Road and Business Park Drive. Residential, commercial and office uses are proposed. This project has not moved beyond the preliminary concept stage. (E. Rockel)

**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. ( E. Rockel & GTCC Executive Committee)

**Pot Spring Road, South of Old Bosley Road:** A ten acre parcel is under contract to a developer who wishes to construct an "over 55" age restricted development. Originally proposed as a four, 4-story building complex, the plans have been changed to call for 33 carriage style units. This parcel would require PUD approval because the number of units exceeds the density permitted under the current zoning. At a community meeting on the proposal, nearly 200 residents expressed opposition to the increased density on the site. Ultimately, Councilman Huff elected not to allow this project to proceed as a PUD. As a result, no more than 13 dwelling units may be built on the property. Councilman Huff reports the developer intends to move forward with the 13 unit project. In August, 2012, a community input meeting was held to receive comments from the public. A development hearing has not yet been scheduled. ( E. Rockel, Dulaney Gate HOA, Springlake HOA, Timberline Park HOA )

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

**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.

**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)

**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. (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.

## ON-GOING ISSUES

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

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

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

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

## COMPLETED ISSUES

**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 15<sup>th</sup>, 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 30<sup>th</sup>, 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.

**York Ridge 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)