



# The Greater Timonium Community Council

Volume XII Issue II

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

April 2015

President: Eric Rockel, 410-252-8439

VP: Jim Rogers, 410-667-6715 Treasurer: Frank Regan, 410-337-5070 Secretary: Joan Mahan, 410-252-3644 Membership: Frank Regan, 410-337-5070  
Newsletter: Frank Regan, 410-337-5070

## \*\*\*\*\* NEWSLETTER \*\*\*\*\*

### President's Message – Eric Rockel

#### ANOTHER CAR DEALERSHIP FOR COCKEYSVILLE

As if there aren't enough, Cockeysville may soon see a car dealership replace the self service car wash on York Road. Let me first say that I am not bashing all car dealerships. Bruce Mortimer of Anderson Automotive, for example, has built a very friendly and collaborative relationship with the Monterey community, which sits immediately behind his dealership. When the neighbors had issues about noise, Mr. Mortimer found ways to reduce that annoyance; same response to the community's complaints about lighting. But not all dealers are cut from the same cloth. The predecessor to Mr. Mortimer created the noise and illumination problems in the first place, and other dealers promote their sales with tacky streamers, banners and even larger than life size inflatable's that fly above their lots.

Heretofore, all dealerships on York Road had remained south of Warren Road, but the Volvo dealership is attempting to relocate to the self service car wash property. Members of the Sherwood Hills Improvement Association and other Cockeysville residents are none too happy, particularly with the change in the zoning regulations that paved the way for this change.

Approximately thirteen months ago the former councilman for this district got legislation passed that says that if a property has split zoning classifications of Business Major-IM and Business Local-AS, then the property uses permitted by the Business Major-IM classification can also be permitted on the Business Local-AS portion of the property. Now this is significant because the Business Major classification allows new car sales, but the Business Local classification did not. However, with the zoning regulation change, new car sales are now permitted on the Business Local portion.

But the intrigue doesn't end with the passage of the zoning regulation change. On the property in question, the Business Major portion is only several hundred square feet in size, while the Business Local zoned portion is approximately 19,000 square feet in size. In addition, the Business Major zoning on this property may have been the result of a drafting error when the zoning lines were changed back in 2008. Residents opposing this car dealership have been unable to find any instance where the owner of this car wash property ever petitioned and received a zoning change to Business Major on its property.

Let's also give credit to Councilman Wade Kach, who has introduced legislation to overturn the zoning regulation change that took place thirteen months ago. As of this writing, the County Council has not voted on Mr. Kach's legislation, but we should know the outcome by the time of our next meeting on April 8<sup>th</sup>. Meanwhile the community is prepared to take this matter to the Board of Appeals if the legislative fix does not come to fruition. So this drama may have several chapters that haven't been written.

**GTCC General Meeting – Wednesday, April 08th, 2015**

The GTCC will hold their 'Next Meeting' on **Wednesday, April 08th, 2015 at the Cockeyville Library Meeting Room**, with meetings *STILL* beginning **promptly at 7:00 PM.**

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

**GTCC**

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

**NOTICE !!!**

**CALENDAR 2015**

**NOTICE !!!**

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

**Meeting Time: 7:00 pm – 9:00pm**

**February 11, 2015**

**April 08, 2015**

**June 10, 2015**

**August – No Meeting**

**October 14, 2015**

**December – No Meeting**

**January – No Meeting**

**March 11, 2015**

**May 13, 2015**

**July – No Meeting**

**September 09, 2015**

**November 11, 2015**

***All Meetings are Scheduled at the “ Cockeyville Library ” Meeting Room, on the DATES NOTED ABOVE !!!***

**Agenda and Speakers - GTCC April 08<sup>th</sup>, Meeting - Tentative Schedule.....**

- 1.) Introductions
- 2.) Treasurer's Report
- 3.) Report on Public Safety from the Cockeyville Precinct
- 4.) Dulaney High School, ...What is its condition and what will be done?  
Guest Speaker: Yara Cheik
- 5.) Recent Local Legislation:
  - Bill 17-15: Change to Zoning Regulations
  - Bill 20-15: Littering on/or adjacent to roads
  - Establishing Local Open Space Waiver fees
- 6.) Updates on State legislation of interest
- 7.) New Business
- 8.) Adjourn

