



The Greater Timonium Community Council

Volume XI Issue III

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

June 2014

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***** NEWSLETTER *****

President's Message – Eric Rockel

ARE YOU BEING SERVED ?

It's a question that citizens only seem to ask themselves come an election, often ignoring the question most of the time. As a result, many voters are not fully informed about an incumbent's views on many issues. Going into the voting booth with minimal knowledge about an incumbent or the challenger translates into a situation where you will not be served very well in the long run. So shame on you for not gaining a better understanding of the candidates and what they can deliver.

Recently, many community leaders had the opportunity to meet with Congressman Dutch Ruppersberger at his Timonium office. I don't know how many community leaders received the initial invitation from the Congressman's office, but I do know that the day before the meeting, we at GTCC sent out the invitation to our organization's representatives/ community presidents at the request of the Congressman's office. I was disappointed that only a handful of leaders were able to attend the meeting with Dutch, but I understand that our short notice, combined with work commitments or other factors may have resulted in the low turnout.

Congressman Ruppersberger holds a very important position in Congress. He serves as the ranking member of the House Select Committee on Intelligence. Since much of the material that Dutch deals with is classified, it is difficult for him to communicate about that part of his service, but he did provide a good overview of some of the security issues facing the country. In addition to his committee work, the Congressman faces a multitude of other issues in the House of Representatives, including fiscal policy, legislation and constituent services.

If you have a problem that relates to some federal service or federal issue, I would suggest that you contact Ms. Jennifer Riggs Driban, Director of Dutch's District Office at 410-628-2701. She is a very capable advocate for constituents, and I have found her to be very responsive on an issue that I am exploring concerning FEMA and its flood insurance rate maps. Take advantage of the Congressman's constituent services, if you need to, and don't forget to become fully informed before you step into the voting booth.

GTCC General Meeting – Wednesday, June 11th, 2014

The GTCC will hold their 'Next Meeting' on **Wednesday, June 11th, 2014 at the Cockeysville Library Meeting Room**, with meetings *STILL* beginning **at 7:00 PM.**

Reminder: REMEMEBER:NO Meetings during our July & August GTCC Summer 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 June 11th, Meeting

1. INTRODUCTIONS
2. REPORT ON PUBLIC SAFETY..... COCKEYSVILLE PRECINCT
3. COUNTY COUNCIL CANDIDATES FORUM
4. OLD & NEW BUSINESS
5. ADJOURN

Annual 2014 GTCC Membership Dues – Frank Regan

GTCC '2014' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (50+) Associations contributing their Annual Membership dues payment last year! Dues notices for 2014 were emailed out in late March 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 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	Hunt Ridge 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		

The Captain's Corner – Captain Marty Lurz (from past newsletter)

We have invited our Cockeysville Precinct "7" Commander, 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 though is from Captain Marty Lurz, past Commander, as we didn't have the chance to catch up with Dennis:

I wanted to draw your attention to what we call "Deception Burglaries." For some reason, these types of incidents seem to increase with the arrival of warmer weather. Please review the information below and be aware of the method of operation of these burglars and thieves and - MOST IMPORTANTLY - *share* this information with your neighbors and families. Deception burglaries have one common theme - to get the homeowner distracted by getting them to walk into another room, or, more frequently, asking the homeowner to step outside and then getting them to move to the side or rear of the house (out of view) while a second suspect enters the house through the unlocked door and steals whatever is quickly accessible to them. This second suspect is almost always out of the house before the homeowner re-enters. Here's how it works:

The first suspect will come to the door, knock on the door or ring the doorbell, and use some type of ruse to win the confidence of the homeowner. For example, the suspect may tell the homeowner that he works for a fence company (or satellite TV company...or roofing company...or landscaping company...you name it, they've tried it) and tell the homeowner that he or she needs to step outside with him and examine a portion of their property. To gain the confidence of the homeowner, the suspect might say "he doesn't want to infringe on property lines, so he needs the owner to examine the line in the rear of the property." If the homeowner does step outside, he or she will generally leave the door unlocked and the first suspect will escort the homeowner around the back - out of view - of that door. Sometimes, the first suspect will use a cell phone he is carrying to "call his boss...or the office...or Land Records...") when, in fact, he is ACTUALLY CALLING THE SECOND SUSPECT to let him or her know that entry into the home can now be made without detection. Sometimes, the first suspect will remain on the phone the entire time and actually feed information back to the person who has entered the house. After about ten minutes, the first suspect and the homeowner will walk back into the house AFTER the second suspect has slipped out. It may not be immediately apparent that items were stolen from the house (i.e. money and credit cards from a purse or wallet, jewelry, etc.) These burglars generally take smaller items that are easy to grab and conceal quickly.

