

# Luthervillian

*News & Updates from the Lutherville Community Association*

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## It takes a village! Please Consider Serving Your Community.

*Karen Darden, Nominating Committee Chair*

Our community association is vital to the strength of our community, and it cannot function without volunteers to serve on the board. This year's elections will take place during the General Meeting on Tuesday, May 9, 7pm at the Timonium Fairgrounds Vista Room. We urge you to consider one of the opportunities available and serve your community!

The following positions will be up for election (two-year term) at the May meeting:

**President:** Pamela Shaw, incumbent

**Vice President:** Kurt Nachtman, incumbent

**Secretary:** vacant

**Treasurer:** vacant

**Communications:** vacant

**Membership (one-year term):** vacant

**Nominating:** Karen Darden, incumbent

**Security:** Karen Kemp, incumbent

**Special Events:** vacant

The nominating committee is comprised of myself and a group of non-board members from our community who work hard to identify a slate of nominees for the May elections. To learn more about these positions, please contact me by April 1st at kd6252000@gmail.com or 443-847-0985. Ready to submit your interest in serving? Please complete and submit [this form](#) to me by April 1st.

Persons submitting applications for positions must be dues paying members at the time of application and maintain LCA membership during their term. The LCA Fiscal Year is Oct 1 – Sept 30. All board members must attest to LCA's conflict of interest policy.

By-laws Article Ten: Nominations: "All voting members of the LCA may be nominated to run for any office or vacancy within the Board of Directors of the LCA. All members who wish to run in an election must complete and submit a biographical summary to the Nominating Committee no later than April 1st preceding the annual meeting."

## General Meeting

Tuesday, March 14, 7pm

Fairgrounds Vista Room

Hear about stakeholder meeting with Wade Kach, Lutherville Station TOD application, North-South transit proposal, and more.

# A Message From LCA President, Pamela Shaw



Dear Neighbors,

We've almost made it through the winter and I am writing this on the first 80 degree day of 2023!

It's been a busy winter, and we've had a lot of exciting events and achievements ... from the speed reductions on Bellona Ave to a new Little Library at West Lutherville Park ... there is a lot to be pleased about here in Lutherville. We are posting news as it happens to social media, including Facebook, Nextdoor, the LCA website and by email. We want you to have news you can use that reaches you when it's meaningful.

We also know that there has been a lot to digest recently on topics from the North-South Corridor Study Options for Transit, Transit Oriented Development (TOD), and the Lutherville Station Redevelopment. I know that sometimes it seems like so much to figure out and is a bit overwhelming. But your LCA board is working everyday to tackle each of these issues, and frankly many other items you've brought to our attention.

We want you to know what's going on and we don't want you to feel you are in the dark. That said, Councilman Wade Kach has convened a series of meetings with stakeholders engaged in the Lutherville Station Redevelopment to discuss all the issues that are of concern.

At the first meeting, the Councilman invited the County's heads of the Department of Public Works & Transportation (DPWT) and Department of Environmental Protection and Sustainability (DEPS). The purpose was to get details of how, if and when there is a redevelopment plan, those agencies would address the concerns such as storm water management and traffic.

The Councilman wants the County, in advance of any potential submission of a redevelopment plan, to address, analyze and report to this assembly of stakeholders on these issues rather than wait to assess them once the project, whatever that might be, is already in the Development Plan Review process.

The LCA has made no commitment to approving any project. We told the assembly that we were in the process of surveying our community to see if anything has changed since our November 2021 vote opposing a large apartment development on the site. The results of that survey are included in this newsletter and also posted to the LCA website. We appreciate everyone who took the time to answer this survey. We will likely be using this tool again to get your feedback on other related issues.

We will have more to share with you at the LCA's General Meeting - March 14th at 7pm at the Fairgrounds. Please bring a children's book that night to donate to the new Little Library at West Lutherville Park.

