

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

FALL 2016

Current OCGS Officers

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

2016 Comprehensive Zoning Map Process (CZMP)

Hidden Waters CZMP Decision: To Retain Existing DR1 Zoning:

Concerning the CZMP, our most worrisome issue was the request by Bozzuto Homes to upgrade the zoning on Hidden Waters from DR-1 to DR-3.5 so 85 residential units could be built on the eastern most 25 acres of the large farm to the east of Stevenson Crossing. OCGS, in partnership with the Pikesville-Greenspring Community Coalition, Inc., asked the Baltimore County Planning Board and Councilwoman Vicki Almond to down zone the property to RC8 which would have allowed only 2 houses on the 25 acres. The final CZMP decision was to leave the property at its existing DR-1 zoning. We have thanked Councilwoman Almond for not up zoning this property.

Shapiro Property CZMP Decision: To Retain Existing DR2 Zoning:

Our second issue was the existing zoning on the Shapiro property directly across from Beth Tfiloh. This property is currently zoned as DR-2 which theoretically allows a building density of almost 96 dwelling units on its 48 acres. Although the developer has a 2009 approved building plan with a DR-1 density allowing for 46+ residential units, our concern is that another developer could buy the property and request a higher density building plan. The Planning Board and the County Council decided to leave this property zoned at the DR-2 zoning. A problem might occur in the future if this property is sold to another developer or the current building plan expires without this project being completed.

To complicate the CZMP decisions, an attorney for the Greene Tree Association has challenged the all CZMP District 11 decisions in Baltimore County Court. No date has been set for a hearing, but this means that all District 11 CZMP decisions could still be in play. This would probably not effect the two decisions in our area as both properties retained their original zoning. But nothing is set in stone yet.

THANKS TO ALL FOR YOUR CONTINUING SUPPORT!!!!!!

We would like to thank all OCGS members, both dues payers, and non-dues payers, as well as people outside our association area who allowed OCGS to post road signs that lobbied for our down-zone of Hidden Waters to RC8. We would especially like to thank all those who contributed funds to the reprinting of the signs after the first set was removed by parties unknown. Our web site and facebook sites are still up, and our signs are ready for the next CZMP which will take place in 4 years.

2017 OCGS Annual Meeting

The OCGS 2017 annual meeting will be held in early April at the home of Valerie Binder. All OCGS 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.

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).

Email Address Update Request

If you are not already receiving email information from us, help us keep in contact with you. Email your contact information (name, address & email) to us at ocgshoa@aol.com in order to receive up-to-the-minute information about local happenings of interest. Newsletters are mailed to all OCGS residents twice a year (Spring & Fall), but email contact is maintained throughout the year as we share Police reports, Health & Human Services (HHS) information, Baltimore County Resource reports, etc, when they are of interest to members of our community.

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 tax assessment information.

OCGS - <http://www.ocgshoa.org> (NOTE: **This is a new URL.**)

See Newsletters, Association Boundaries, history, and more.

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

OCGS is a Tax Exempt organization (IRS 501(c)(4))

PDF copies of our newsletters, past and present, are available for download on our web site:
<http://www.ocgshoa.org/newsletters/>

ACCIDENTS ON OLD COURT RD AND THE INTERSECTION AT GREENSPRING AVE

For whatever reason, the State Highway Administration (SHA) has changed the way in which accidents are recorded for the years 2013, 2014, and 2015. There are no records currently available for 2013. The SHA report for 2014 shows only the number of accidents for the entire state, with no breakout for exact location. The 2015 report lists accidents, but one must search for the streets that are of interest, and then only latitude and longitude of every accident is shown. For example, after searching and compiling our own accident list, I know that there were 8 accidents at the Old Court Road and Greenspring Avenue intersection, but there is no way to determine how each accident occurred. Was someone making a turn, or rear ended, or ran a red light? Was there a death, injury, or property damage? How many vehicles were involved? OCGS will be posting what we can determine on our website, and we have asked Maryland State District 2 Delegate Shelly Hettleman to see what can be done to make accident reports more meaningful in the future.

DUES AND NEWSLETTERS

Dues for 2017 will be requested in our next newsletter which is planned for March 2017.