One of the more recent "scams" is the BGE/Water Department Employee scam in which the suspect says he or she is from BGE or the Water Department and needs to get to the basement to investigate a "problem in the lines." When the homeowner walks that person down to the basement, the second suspect enters and steals the valuables.

That's how it works and we find that there are generally two common themes to all of these types of burglaries:

- 1) A ruse or "scam" is used to gain trust and confidence.
- 2) The elderly are more likely to be a victim of these burglaries.

Please remember - and make sure your neighbors know too - DO NOT let anyone that you do not know and trust into your house. Employees of BGE and the City Water Department carry photo ID and do not mind being challenged for proof of

employment. My suggestion is that you don't stop there - CALL the appropriate agency for verification. But be aware of this as well - IF THE "EMPLOYEE" WHO IS SEEKING ACCESS TO YOUR HOUSE PROVIDES YOU WITH THE NUMBER TO CALL FOR VERIFICATION, DON'T CALL THAT NUMBER! CALL THE NUMBER LISTED IN THE PHONE BOOK – while the person waits OUTSIDE. The reason for that is that if the person at the door is trying to scam you, the number he or she provides is probably the cell phone number of the second suspect who will tell you, yes, it's perfectly OK to let that person into your house! So, call the listed number in the phone book. Better yet, if you are really suspicious, tell the person you are calling 911. A legitimate employee will wait for the police... the deception burglars won't.

Now that you know how it works and the myriad of scenarios that are used, I hope you can see the common threads that I wrote about. Here's where we need your help - stay alert and get this word out, especially to your elderly neighbors, family members and friends. Awareness is the key. Tell them to call 911 immediately to report suspicious activity. Memorize the suspect's appearance (scars, marks, anything unusual.) If a vehicle description can safely be obtained (look to the license plate number...write it on your hand if you have to) provide that to the 911 operator so the officers can start looking right away. Be alert, be aware and be curious. Make that call to 911. Thanks for your help.. please pass this along.

Cockeysville Precinct

The Librarian's Corner – Frank Regan

Usually, we also invite our Cockeysville Library Manager 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 not from Darcy as we didn't catch up with her. So, please enjoy this article about Volunteering at the Baltimore County Public Library:

Volunteers are an important part of the Baltimore County Public Library system. Last year more than 300 library volunteers gave 56,000 service hours!

The minimum age for volunteers at the library is 14 years old or in the 8th grade. Exceptions may be made for students under age 14 who volunteer as part of a group, e.g. scout troops, or as part of the Summer Reading Club volunteers. Student volunteers ages 14 and above may receive credit for student service learning hours. BCPL can provide a variety of challenging and rewarding volunteer opportunities. All assignments offer flexible scheduling and a chance to play an important role in providing library services. Your volunteer role will be as individual as you are.

BCPL has several special volunteer library programs:

The Friends: Branch Support Groups are important volunteer support groups for Baltimore County Public Library. They provide community outreach for specific branches and advocacy for their neighborhood branch. They organize fundraising events and bring additional talent, expertise, and financial support to their community branch. For more information or to get involved, contact your local Friends: Branch Support Group.

Summer Reading Club volunteers are students in grades 6-10. They help promote the program within each branch, sign-up children for the program, give out stickers and prizes, and more.

How To Volunteer:

Throughout the year BCPL accepts volunteers in most of our branches. Acceptance of any volunteer is based on the branch's need at the time and the volunteer's demonstrated ability to do the work required. The branch cannot guarantee there will be work at all times and are under no obligation to accept volunteers. For more information about the location of our branches, please consult the map of branch locations.

To begin the volunteer application process complete and submit an online volunteer application (opens in new window) or print it out and take it to any BCPL branch. You may also get a paper application at any BCPL branch. If volunteer opportunities are available, a Volunteer Coordinator will contact you. The number of volunteer positions available are determined by each branch.

If you have any questions about our volunteer program, please feel free to call the library branch in which you would like to volunteer and ask for the Volunteer Coordinator.

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

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? – Frank Regan

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. A horse-drawn vehicle with curtained sides was often seen in Northern Baltimore County prior to 1920. What was its function?
2. What annual event has taken place on York Road in Towson since the early 1900s?
3. Where in Baltimore County is there a former Nike missile site?

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. It was the first school bus which was provided free of charge by the Board of Education of Baltimore County. It carried elementary school children to the Butler School and older students to Sparks High School. In the winter, it was replaced with a sled - complete with bells on the harness!
2. The Fourth of July parade.
3. In Granite, just west of Randallstown. Two former Nike missile sites occupy 45 acres in the area. The Army developed the sites in the 1950s as part of an anti-aircraft system ringing Baltimore and Washington in case of attack by the Soviet Union.