Lastly, we need you. To get involved in the LCA, please see the article from our nominating chair. If you have paid your dues, we thank you. If you have not paid your dues yet this year, we strongly encourage you to do so (visit the LCA website). Please support your community association and the strength of our neighborhood.

We look forward to seeing you on March 14.

We are stronger together -  
ONE LUTHERVILLE

The results from our 2023 survey on the Lutherville Station Redevelopment are posted below.

Big thanks to everyone who participated, sharing your opinions with the LCA Board.

Every single voice matters!



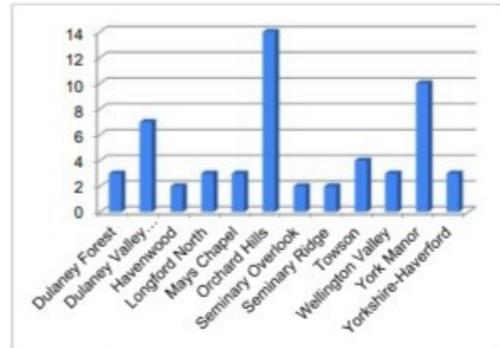
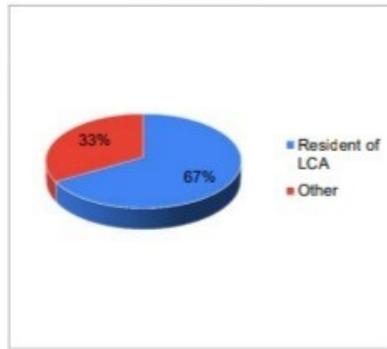
Approved by the LCA Board 2/21/2023

2023 Survey Result  
Lutherville Station Redevelopment

Due to rounding, numbers presented throughout this document may not precisely add up to the totals provided and percentages may not precisely reflect the absolute figures.

Community?

Resident of LCA 163  
Other 82  
Total 245



All Respondents

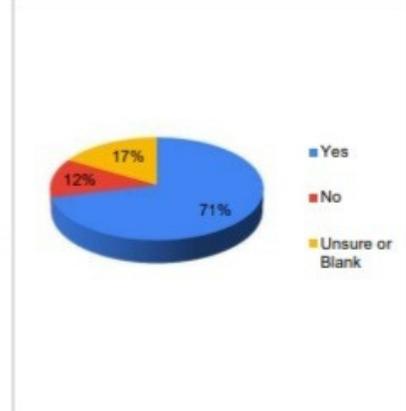
Do you believe that any future development should be only within existing zoning?

Yes 178  
No 28  
Unsure or Blank 39



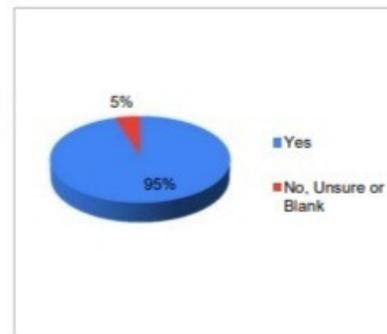
LCA Only

116  
20  
27

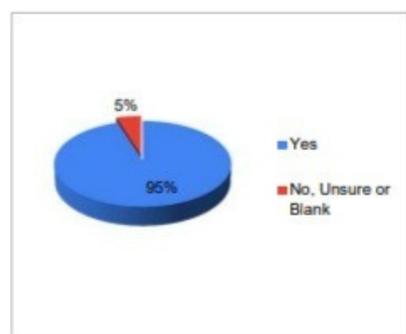


Do you understand the concept of a PUD?

Yes 233  
No, Unsure or Blank 12

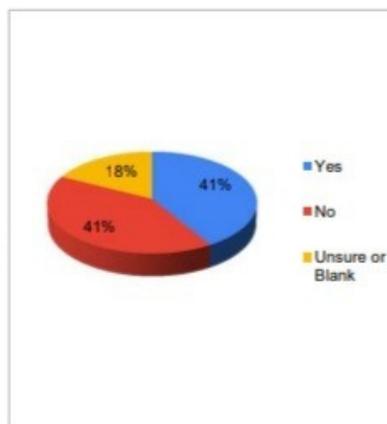


155  
8



Do you believe that some PUD, not necessarily the same proposal offered in 2021, can lead to the redevelopment of Lutherville Station?

