

Old Court Greenspring Improvement Association (OCGS)
Incorporated 1963

Boundaries: Old Court Road from Park School to Beth Tfiloh at Torah Drive and all intervening streets and developments off Old Court Road, representing over 200 potential homeowner members.

Some Issues mediated by OCGS Association from 1970 – Present

1970's

The Rouse Company Proposed Development at Old Court Road and Falls Road. The Rouse Company proposed a Cross Keys type community at Old Court Road and Falls Road. OCGS, working with the Ruxton-Riderwood Association was able to defeat the proposed development.

RESOLUTION: The Rockland homes were built on the site.

The Arundel Corporation and Shopco of Pennsylvania Proposal to build a very large shopping center and multiple high-rise buildings in the Arundel Greenspring Quarry was defeated. OCGS, along with the Smith Greenspring Association, worked to defeat the proposed development. Arundel continued to mine the Quarry. However, the Arundel Corporation sold their property on the east side of Greenspring Avenue.

RESOLUTION: The Greengate housing development was built.

1980's

The Arundel Greenspring Quarry Bituminous Asphalt Plant that was built without any notification to the community, was removed. OCGS, with Smith Greenspring Association, Greengate Community Association, Dumbarton Improvement Association and Stevenson Crossing, worked with the Arundel Corporation to have the Bituminous Asphalt Plant removed.

RESOLUTION: An agreement was reached in 1984, which resulted in Covenants and a Reclamation Plan for the zoning of all the Arundel Quarry land at Greenspring Avenue. The bituminous asphalt plant was closed on 11/13/86, the ready-mix concrete plant was closed on 12/31/92, and all Quarry operations ceased on 12/31/99.

Arundel Corporation Quarry Trucks on Old Court Road from Falls Road To Greenspring Avenue .

RESOLUTION: OCGS, working with the State Highway Administration, OCGS was successful in having Old Court Road posted with a weight limit that stopped the Arundel Quarry trucks from using Old Court Road from Greenspring Avenue to Falls Road.

1990's

Beth Tfiloh Congregation of Baltimore City proposed two plans for their Old Court Road campus during the 1990's: a proposal for a housing development in 1992, and a PUD in 1995. The community defeated both proposals. OCGS, with several homeowners associations in the area, formed the Beth Tfiloh Coalition and worked together to defeat the Planned Unit Development (PUD) for a mid-rise Elderly Housing and Assisted Living (80 bed) Development Plan.

RESOLUTION: An agreement was signed between Beth Tfiloh Congregation of Baltimore City and neighboring community associations and individuals on September 25, 2000. The settlement agreement with Covenants allows for five single-family homes along Old Court Road and the mid-rise condominiums now being built at the rear of the Beth Tfiloh property near Stevenson Village, Stevenson Post and Stevenson Crossing. OCGS is not a signatory to the settlement, as OCGS does not border the Beth Tfiloh campus.

The Trees Development for 5 single-family homes

The original Trees Development on Old Court Road and Branchwood Court was opposed by OCGS, and it was never built. This proposal was for 2 houses on the corner of Old Court Road and Branchwood Court, and four houses down a long narrow road off Old Court Road, for a total of seven houses on the original Patz property.

The Arundel Corporation submitted a request that the proposed narrow road become a public road to allow direct access to the quarry property. OCGS opposed the road before the Baltimore County Court of Appeals. The Arundel Corporation request was denied.

RESOLUTION: Trees Development was approved for two houses, and the corner of Branchwood Court was designated as forest conservation area. Extensive landscaping has been planted on the corner of Branchwood Court and Old Court Road and adds to the beauty of our area.

Telecommunication Tower AT&T proposed building a 50-foot telecommunication tower at the corner of Old Court Road and Greenspring Avenue that would accommodate up to four additional telecommunication companies. AT&T requested and received several special exceptions and variances by the Baltimore County Zoning Commissioner that OCGS appealed.

RESOLUTION: OCGS contacted the Maryland State Highway Administration (SHA) and, after numerous discussions with SHA and AT&T, it was agreed that the tower would be located on State Highway property on Greenspring Avenue adjacent to I-695, and that the area would be gated and landscaped.

Proposed Kennel at 7800 Greenspring Avenue just north of the entrance to I-695. As this property was located adjacent to our association, OCGS supported the Valley Planning Council's position to defeat the proposed Kennel before the Baltimore County Zoning Commissioner. The Kennel proposal was denied.

RESOLUTION: Legislation that animal kennels not be permitted in residential areas was introduced by 2nd District County Councilman Kevin Kamenetz and subsequently was passed into law by the Baltimore County Council.

Pikesville-Greenspring Community Coalition, Inc. (PGCC)

OCGS in 1998 helped to organize, and was a founding member of, PGCC. The Coalition presently has 20 member associations. PGCC's Greenspring Quarry Committee currently monitors the proposed development within the Arundel Quarry. This development is required to abide by the 1984 covenants.

PGCC continues with its member organizations to monitor the zoning requests in our area.

2000's

Old Court Road, Greenspring Avenue, Park Heights Avenue and Stevenson Road.

PGCC and OCGS members have made several comments and suggestions regarding the roads and intersections in our area. Working with Maryland State Highway Administration (SHA) and Baltimore County officials the following were accomplished.

*Lights were added to the Greenspring Avenue underpass at the Beltway (I-695).

*The hill and front of the gate at the monopole site on Greenspring Avenue was landscaped.

*Traffic signal was installed at the I-695 inner loop exit ramp.

*Silver traffic equipment cabinet located at the southeast corner of Greenspring Avenue and Old Court Road was landscaped.

*Lane striping on southbound Greenspring Avenue was changed to allow two lanes through the signal at the new traffic signal at the I-695 exit ramp.

PGCC and OCGS meet twice a year with SHA and Baltimore County officials regarding the roads, intersections and traffic lights in our area.

Old Court, LLC Property (The Shapiro Property on Old Court Road) Property is east of Lightfoot Drive, across from Stevenson Crossing.

Zoning Commissioners Decision:

Development will consist of 46 single-family homes, 45 will be of new construction. The property is zoned DR2 on 53 acres that could have allowed 2 homes per acre. The Zoning Commissioners Decision of 46 single-family homes is basically DR1, one house per acre.

The Ridge at Old Court Road is a proposed development on 7.7 acres at 2801 Old Court Road just east of Springbriar Lane. The property zoned DR1 contains one house. The developer, Five M LLC is proposing to build an additional 5 houses