



**Old Court / Greenspring
Improvement Association, Inc.**

Dr. Ronald Diener, President
Valerie Binder, Vice-President
Larry Carton, Secretary
Joanne Warres, Treasurer

September 24, 2015

To Whom It May Concern:

The Old Court-Greenspring Improvement Association, Inc. is planning to request a down zone of the Shapiro property centered at 3217 Old Court Road. This site is located directly off Old Court Road which is a state designated byway and a county designated scenic route.

The Property, consisting of 48.76 +/- acres, is currently zoned DR-2.

The Zoning Commission, at a hearing on 7/14/2009, approved a development plan (Plan red lined as it met density and required no variances) to develop 44 new single family detached dwelling units and retain 2 existing family detached dwelling units for a total of 46 single family detached dwelling units on 48.76 acres of land zoned DR2. The land is currently developed with 3 single family detached dwelling units, with 2 to remain at the time of development. There is heavy woods to both south and west portions of this property. The current developers decided that the development would be best served at a DR-1 density rather than crowding the site to its maximum density.

Bill 58-09 amended the County Code (Section 32-4) of Baltimore County Code to allow for the expiration of develop plans 9 years after final approval of any approved development plan. The development must be completed 9 years from date of final plan approval. Thus the current plan expires 7/14/2018. Developers have to go through the entire development cycle again after an approved plan expires.

What concerns the neighborhood is that a new development plan could be presented by the current developers, or a new developer could present a different plan and legally ask for 96 units rather than the 46 currently approved.

The Old Court-Greenspring Improvement Association, Inc. does not wish to interfere or change the current approved plan, but it is concerned with possible future development if a new plan or developer enters the picture. This neighborhood is composed of primarily single family dwelling units, each on DR-1 zoned plots of land. Many properties in the area have one house on more than one acre of land, and all properties to the east of this site (from this site to Park School) are on at least DR-1 zoned acres of land, whether the property is one acre or larger.

The current approved property plan is less than DR-1 density. The Old Court-Greenspring Improvement Association, Inc. would like to freeze that density without affecting the currently approved plan.

Signed


Larry Carton, Secretary

Old Court-Greenspring Community Improvement Association, Inc.

This statement is authorized under Rule 8 of the Baltimore County Rules of Practice and Procedure of the County Board of Appeals.