Community Resources Directory – Frank Regan

Community Resources 2014 is an annual directory developed and published by the Baltimore County Department of Aging (BCDA). Again this year, Baltimore County Government partnered with Baltimore City to create one regional resource directory for Baltimore residents. As a result, the directory's content has been expanded to accommodate the many resources and services which range from adult day care to recreation and travel. We are also pleased to offer Community Resources 2014, free-of-charge, throughout the year at 20 Baltimore County senior centers, libraries and Social Security offices. Interested parties may also obtain a copy of the directory by contacting Maryland Access Point (MAP) of Baltimore County at 410-887-2594. In addition, Community Resources 2014 may be accessed via a QR code which is located on the cover of the publication.

For professionals, business owners and non-profits, Community Resources 2014 represents a powerful way to advertise to baby boomers, older adults, caregivers, families, persons with disabilities and professionals. The sponsorship of this publication also provides advertising benefits at BCDA's annual Volunteer Recognition Luncheon. To learn more about the many benefits associated with Community Resources, download a Community Resource contract (PDF), or call 410-887-2012. Help educate and empower your family, friends and community with Community Resources 2014.

Download your copy of **Community Resources 2014** (PDF) or pick up a copy at your local senior center, library or by phoning MAP at 410-887-2594. Help educate and empower your family, friends and community.

<http://resources.baltimorecountymd.gov/Documents/Aging/communityres2014.pdf>

Baltimore County Once Again Earns Triple Triple-A Bond Rating – Frank Regan

Most Recent Bond Sale Saves Taxpayers \$7.1 Million

Towson, Maryland (June 6, 2014) – On June 5, 2014, Baltimore County sold \$60,320,000 of general obligation refunding bonds at a rate of 0.98 percent, creating a savings for County taxpayers of approximately \$7.1 million over the next six years. The bonds were rated Triple-A by Moody's Investor Service, Standard and Poor's Rating Services, and Fitch Ratings. A Triple-A rating is the highest possible rating for a municipality and allows the County to issue its bonds at the lowest possible interest rate. The County is one of only 38 counties nationwide that has been assigned this rating by all three rating agencies, a triple Triple-A rating.

"I am very pleased that Baltimore County is once again being recognized as one of the best managed counties in the nation," said Baltimore County Executive Kevin Kamenetz. "We know that our responsible fiscal management allows us to make significant contributions to our three priorities: public education, public safety, and rebuilding our aging infrastructure. It is what County taxpayers have come to expect."

Below are excerpts from each report:

Standard and Poor's

We consider Baltimore County's economy to be strong because of its access to the broad and diverse Baltimore area regional economy. The county anchors the Baltimore metropolitan statistical area as its economy remains centered on health care, education, high-tech manufacturing, government employment, and financial services.

There are five regional medical centers and five major colleges and universities within the county, which we believe provides employment stability. The Social Security Administration's headquarters is in the county; and had an increase in employees in recent years. Despite the federal government's strong presence in the county and region-wide, the county estimates just 5 percent of its residents are federal employees and just 5 percent of its employment base consists of federal jobs. The county also maintains a significant agricultural presence in its northern section. County unemployment, at 6.9 percent in 2013, has historically tracked slightly higher than that of the state yet has been below the national average. The county has per capita incomes we consider strong, reflective of the residents' ability to access jobs throughout the regional economy.



The Greater Timonium Community Council

The Next GTCC General Meeting is scheduled for Wednesday, June 11, 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, Solstice Partnership. Only a limited amount of commercial space is proposed for the site. 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. No specific site plan has been presented at this point, even though a PUD process would be followed. (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, Dulany 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, but the church has not addressed the civil engineering work as of

March, 2014, nor can the County approve the expansion until those civil engineering plans are complete. GTCC will form an ad-hoc committee to comment on the proposal. (GTCC & adjoining communities)

Dulaney Valley Memorial Gardens: Plans have been presented to build a pet crematorium, which is an accessory to the existing pet cemetery. A special hearing is needed to allow this use. (Springlake C.A.)

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.)