Yes 101  
No 101  
Unsure or Blank 43



34  
101  
28





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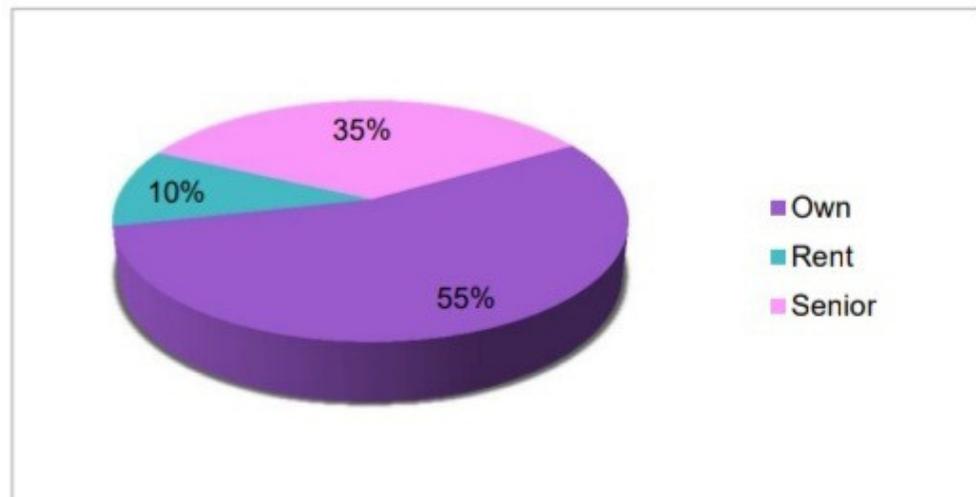
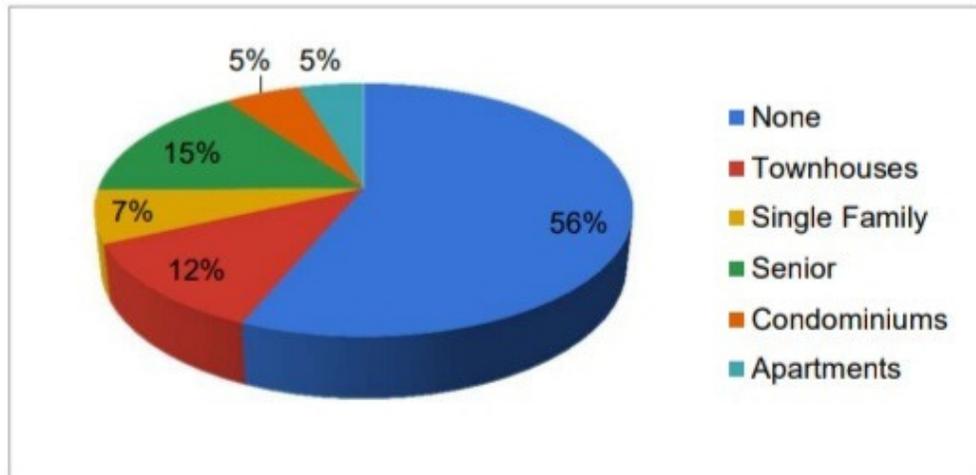
If zoning was changed to allow residential use, would you support:

All Respondents  
(total choices 306)

LCA  
(total choices 238)

(Multiple Selection Allowed)

	All Respondents (total choices 306)	LCA (total choices 238)
<b>None</b>	134 <b>44%</b>	134 <b>56%</b>
Townhouses	49 16%	28 12%
Single Family	44 14%	16 7%
Senior	45 15%	36 15%
Condominiums	17 6%	13 5%
Apartments	17 6%	11 5%





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If the zoning was changed to permit apartments (rental units), how many units would you support?

