

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

March 2016

Current OCGS Officers

Ron Diener, President; Valerie Binder, Vice President; Joanne Warres, Treasurer; and Larry Carton, Secretary

2016 Comprehensive Zoning Map Process (CZMP) Now In Progress

Please read carefully. The issues listed below affect all of us.

ISSUE 2-010 The “Shapiro property.” The property across from Beth Tfiloh, known as “Old Court, LLC,” consists of some 48 +/- acres. This property is zoned DR-2, and it has an approved development plan for 46 housing units. The approved plan is a DR-1 density development even though up to 92 units would be allowed at DR-2 density. The Pikesville-Greenspring Community Coalition, Inc. (PGCC) and OCGS opposed this development before the Zoning Commissioner in July 2009, but lost. In 2012, we tried to insure the development to a DR-1 density by requesting that the property be down-zoned to DR-1. The County Council rejected our request. At this time there are four possibilities which concern us: The developer could submit a new proposal with DR-2 density. When the current approved plan expires in July 2018, a new development plan could be submitted with the higher density. Or a new developer might submit a new development plan with the higher density. As a further consideration, if Issue 2-029 succeeds in up-zoning “Hidden Waters” to DR-3.5, it is anticipated that the current developer will file for a density increase in 2019 using “Hidden Waters” as justification. PGCC, with input from OCGS, has filed a request with Baltimore County to again try to down-zone this property to DR-1. Down-zoning will not affect the current development plan, but it will protect us against more intense development in the future. A letter or e-mail to Councilwoman Vicki Almond in support of this down-zone request would help support the PGCC / OCGS position. If you need suggested wording, e-mail OCGSHOA@aol.com.

ISSUE 2-029 The “Hidden Waters” rezoning request. Every OCGS resident who has shared their e-mail address with us has received detailed information on this issue. In addition, one member took it upon himself to distribute the e-mail in printed format to a number of OCGS residents. (Thank you!) If you did not receive either communication, please visit our website, <pgccinc/OCGS> and select ‘Information on Proposed Changes in our Association Area.’ Briefly, the Bozzuto Group wants to rezone 136 acres of “Hidden Waters” from DR-1 to DR-3.5 and build 50 Villa homes (aka row houses) and approximately 30 single family homes on 24 unprotected acres.

Representatives from OCGS, PGCC, and other HOA’s along Old Court Road have already met with the Baltimore County District 2 Planner, twice with County Councilwoman Vicki Almond, and once with representatives of the developer (Bozzuto Group) to present our opposition to the proposed up-zone request.

All action that can be taken by your Association alone up to this point has been taken. Now it is your turn. YOUR ASSISTANCE IS NEEDED NOW!!

There is a Planning Board Public Hearing scheduled for Tuesday, March 8, 2016 at Sudbrook Middle School, 4309 Bedford Road, 21208 beginning 6 pm. Those residents wishing to present a statement before the Planning Board about this issue can sign up to speak beginning 5 pm. You can also just leave written comments. Please RSVP to OCGSHOA@aol.com if you are planning to attend. It will be helpful to have a head count of attendees in advance of this meeting.

County Council Public Hearings will be held during the month of June 2016. District 2 CZMP Issues will be addressed on June 21, 2016. We will e-mail specifics as we get closer to June if we have your e-mail address. A large attendance at both Hearings will help show our concern and support regarding these issues. In addition, OCGS is asking residents to send a letter or postcard NOW to each of the following in opposition to the up-zoning request, CZMP Issue 2-029, and in support of CZMP Issue 2-010:

Mr. William Skibinski, District 2 Planner
Mr. N. Scott Phillips, Planning Board Chairman
Mr. Jonathan M. Herbst, Executive At Large
Mr. Mark I Schlossberg, District 2 Planning Board Member.
(All located at 105 W Chesapeake Ave, Ste 101, Towson, MD 21204)

and a letter or postcard to:
Councilwoman Vicki Almond, Baltimore County Council, District 2,
Old Courthouse, 400 Washington Ave, Towson, Maryland 21204