***Speakers for our May meeting: the BGE Forestry Division & State Senator Jim Brochin***

## **Annual GTCC Membership Dues** – Frank Regan

GTCC '2015' Membership dues of \$50 dollars for the year are due at this time. We had a great response from (51) Associations contributing their Annual Membership dues payment last year! Dues notices for 2015 will be emailed & mailed out by the end of April, so if you don't receive one or if you need a copy, please don't hesitate to let us know. . Please send your 2015 dues payments to **GTCC, 9b Ridgely Rd., Box 276, Timonium, Maryland 21093**. Thanks to all our contributing Associations for all their dedicated support for the ongoing work of the Greater Timonium Community Counsel!

## **The Captain's Corner** – Captain 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:*

The county has experienced an increase in auto thefts with the keys left in the vehicle. These cases involve keys being left in the center console or other locations in the vehicle and, in some cases, involve valet keys being left in the glove box. Please lock your car doors and do not leave keys in the vehicle. This is a very preventable crime.

Car manufacturers have made great progress with key technologies that prevent vehicle theft without the keys. Please take advantage of that and remove your key from the vehicle. Remember to practice crime prevention measures as you go about your daily activities and make a conscious effort to remove the opportunity of crime.

We are fortunate to have a very active Police Community Relations Council at Precinct 07. They meet every fourth Wednesday of the month at 7pm at the Bank of America Building located at 11333 McCormick Road, Hunt Valley, Room 105. Please consider joining to help with our information sharing among communities. It is a great way to take information back to local organizations. Contact Outreach Officer Kevin Kahl @ 410-887-1863 (kkahl@baltimorecountymd.gov) for more information.

Please feel free to visit the Precinct 07 website for information concerning crimes in the community and other information updates. See link below. <http://www.baltimorecountymd.gov/Agencies/police/pc07/index.html>

The Cockeysville Precinct Community Outreach Unit conducts security surveys for residences and businesses. Please do not hesitate to contact them if you would like to have your home or business evaluated for crime prevention measures. They will walk around the property and give you crime prevention tips specific to your property. Please contact the Outreach Unit at 410-887-1863.

Thank you for your continued support, Captain Dennis Delp

## **Big Trees Sale** – Frank Regan

Baltimore County is pleased to announce the 11th biannual "Big Trees Sale" hosted by the Department of Environmental Protection and Sustainability (EPS). The Big Trees sale will take place Saturday May 9 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, Maryland. We also are offering three dates for early pick-up at our nursery in Chase, Maryland.

Due to a limited selection this spring, pre-ordering for Big Trees will be available to Baltimore County residents only.

Online orders can be placed starting April 1 and will close on May 6. All trees not ordered by May 6 will be available to non-County residents at the May 9 sale, not to exceed two-trees per resident.



The online pre-order form is now available:

<http://www.baltimorecountymd.gov/Agencies/environment/forestsandtrees/bigtreesorder.html>

## **Spring Household Hazardous Waste Collection Event** – Frank Regan

On Sunday, April 12, Baltimore County residents may bring household hazardous waste items to a one-day collection event scheduled from 9 a.m. to 1 p.m., at the Baltimore County Central Acceptance Facility, located at the intersection of Drop-Off Drive and Warren Road in Cockeysville. The event is hosted by the Baltimore County Department of Environmental Protection and Sustainability (EPS) in cooperation with the Police, Fire and Public Works departments.