	All Respondents		LCA	
<b>None</b>	210	<b>86%</b>	137	<b>84%</b>
<200	22	9%	19	12%
200 - 299	8	3%	4	2%
300 - 399	2	1%	2	1%
400 or more	3	1%	1	1%

If zoning was changed to permit condominiums (owned units), how many units would you support?

	All Respondents		LCA	
<b>None</b>	197	<b>80%</b>	124	<b>76%</b>
<200	34	14%	29	18%
200 - 299	9	4%	6	4%
300 - 399	3	1%	3	2%
400 or more	2	1%	1	1%

If zoning was changed to permit townhouses or single family homes, how many units would you support on this 12 acre lot?

	All Respondents		LCA	
<b>None</b>	180	<b>73%</b>	115	<b>71%</b>
DR 3.5	42	17%	29	18%
DR 5.5	7	3%	5	3%
DR 3.5 or 5.5	16	7%	14	9%

# Public Facilities Report

## Rodents and Roadwork

Rodents reside in most urban communities and Lutherville is no exception. This winter LCA has received a number of complaints about rats, and we need everyone's help to get on top of this problem. The most effective control mechanism is to eliminate their food sources, such as animal waste and leftover table scraps. Please do your part by covering your trash cans, placing filled plastic trash bags in sealed trash cans, and picking up your pet's poop.

Roadwork is continuing along Bellona, Division and Melanchthon Avenues. Gas, water and fiber optic lines are being relocated to make way for new stormwater drains. Gas line relocation is nearly complete. Next up is water line replacement, followed by the installation of storm drains. Baltimore County hopes all work will be completed by late spring or early summer. Until then please proceed with caution around the construction zone and as always abide by posted speed limits.

Thanks for helping keep Lutherville functioning and safe.

Ernie Shea  
Public Facilities Chair  
eshea@comcast.net

### Got Rats?

Here are some tips to prevent them without poison

Rats can enter your home through an opening the size of a dime. Seal all holes in roofs, walls, foundation, crawl spaces, and sheds. Seal openings around pipes, cables, and electrical wires that enter walls and foundations.

Cap plumbing vent stacks with hardware cloth.

Cut branches back three feet away from the roof.

Rip out ivy. Do not accumulate trash.

Use wire mesh or hardware cloth under porches that extends partially into the ground.

Provide tight-fitting covers on crawl space entrances.

Check garage shelves and storage sheds for evidence of rats.

Elevate your chicken coop by 18 inches.

If you feed the birds, feed small amounts at a time and bring feeders in at night. Clean up fallen seed.

#### DO NOT USE:

**Snap traps** in the open landscape. They can maim and harm other animals.

**Sticky traps** or glue boards. They cause horrific suffering and other animals get caught in them, including songbirds.

**Rodenticides:** Rat poison kills birds and wildlife, not just rats. When a hawk, owl, or bobcat eats a poisoned rat, they too, can become very ill or perish of secondary poisoning. Rat poison can also poison your dog or cat.

#### O.K. TO USE:

**Electronic traps** (only in safe locations) like The Raticator or other rat "zapper."

Sprinkle **cayenne pepper** on rat trails to deter them.

**RAPTORS ARE THE SOLUTION**

# Traffic Updates

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Good news! Over the last few months, the County agreed to reduce the speed limit on Bellona Ave between Seminary and York. After decades of efforts, we got the County roads, the Cockeysville Traffic and the LCA to agree that this was the best resolution.

The LCA has recommended improvements along Seminary to reduce signal wait time and backups. We are meeting with the Orchard Hill Community Association regarding common issues at Seminary and Bellona.

A reminder to all that there is no on-street parking along Seminary from York to the train tracks. Parking on the sidewalks is prohibited.

