

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

Spring 2020

Current OCGS Officers

Mical Carton, President; Ayme Lederman, Vice President; Joanne Warres, Treasurer; and Larry Carton, Secretary

STATUS OF DEVELOPMENTS IN OUR AREA

CZMP

The every 4 year Comprehensive Zoning Map Process (CZMP) cycle has begun. After paying a fee, any person, from anywhere, can ask that any Baltimore County property be rezoned. You are encouraged to visit the Baltimore County web page dedicated to 2020 CZMP issues and timelines. The Baltimore County Planning Board will hold a public hearing for comments on District 2 CZMP requests on March 5 beginning 6 pm at Pikesville High School. Anyone can attend and speak for or against any CZMP issue within District 2 at this hearing. The only issue within OCGS is a request by Councilman Izzy Patoka to down zone the Shapiro property (aka Old Court Crossing) from DR 2 (2 houses / acre) to DR 1 (1 house / acre). This request will limit any possible future development on Shapiro property undeveloped land to DR 1 development if approved by the County Council at the conclusion of the CZMP.

The Courts of Hidden Waters

As reported in our Fall 2019 newsletter, Bozutto Homes withdrew from this project some time in July 2019. There is an approved plan to build 24 single family homes on the 24 (DR1) acres of the Hidden Waters property that are not in the Maryland Environmental Trust located on the Hackerman farm field. We have not heard of any new plans about the property, but we are aware that another builder may step in and develop the approved plan on this property. We understand that a new developer does not have to go through the entire development process again if they build to the approved plan. Since the property is taxed as AG, farming of crops must begin soon in order to maintain this status. We also note that DR 1 zoning will remain on this property for at least the next 4 years as no CZMP request to change this zoning has been made.

The Greenspring Gardens Property

This concerns 3 lots off Green Spring Ave. The MD Dept. of Environment has approved the plans approved by Baltimore County to protect the trout stream. The builder can apply for building permits at any time. Greenspring Ave. will be reconfigured for traffic. OCGS is not pleased with either decision. We can go no further.

Old Court Crossing

The current 2009 approved development plan for Old Court Crossing (aka the Shapiro Property), located on Old Court Road across from Beth Tfiloh, allows 47 houses. Beazer Homes, the developer, advises us that they are building according to the approved development plan though they are only building 32 houses in this "first phase" of construction. The 32 homes are being built to DR 1 standards even though the lots are zoned DR 2. After this phase is complete, there will be 14 unbuilt lots that may be developed in the future. OCGS met 3 times with Baltimore County Planning to discuss future plans for the 14 unbuilt lots. Planning strongly suggested they would not approve 28 single units in the future, but pointed out that that whether the property is zoned DR 2 or DR 1, a builder could file to build 14 semi-detached units. Any additional building must conform to building and zoning codes in affect at the time of the permit requests. Also noted is that, in the upcoming CZMP, our councilman has recommended protecting the remaining property by down zoning the entire property to DR 1. PGCC, of which we are a member, has also voted to support that decision.

November US Election

It is important for Democracy that everyone who can vote does so. It is your right and duty to vote if you are a US citizen. If you are not registered to vote, you can sign up by going on the State of Maryland website, or you can ask OCGS to send you a Voter Registration form. The rules are: If you are 16 years old you can register to vote, but you must be 18 years old by election time to cast a vote. MD Primary Day is April 28. During the Primary, except for School Board candidates, you can ONLY vote for candidates in the party with which you are affiliated. Cross party votes are invalid and not counted, e.g Independent party members cannot vote for Democratic or Republican candidates. During the general election in November you may vote for ANY candidate regardless of party affiliation.



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).

OCGS is an IRS Approved 501(c)(4) Tax Exempt organization

OCGS and PGCC Web sites

OCGS is a founding member of the Pikesville-Greenspring Community Coalition, Inc. (PGCC) which consists of 15 neighborhood associations. **Both groups have web sites which include contact information for County, State and Federal web sites.**

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).

OUR RULES ON NOTIFICATIONS AND VOTING

We send out 2 newsletters a year to all OCGS members whether the member is a dues payer or not. Notices of events, or ones requested to be distributed by Maryland or the County, or the police between the newsletter mailing are sent out by email. Whether or not you are a dues paying member, if you supply us with your email we will keep you up to date. During our association meeting, all members are allowed to attend and speak and present issues or concerns. **BUT** only dues paying members will be allowed to vote on a course of action or expenditure of funds. Our association area is from Lightfoot to just above Park School and from the beltway to the intersection of Old Court and Greenspring. See our website for more info.

OCGS 2020 Annual Meeting

The 2020 OCGS Annual meeting will be held on Wednesday, April 22 beginning 7:30 pm at the home of Phyllis Friedman located at #19 Hambleton Court. Please RSVP to our email address (OCGSHOA@aol.com) so that we may set up chairs and provide sufficient snacks.

2020 Annual INDIVIDUAL Membership Dues - \$50.00*

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

Name: _____

Residence Address: _____

Phone number: _____

E-Mail: _____

If your mailing address is different from your residential address, please provide it below:

Mailing Address + 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