Baltimore County residents may bring household paints and chemicals, lawn and garden chemicals, automotive fluids, cleaning solvents, swimming pool chemicals, rechargeable batteries, medicines, mercury thermometers and thermostats, fluorescent light bulbs, fireworks and ammunition. No trash will be accepted at this event.

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

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

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

*We have also invited our Cockeysville Library Manager, Darcy Cahill, to provide us with an article for our newsletter in the form of 'The Librarian's Corner' on any issue(s) that she feels might be of interest to our membership. The following article this month is from Darcy:*

The Cockeysville Library history: The Cockeysville Homemakers Club and the Cockeysville Improvement Society conducted a community drive that saw volunteer workers raise funds as well as solicit and collect donations of books to open a library. On May 5, 1947, a library was established in temporary quarters on the second floor of the Tyrie Building on York Road, just north of the former underpass.

The books were cradled in home-made shelves. Cockeysville had its own Board, and operated at first exclusively with volunteers from the Homemakers Club, directed by Mrs. Marion Williams from the Towson Library. It operated without county financial aid.

On February 15, 1948, the library moved to a room on the ground floor in the rear of the Modern Equipment Building across the street from the original building. Initially the library was run by volunteers directed by staff from the Towson Library. Eventually, sufficient funds were raised by the Homemakers and others in the community to pay for a local librarian. Miss Helen Howard took over the duties of librarian in July, but when she returned to Goucher in the fall she gave up the position. She was replaced by Mrs. William Siedell.

Public funds in the amount of \$873 were administered through the Towson Library in 1948. In December 1949, the moved from the fringe of the village of Cockeysville to larger and more central quarters in the former Zink residence, a small house located near a drugstore and the Cockeysville School on York Road. In 1961, construction of a Cockeysville Branch was underway across from the police station. This was the first library building built in Baltimore County according to library specifications.

In August 1961, the Cockeysville Branch opened in a leased building containing 3,000 square feet of floor space at 10757 York Road, about 300 yards north of the former location. In 1967 these quarters were remodeled and expanded, reopening in late January of 1968 as an 11,000 square foot facility. As circulation increased and the library was notified that the lease would not be renewed, the move to a bigger building became inevitable.

A bond issue appeared on the 1978 ballot. A two-acre site on the grounds of the old County Home was given to the Baltimore County Public Library for a new branch. The branch opened at its present location on February 16, 1982 and was one of the first libraries in the nation featuring open-face bookstore display shelving for books and neon signage to guide people to the material they want. The branch began an extensive renovation and expansion in October 2009.

## **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		

## **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.*

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

1. The first deed in Baltimore County was filed in 1664. Where was the property?
2. What is "Towson's Light-House"?
3. Who were the last five County Executives prior to Kevin Kaminitz?

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. In 1664, the property of Captain Thomas Todd, known as "Todd's Inheritance" was recorded. The original house on old North Point Road was burned by the British during the War of 1812. This structure was supposedly built of English brick that had served as ballast on tobacco ships that came directly to the plantation to load. For several years after the War, the Todd family lived in a granary on the property until a new brick house was finished in 1816. This structure can be seen today.*

*2. A genuine hero of the War of 1812 was native son General Nathan Towson who had a 40 year career in the army and was considered to be the "ablest artillery officer" in the United States. He was born in Towson in 1794 and was primarily a farmer until he joined the Baltimore militia when the British attacked the frigate Chesapeake in 1807. During the War of 1812 he fought in the Lake Erie theater and rose quickly through the ranks. His battery unit won the day in two important engagements in 1814 and became known as Towson's Light-House from their constant flashes of rapid fire.*

*3. The last five County Executives were Hutchinson, Rasmussen, Hayden, Ruppertsberger and Smith.*

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

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

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

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

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

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

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

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

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

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

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

**This & That – Regular and New Helpful Items – Frank Regan**

**Balto.Co. Executive Updates** - The Office of the County Executive periodically has information to provide to community leaders. A number of community leaders have expressed a desire to receive this information in an email format. If you would like to receive these emails, please register using the following website:

**<http://www.baltimorecountymd.gov/Subscribe>**

**Balto.Co. E-Community Newsletter** - Baltimore County has unveiled a new County service, the E-Community Newsletter. The county will publish seven monthly letters, one for each County Council district, detailing planning, zoning, development and public works decisions and their impact on communities. The first issue was to be published in mid-August. Residents can register for the newsletter at:

**<http://www.baltimorecountymd.gov/Subscribe/updates/index.html>**



**The Greater Timonium Community Council**

---

**The Next GTCC General Meeting is scheduled for *Wednesday, April 8, 2015 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 Patrnrs.. Bluestone restaurant, however, will remain on the site. The major change from past schematics is the emphasis on mid-rise, high end apartments for the site. The developer proposes a total of 727 units, built in two phases. A basic site plan has been developed, but the developer will need to follow a Planned Unit Development process, which will require further plan details to be submitted. Former County Councilman Todd Huff chose not to allow a vote by the Council that would have allowed the project to move forward in the development process in November 2014. It is unclear if this project will resurface in the future. ( 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. The Court of Special Appeals has ruled in favor of Anderson Automotive, which should allow the project to move forward ( GTCC and Monterey C.A.)

**Giant Food Store:** Previously the Giant Food Store, across from the Fairgrounds, had proposed to add gasoline service as part of their operation, but an actual development plan had not been submitted. A recent conversation with a representative from Giant Foods indicates the company will not move forward with the gasoline service plan. Recently, an attorney for the shopping center indicated that a new pad site would be developed near the entrance at York Road, in the parking lot area. A Starbucks is one of the projected tenants for this pad site.

**Hunt Valley Center:** Greenberg/Gibbons, owners of the town center, have proposed a 332 unit residential development near the site of the former Walmart. In May the owners submitted a variance request to the Department of Environmental Protection and Sustainability related to forest conservation requirements for the site. Additionally the owners announced that they will partner with Avalon Bay, an Arlington, Va. Developer, to build the residential units.. (GTCC)

**Former Chestnut Ridge Golf Club:** The owner of the property, CR Golf, LLC, has requested to construct 8 homes on the site, one less than the maximum allowed under the current zoning. Community Input Meetings were held in October, and the next step will be for the consulting engineer to modify the plans to account for the County's review comments. A development plan hearing has yet to be scheduled. The Falls Road Community Association remains very concerned about this proposal and its impact on the environment. In May, the Administrative Law Judge ruled in favor of the 8 lot subdivision. Additionally, October 2014 the County Board of Appeals ruled that the County Council was within its right to downzone the property so that only 8 dwellings could be constructed. (FRCA & GTCC)

**New PAL Center/Community Center:** Baltimore County government, in conjunction with the Baltimore County Public Schools, proposes to construct a new center, containing over 14,000 square feet, on the grounds of the Padonia International Elementary School. The building will contain meeting rooms, a gym/auditorium and other facilities. As a multi-purpose facility, the gym/auditorium will be used by the elementary school as well as the community during non-school hours. Construction has been completed and grand opening ceremonies taken place.

**Church of the Nativity, Sanctuary Expansion:** The expansion would feature a new 1,000 seat sanctuary to be added to the southwest side of the existing building. Architectural plans have been prepared. The church has received the civil engineering plan as of August 2014, and made a presentation to GTCC in September. The Baltimore County Development Review Committee approved the request for a limited exemption in October. (GTCC & adjoining communities)

**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 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.

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

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

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

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

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

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

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

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

**23 West Aylesbury Road:** The owner of the former American Lubrication Equipment building, just south of the Shoprite food store, has requested a special hearing to allow for the property to be used as an indoor trampoline park. This type of use is permitted in the property's current zoning designation, pending approval thru the special hearing. The owner received the special hearing approval.