Flooding and related rumors of cutting through Greenspring Drive are being circulated by Friends of Roland Run. The County released to us the email threads and states without reservation that the County has no intention to cut through Greenspring Drive.

Information on our opposition and recommendations regarding the North-South Corridor plans are on the LCA website.

Deb Miran and Pamela Shaw



The LCA is seeking ideas to spruce up the Roland Run Greenway little park at Greenspring and Seminary.

If you have ideas or want to work on this project contact Karen Darden at [kd6252000@gmail.com](mailto:kd6252000@gmail.com)



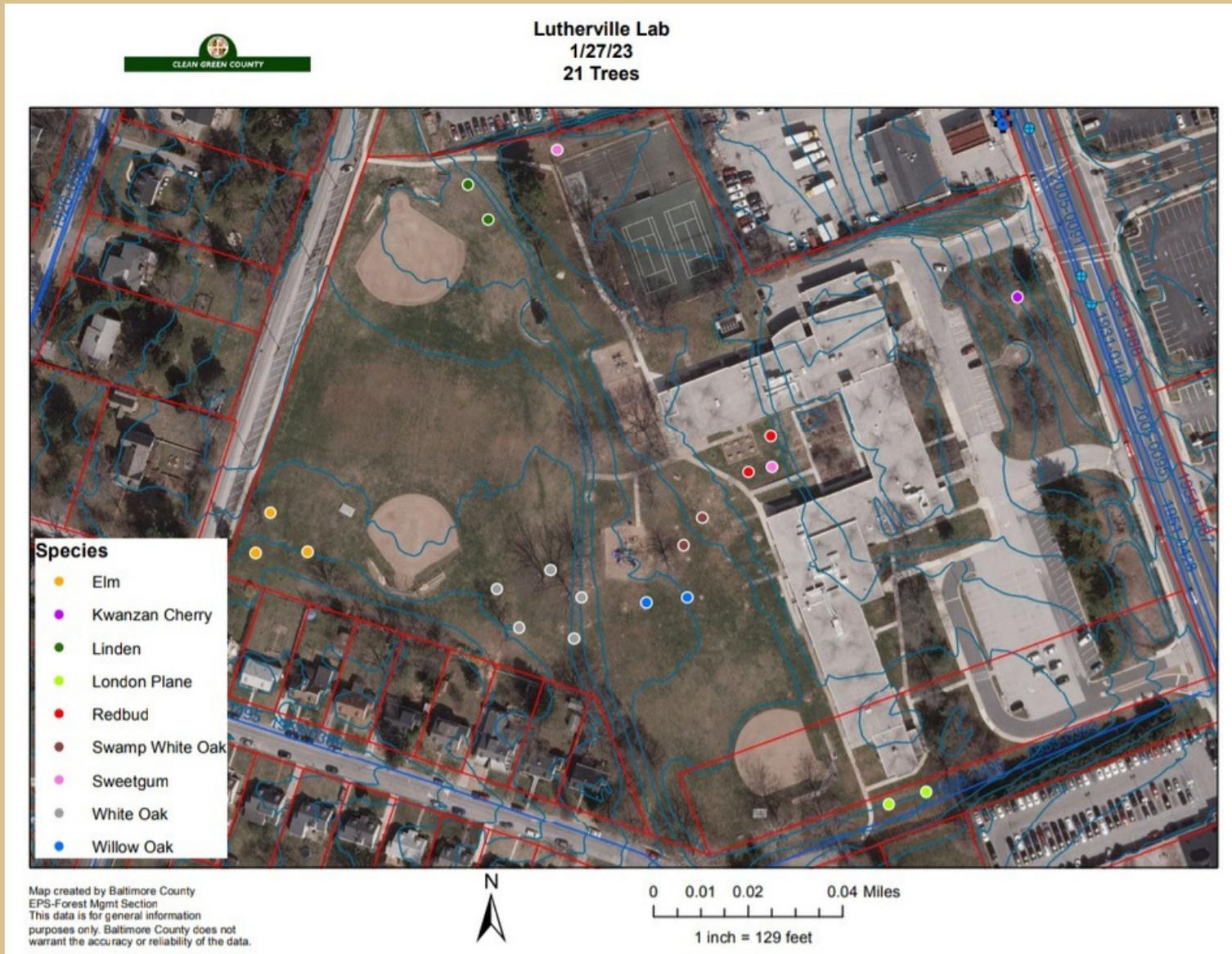
# Lutherville Lab To Receive New Shade Trees

