

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

Oct. 2015

Current OCGS Officers

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

DUES PAYMENTS and NEWSLETTERS

Our current treasurer is Joanne Warres as noted above. If you pay dues by online banking, please make sure you have updated Joanne's name and address as her predecessor has moved out of state. OCGS tries to send out a printed newsletter twice a year (Spring & Fall) to all residents in our area. Every Spring newsletter asks residents to voluntarily pay annual dues of \$50. A second request to non payers is made in the Fall newsletter. In order to save costs, we also ask for Email addresses for all members whether they are dues payers or not. It allows us to keep you informed of ongoing or important occurring events instantly.

2016 Comprehensive Zoning Map Process (CZMP) Now In Progress

Zoning Background

Baltimore County Code specifies the schedule for the **CZMP** every four years. Anyone, anywhere, can file to have a parcel of property zoned or rezoned. Zoning determines the type of use to which land can be put as well as the density of housing which can be put on a parcel of land. For example, DR-1 denotes that only one dwelling unit (a house) can be placed on a one acre parcel zoned for housing. For example, the Ridge at Old Court (2801 Old Court Rd) proposed development of 8 acres of DR-1 zoned property. The proposed development plan of 7 houses was approved by the Development Review Committee of Baltimore County. After a long battle, PGCC and OCGS obtained a District Court decision disallowing the proposed plan because Baltimore County had ignored environmental issues. (**Your dues financed this litigation**). Only 3 acres were environmentally developable. If variance issues, lot size and other building codes could be ignored, all 7 houses could supposedly have been placed on 3 acres. (See prior OCGS newsletters.) OCGS does not think this desirable in our area.

Current Issue

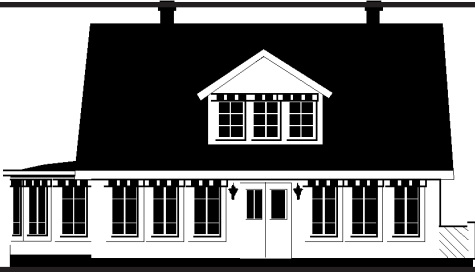
The property across from Beth Tfiloh, known as "Old Court, LLC" consists of some 48 +/- acres. This property is zoned DR-2, and it has an approved development plan for 46 housing units. The approved plan is a DR-1 density development even though up to 92 units would be allowed at DR-2 density. PGCC and OCGS opposed this development before the Zoning Commissioner in July 2009, but lost. In 2012, we tried to freeze the development to a DR-1 density by requesting that the property be down-zoned to DR-1. The Zoning Board rejected our request. At this time there are three 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. PGCC, with OCGS's input, 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. Please help us in this endeavor by paying dues!!

2015 OCGS Annual Meeting

This year's Annual Meeting was held on **Wednesday, April 15, 2015 at 7:30 pm** at the home of **Ron Diener, 10 Glencliffe Circle**. A quorum was present. A number of proposals were approved including the paying of our insurance bill, the reimbursement of printing and mailing costs, the approval of Baltimore County's Rule 8 resolution which allows OCGS Board Members to speak on behalf of OCGS before Baltimore County Hearings and Court procedures. Also discussed were traffic and safety issues and the upcoming CZMP. The members present authorized OCGS to file for down zoning of certain properties. The current treasury balance and future revenues were also discussed. If you wanted a voice in these activities, you should have attended the meeting. Annual meetings are open to **ALL OCGS** members. President Diener asked for a volunteer to accept the position of president so that he can retire. Are you willing and able to serve?

Annual meetings are generally held in April. All members 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.

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 members only. The two Semiannual Newsletters are mailed to all OCGS residents.

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 web site 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).

2015 Annual Membership Dues - \$50.00*

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

*2015 Dues are payable any time after receipt of this newsletter.

Name _____

Residence Address _____

Phone # _____

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

If box checked, you have already paid 2015 dues!!!

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) _____

Please note this NEW MAILING ADDRESS!!!!	Checks should be made payable to: OCGS, Inc., and mailed to OCGS, Inc., c/o Mrs. Joanne Warres, Treasurer 2910 Old Court Road Pikesville, MD 21208
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