Suggested wording for Issue 2-029: “I am part of the Old Court-Greenspring Improvement Association, Inc., and I am writing concerning CZMP issue 2-029. I am opposed to the requested DR-3.5 upgrading of this property. I ask that the property remain at DR-1 zoning and thus compatible with the community and the Greenspring - East Pikesville Community Action Plan 2010 which is part of the Baltimore County Master Plan. Should the final CZMP decision leave the DR-1 zoning in place, I would be opposed to any Planned Unit Development (PUD) application being accepted for consideration to circumvent the current DR-1 zoning on this property. “

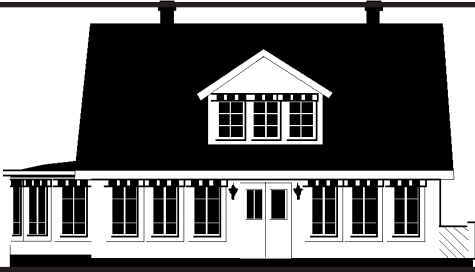
This is your neighborhood. If you want to keep it looking rural and not an over developed housing development, act now.

2016 OCGS Annual Meeting

The OCGS 2016 annual meeting will be held on Wednesday, April 6 at the home of Valerie Binder, 3117 Old Court Road at 7 pm. All residents are invited to attend, but only dues paying members may vote on the election of officers and expenditure of funds. Our officers are elected at each annual meeting. Any paid member can be an officer. Please join us. Take part. You live here too.

Please RSVP attendance to OCGSHOA@aol.com

OCGS NEEDS THE SUPPORT OF EVERY HOMEOWNER IN OUR ASSOCIATION AREA



Welcome to our newest neighbors. We encourage you to join with us in helping maintain the Old Court - Greenspring area, and we invite you to participate in local affairs. If you would like to join in OCGS activities, please contact OCGS at <OCGSHOA@aol.com> or phone 410 486-6420 and ask for Larry Carton (Secretary).

E-mail Address Update

Help us keep in contact with you. Please provide your e-mail address and contact information below. Due to the high cost of mailings, all updates, notices, and time sensitive information will be communicated by e-mail to e-mail address supplying residents only, whether or not the resident pays dues. THE TWO SEMIANNUAL NEWSLETTERS ARE MAILED TO ALL OCGS RESIDENTS IN MARCH & SEPTEMBER.

OCGS and PGCC Web sites

OCGS is a founding member of the Pikesville-Greenspring Community Coalition, Inc. (PGCC) which consists of 17 neighborhood associations. Both groups have web sites which include contact information for county, state and federal web sites. In addition, the OCGS website has a running blog, and many items of interest to our area are commented upon including accident reports, proposed developments, past newsletters, and assessment information.

OCGS - http://www.pgccinc.org/OCGS (NOTE-OCGS is in CAPITAL letters.)- See Newsletters, Association Boundaries, history, and more.

PGCC -- http://pgccinc.org - See the Greenspring East-Pikesville Community Action Plan (CAP).

*2016 Dues are payable any time after receipt of this newsletter.

2016 Annual Membership Dues - \$50.00*

Please complete and return this information with your check. Check number is _____

Name _____

Residence _____

Address _____

Phone # _____

E-mail (if this is a new e-mail address) _____

If box checked, you have already paid 2016 dues!!! Dues due only once a year. Donations accepted as many times as you wish to donate!

A PDF copy of the newsletter is available for download on our web site < http://www.pgccinc.org/OCGS/>

If your mailing address is different from your residence address, please provide this below:

Mailing Address _____
(Please include ZIP CODE)

OCGS is a Tax Exempt (IRS 501(c)(4)) organization | Checks should be made payable to: OCGS, Inc., and mailed (or electronically sent) to OCGS, Inc., c/o Mrs. Joanne Warres, Treasurer 2910 Old Court Road Pikesville, MD 21208