COMPLETED ISSUES

11311 McCormick Road: The owner has received a variance to construct signage larger than permitted under zoning regulations. In conjunction with the Sparks/Glencoe Association & People's Counsel, GTCC opposed the variance. The County Board of Appeals, in its public deliberation, gave indication that the variance would be denied, but in its written decision, the Board of Appeals upheld the variance. The People's Counsel has asked for a reconsideration of the ruling in light of the public deliberation comments. This case ultimately went to the Circuit Court, where the Judge ruled that the signage variance was not appropriate, and the tenant will have to remove certain signage on the building...(E. Rockel)

10 Aylesbury Road: A special hearing recently granted permission to open a commercial recreational facility in the space formerly occupied by LAX World. The operator informs that this facility will exclusively serve children age 13 & under, accompanied by an adult, for recreational activities and children's parties. Look for the business to open later this summer. (E. Rockel)

Jessup Property – The County Landmarks Preservation Commission has approved placing the Jessup House on the landmarks list. The Baltimore County Council would have to also approve the inclusion. As of August, the developer's attorney indicated his client was reviewing how this would impact the proposal. Regardless of the Landmark's issue, the developer has not submitted a development plan for County review. Longford North was to hold a fundraiser in early November to help pay for its legal expenses. The developer has submitted a revised development plan in December. The Hearing Officer's Hearing was held in April with Longford North, Pine Valley/Valleywood, Huntridge and GTCC offering comments on the plan. A consistent remark from all was that the number of units, 103, needed to be reduced. The hearing officer approved the 103 unit plan. The Longford North Community reached a compromise with the developer and has dropped any plan to appeal the development. Over the Summer of 2011 the developer started the rough grading and utility construction for the subdivision. (E. Rockel, Longford North)

Hampton Manor: This property is located on the east side of Scott Adam Road and is an existing multifamily residential development that will be adding more units. Concept Plan Conference scheduled for 11/6/2006 at 10:00 am in Room 123 County Office Building.

Community Input Meeting will be scheduled thereafter. The community input meeting demonstrated several objections to the plan. The most common objection was a proposal to connect Southfork Road with the existing roads in the apartment complex. Residents on Southfork are concerned about additional “cut thru” traffic. A compromise may have been reached at the start of the Hearing Officer’s Hearing. Both sides will examine making the Southfork connection a gated entrance. At the Hearing Officer’s Hearing, Baltimore County agreed to allow Southfork Road to be a gated entrance. (E.Rockel)

302 North Avenue, Lutherville: The property owner was given a side yard variance in order to subdivide this parcel and construct a second house on a newly created second lot. The creation of the second lot will allow the owner to afford to rehabilitate the existing Victorian dwelling on the initial lot. (E. Rockel)

1928 Greenspring Drive: Plans to create a commercial recreational facility within the existing building to host birthday parties, corporate outings and other events. The recreational uses will include laser tag, cosmic miniature golf and other high tech gaming activities. (E. Rockel)

Padonia Swim Club: Grace Fellowship Church announced plans to purchase the 29 + acre site of the swim club. Many nearby residents have expressed concerns that the church plans to build a 2,500 seat sanctuary on the site. GTCC members have voted to disapprove the site for the church’s intended use. In November, the Church announced that it would not build on the site. (GTCC Executive Committee & Community Organizers)

1904 Pot Spring Road: The owner has appealed a prior Zoning Commissioner’s decision, with restrictions, to allow a professional office in the dwelling at this location. The adjoining community associations wish to minimize any nonresidential intrusion into the residential community. The owner ultimately dropped the appeal, and only residents of the property will be able to work in the home office.(E. Rockel, Valley Crest C.A., Dulaney Forest C.A. & Valley Garth CA)

Anderson Automotive: Dealership wishes to reconfigure its site layout by establishing the Honda dealership on the current GMC site and moving the GMC trade to the Hummer site. The site at the corner of York & Halesworth would be sold for another usage. At a Hearing on January 15th, Deputy Zoning Commissioner Thomas Bostwick approved the amendment of the previous PUD plan (E.Rockel, J. Rogers & People’s Counsel)

1734 York Road (Ridgely Plaza Shopping Center): Neighboring businesses report that Mercy Medical will occupy the vacant space previously used by Giant Foods. A zoning hearing was held on March 3, 2011 to allow Mercy Medical to increase the size of the building by approximately 3,000 sq. feet. As of April 30th, this medical facility is opened. (E. Rockel)