Over the last few years at least 10 very large shade trees have been cut down because of age or sickness on the grounds of Lutherville Lab Elementary. These trees have provided shade for students using the playground and fields in the back of the school, in addition to the many environmental benefits.

In April of 2022, concerned neighbors led by Dan Reagle of Division Avenue, began the conversation with the school's leadership and Baltimore County's Department of Environmental Protection and Sustainability to get the ball rolling on replenishing the trees.

Through several email exchanges and a site visit, the team was successful in getting a plan and a promise for the County to plant 21 trees around the school and fields. The County is scheduling the plantings to begin this spring at the soonest or fall at the latest.

Dan Reagle and Rita Nabhan



# LCA Annual Easter Egg Hunt

**Date:** Saturday, March 25th (Rain date: Sunday March 26th)

**Egg Drop Off:** 12-1pm (12 eggs per participant)

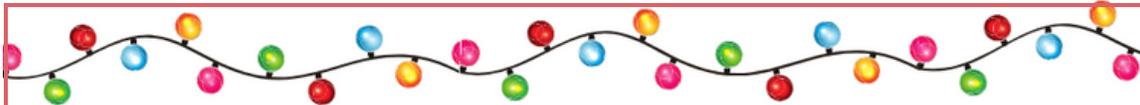
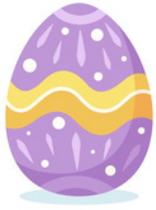
**Egg Hiding:** 1-2pm **Where:** West Lutherville Park  
(Little Park on the Corner of Riderwood and Morris Ave)

**EVENT BEGINS: 2:00pm**

Pssst: Don't forget your baskets to collect eggs.

*Please contact our Easter Bunny at [rita.m.omalley@gmail.com](mailto:rita.m.omalley@gmail.com)  
Eggs can be dropped off on the porch of 1722 Kurtz Ave in advance.*

**\*\*After 7yrs as bunny I'm retiring. We will need a new bunny to continue the tradition.\*\***



## And the 2022 winners are.....

**A Griswold Award: 522 Forest Drive**

**A Falalalala Award: 1615 Trebor Ct**

**A Blue Christmas Award: 1706 NotreDame**

**Most Artistic: 1515 Bellona**

**North Pole Award: 1701 Greenspring**

**Non-Denominational Display: 601 Morris**

**Best in Show: 801 Morris**



1801 Greenspring - for their Dancing Santa

1509 Bellona - for the addition of Lucy to the

Snoopy Display

both winners in the last 2 year - eligible for a prize next year



## **CONGRATULATIONS!**

PRIZES FROM LOCAL BUSINESSES WILL BE AWARDED AND DELIVERED TO MAILBOXES BY MID FEBRUARY! AS ALWAYS PLEASE CONSIDER RENEWING OR JOINING THE LCA!



Meeting dates/times are subject to change -- Check the website and Facebook for any changes.

Please look for more information on our Facebook page, on Nextdoor, or by signing up for our listserve by emailing us at [luthervillecommunity@gmail.com](mailto:luthervillecommunity@gmail.com).

[www.luthervillecommunityassociation.org](http://www.luthervillecommunityassociation.org)

Lutherville Community Assoc.

## **Board Meetings**



February 21, 2023

April 11, 2023

September 12, 2023

November 14, 2023

**St. Paul's Church  
Spangler Hall  
1609 Kurtz Ave**

All board meetings will begin at 7:00 pm and take place at St. Paul's Church, Spangler Hall unless otherwise noted. Board meetings are open to all LCA members.

