

# OCGS / NEWSLETTER

Old Court / Greenspring  
Improvement Association, Inc.

Fall 2020

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## Current OCGS Officers

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### OCGS Annual Meeting

The next OCGS annual meeting will be held in April 2021. At this time it appears the meeting will be a virtual Zoom meeting. OCGS will send an email link to all members who have shared their email address and confirmed their interest to attend. If we do not have your email address and you wish to participate in this meeting, please phone 410-486-6420 or email <[ocgshoa@aol.com](mailto:ocgshoa@aol.com)> and share a one time email address so we can send you the link this meeting. We elect Officers for the coming year, discuss financial items such as our costs, take questions and complaints from members, and vote on Baltimore County Rule 8 as required by the County at each Annual Meeting. Rule 8 allows selected members to speak for OCGS at government meetings, hearings, etc. You do not have to be a dues paying member to attend, but only dues paying members may vote on the election of officers and expenditures of funds. The date and time for this meeting will also be posted in our March 2021 newsletter.

Please Wear  
A Mask



**VOTE - VOTE - VOTE - VOTE**

New Drop Box Location: Pikesville HS - Oct. 24 - Nov. 3  
Safe, Secure, & Convenient too!

Track your vote at: <https://voterservices.elections.maryland.gov/VoterSearch>

OR

Vote in Person: Pikesville High School, Nov. 3 from 7 am - 8 pm

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### Comprehensive Zoning Map Process (CZMP) Wrap-Up

The CZMP, held every 4 years, allows anyone in Baltimore County to ask that any parcel of land anywhere in the County be rezoned. The 2020 cycle is finally over and the only decision affecting OCGS is the downzoning to DR1 of the property across Old Court Road from Beth Tfiloh, including the new Old Court Crossing development. The property consists of 49+ acres previously zoned DR2. The developer agreed to build to DR1 zoning standards in 2009, but only 32 units have been built to date. There was some concern that the 17 undeveloped lots could have had 2 units per acre some time in the future. DR1 zoning, though it still allows for duplex houses well as individual houses on these lots, any change to the existing building plans must be reviewed by the County and it is unlikely such a development would be approved by Baltimore County Planning.

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### Hidden Waters and 3 Old Court Gardens Lots Off Greenspring Avenue

Hidden Waters looks to be under development in the near future. A company named La Terra Homes has posted info on the internet. Check out <<https://laterrahomes.com/in-the-works/f/laterra-farms-at-hidden-waters>> This seems to be the same company that is farming the 110 acres of Hidden Waters that have been protected by the Maryland Environmental Trust. So you now know everything that we know, though I'm guessing we'll be seeing development here in the very near future.

The 3 lots at the end of the Old Court Gardens development have been approved for grading permits, but no building permits have been submitted for the lots. These lots are being offered for sale as singles or as a whole. Grading and building will be very expensive. Greenspring Avenue will have to be reconfigured, and a guard rail cut is required. The road into this property must also be upgraded to meet County road requirements for access. Lot sizes for building will also be very small.



**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

## OCGS and PGCC Websites

OCGS is a founding member of the Pikesville-Greenspring Community Coalition, Inc. (PGCC) which consists of 14 neighborhood associations. **Both groups have web sites which include contact information for County, State and Federal webs sites.** In addition, the OCGS website has a running blog where many items of interest to our area are commented upon including accident reports, proposed developments, past newsletters, and tax assessment information. We also forward Baltimore County notices by email.

**OCGS:** <http://ocgshoa.org> (NOTE: **This is a new URL.** A Google search may reach our previous website.)

See past issues of the newsletter for Association Boundaries, history, and more.

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

## *Second call - 2020 Annual INDIVIDUAL Membership Dues - \$50\**

Please complete and return this information with your check if you have not paid dues in the Spring  
Check # is \_\_\_\_\_

2020 individuals dues are payable anytime after receipt of this newsletter.

2020 dues were requested in Mar-Apr 2020. **Please do not pay twice!**

Name:

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Residence Address:

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Phone number:

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Email:

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**Checks should be made payable to: OCGS, Inc., and mailed to**

OCGS, Inc., c/o Mrs. Joanne Warres, Treasurer  
2910 Old Court Road