Potin Stil Restaurant Zoning Variance Appeal – Zoning Case 02-165-A, 2323 York Rd, Variances to Parking Regulations as to number required, island sizes, aisle space dimensions. Zoning Commissioner granted all variances. GTCC filed an appeal with the Board of Appeals. Appeals Board reversed the Zoning Commissioner’s order by a 2-1 vote. Petitioner made request for Judicial Review to Baltimore County Circuit Court. GTCC and Peoples Counsel of BC filed in opposition to request. Circuit Court Judge agreed with the Board of Appeals decision reversing the variances granted. Director of Permits and Development and Code Enforcement has not exercised the Circuit Court’s order of July 5, 2005. Request, if granted by the County, for any future meeting to be held, to participate in settlement of this case. Engineer for the owners has requested a refinement to the development plan to correct this violation. Lou Miller attended the DRC meeting, and Baltimore County did not approve the DRC request. The matter is rightfully considered a zoning violation and not a development refinement. Don Rascoe, Deputy Director of Permits & Development Management recently reported that the owner has corrected the parking violations and that the owner has now complied with the Board of Appeals order to correct the problem (E. Rockel, and GTCC Executive Committee)

Timonium Fairgrounds: Assistant General Manager Andy Cashman informed us that a multi-purpose maintenance building will be constructed on the north end of the Fairgrounds in the coming months. This maintenance building is one story, and it backs up to the Turf Inn Office building. Cashman also informed us that they plan to replace the existing “event” sign due to its functional obsolescence.

YorkRidge Shopping Center, York & Ridgely Roads: Owners of the property seek a variance from the parking requirements in order to add a free-standing pad site at the shopping center. The pad site associated with this variance is estimated to be two to three years away from any development. Additionally, long range plans call for re-development of the service station site at the corner of York and Ridgely. The variance hearing on the parking is scheduled for mid November. The owners received the parking variance, but no immediate plans are in store for building the pad site. (E. Rockel)

Hunt Valley Crossing, 11119 McCormick Road: This existing Verizon-owned warehouse property is being proposed to be redeveloped as a 262 unit apartment complex under the Planned Unit Development guidelines. The project’s architectural design attractively fits into the Hunt Valley Business Community landscape. A community input meeting to learn about the project produced no objections to the project from nearby residential communities. However, nearby businesses did raise some objections. In response to the concerns expressed by nearby manufacturing businesses, Councilman Todd Huff has reached a compromise wherein the developers of the parcel will not proceed with an apartment use for the property.(GTCC Executive Committee)

York Road, Timonium Condo Project: Recently land owner A&A Global Industries notified GTCC that the condo project proposed by Keelty & Company will not proceed. A & A Global is examining other possible uses for the site, none of which at this time would include a high rise residential development. As of February 2012, the owner notified that he is attempting to lease the remaining building for commercial uses, and the first tenant will be a ceramic tile store. The owner reported that a restaurant has signed a lease for the pad site on the property, and construction on that restaurant is on going..(E. Rockel & GTCC Executive Committee)

Michael's Café & Grill: The owners received zoning approval to enlarge the outdoor patio area on the southwest and south sides of the existing building. A stone- clad wall, approximately five foot high, will surround the patio seating area. (E. Rockel & Yorkshire/Haverford C.A.)

Former Sterling Chemical Building, West Timonium Road: This property is now under the control of St. John Properties, who plan to convert the former warehouse into retail shops and a restaurant, consistent with its manufacturing zoning. St. John Properties recently underwent a zoning hearing in which they petitioned to seek relief from the parking requirements and to reduce the side yard setbacks. The Administrative Law Judge has ruled to allow the reductions to parking and the reductions to sideyard setbacks.. (E.Rockel)

Sonic Drive In: The abandoned fast food building at York and Belfast Roads is projected to become a Sonic Drive In. Before the conversion can take place, the owner needs to reapply for the use of commercial parking in a residential zone at the rear of the property. At the zoning hearing required before the redevelopment could move forward, the Administrative Law Judge denied the zoning relief requested by the Sonic operator. A hearing for reconsideration of that denial is scheduled for April 8, 2013. At the reconsideration hearing, the Judge approved the zoning relief after the dumpster and drive thru line were relocated solely on the commercially zoned part of the property. Nearby residents on Belfast Road have appealed of the ruling to the Board of Appeals, but they were unsuccessful. The site has since been rebuilt and the Sonic has experienced early success. (GTCC and Yorkshire/Haverford C.A.)

Verizon Wireless Cell Tower: The Board of Directors of the Dulaney Swim Club have decided not to engage in a lease for a cell tower on East Ridgely Road. All adjacent community associations were against the cell tower at that location. Everyone involved is particularly appreciative of the efforts put forth by Lavina Velasco and Casey O'Brien. (GTCC)

Comprehensive Zoning Map Process, 2012: Go to the GTCC website for a full list of properties requesting to be rezoned. As of the end of the open filing period, there was one more property requesting to be rezoned compared with a similar point in 2008. The County Council vote occurred too late to be included in this newsletter. Check back at the GTCC website to see the outcomes