## **Baltimore County Budget Town Hall- District 3**

**Wednesday March 15, 2023  
6:30 PM - 8:00 PM**

**Fasig-Tipton, Maryland State  
Fairgrounds**

Lutherville Community Assoc.

## **General Meetings**



**March 14, 2023**

Bring a children's book to donate to the West Lutherville Little Library!

**May 9, 2023**

(Annual Meeting - Elections)

**October 10, 2023**

**Vista Room  
Maryland State Fairgrounds  
2200 York Rd  
Timonium, MD 21093**

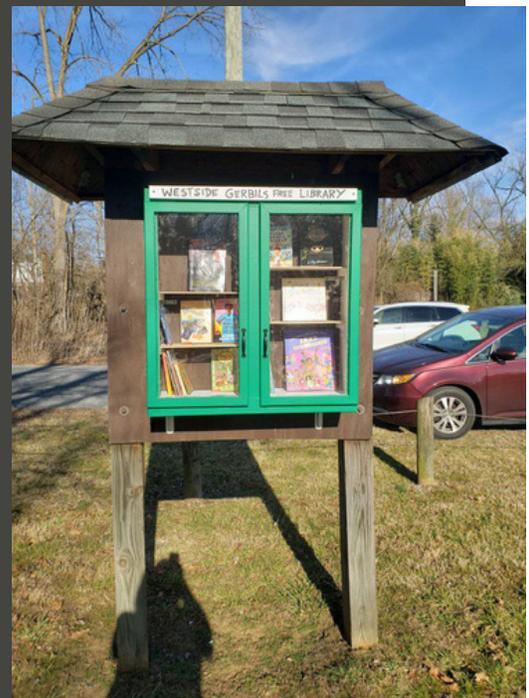
All meetings will begin at 7:00 pm and take place at Timonium Fairgrounds, Vista Room unless otherwise noted. General meetings are open to LCA members and interested parties.

# LCA BOARD & CONFLICT OF INTEREST POLICY

In response to concerns raised by some community members, at the November 15, 2022 LCA board meeting, the board approved a new Conflict of Interest Policy. All current board members have confirmed that no current conflicts exist. Any future board members will need to review and attest to the policy as well. To view a copy of the policy, please visit the LCA website and look under "recent news".

## New Little Library in West Lutherville Park Needs Your Books!

The Little Library in West Lutherville Park needs children's books! You can bring a child's book to our next **General Meeting on March 14th** to be added to the library. Thanks to our neighborhood builder for his donation to the community!



Your online business presence is more important than ever.

# HOW DOES YOUR WEBSITE LOOK?

[jpdgweb.com](http://jpdgweb.com)



Javi Padilla  
Design Group



Lutherville Community Assoc.

# MEMBERSHIP

## BENEFITS OF JOINING THE LCA

- Creates a unified voice
- Helps maintain home values
- Addresses neighborhood concerns
- Advocate concerns with local government
- Build bonds within the community
- Increases respect for neighborhoods and security
- Discounts from local businesses
- Not an HOA

## INTERESTED JOINING US?

**Residence: \$25**

**Business: \$35**

The LCA offers two types of membership – residence or business. Our membership year aligns with the LCA's fiscal year, October 1 to September 30 (per LCA bylaws). Please note: any payments made beginning July 1 will be applied to the upcoming fiscal year.

### Yearly Events:

- Winter Holiday Celebrations
- Towson Univ. Spring Clean Up Volunteer Day
- Easter Egg Hunt
- Annual Yard Sale
- Fall Fest & Bon-Fire at College Manor

✉ [luthervillecommunity@gmail.com](mailto:luthervillecommunity@gmail.com)

🌐 [luthervillecommunityassociation.org](http://luthervillecommunityassociation.org)

📍 PO Box 6, Lutherville, MD 21094