

Luthervillian

News & Updates from the Lutherville Community Association

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Message from the President

Pamela Shaw - President

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It's been a very, very, busy couple of months. I'm writing this on March 1st, and everything is continuing to move forward at breakneck speed. I'll be covering the following in my President Message:

- Masterplan 2030,
- Bill 3-24 Mixed Use Development,
- CZMP - Comprehensive Zoning Map Process (page 2), and
- State Legislative Session SB 484 and crossfiled HB 538 Housing Expansion and Affordability Act of 2024

Masterplan 2030

This document was supposed to have been approved in 2020 as the blueprint for the next 10 years. The Pandemic interfered and the document only recently reached the County Council.

The Masterplan process kicked off in the Winter of 2021. There was a series of public engagement opportunities and hearings, with the document reaching the County Council in January. After more opportunities for public comment the County Council made a huge number of amendments.

The most significant was to codify the document not as a "living document" what they call a "StoryMap", but it is in a permanent written format that could only be changed by the County Council.

The second key change was to the areas called "Nodes". Nodes were identified using an underlying table of characteristics which were supposed to be indicators of areas needing revitalization or what they called "Retrofitting".

The Nodes were supposed to be circular with a dark center where the most serious redevelopment was needed. Some nodes had no "cores", and some were shaped like PacMan.

Many of these "Nodes", were removed or modified by each of the Councilman in over 60 amendments.

(More on the amendments affecting District 3 later in this issue.)



Our next meeting is March 12th, 7 p.m. at the Vista Room at the Maryland State Fairgrounds. See you there!



Message from the President: page 2 of 3

Bill 3-24 Mixed Use Development

This bill introduced at the request of the County Executive in January was intended to increase areas that would allow Mixed Use Development BY RIGHT, in commercial zones BL, BM and BR, when they were in a Node.

This bill also "redefined" what a "Node" was, even before the Masterplan 2030 would have been approved. A "Node" would have had a much wider meaning than it had in the Masterplan.

This bill also was presented after the close of the CZMP issue entry deadline (more about that coming up next) so residents and the Council were prevented from requesting rezoning of these commercially zoned properties.

This bill received strong opposition from the Council, residents and community associations alike.

At this moment, this bill is technically still alive, but postponed until March 4th, when it is expected that it will be withdrawn in favor of a Council prepared bill. The content of the replacement bill is still the subject of speculation. (Stay tuned for more on this in the coming weeks.)

CZMP - Comprehensive Zoning Map Process

Well underway as I'm writing, the twelve month CZMP timeline from October 2023 - September 2024 is one quarter of the way done.

We've passed the dates for submission of issues by residents, property owners, community associations, the Planning Board and the County Council.

All through February the Planning Board had public hearings, district by district to hear from concerned citizens. Testimony was accepted in person or in writing. Due to weather the District 3 hearing was conducted virtually.

The LCA has been working in collaboration with the other nearby community associations of Orchard Hills, Dulaney Valley Improvement Association and York Manor Community Association to address CZMP issues in the Lutherville-Timonium area.

The District 3 issue list contains 64 items, including 15 entered by Councilman Kach, 5 entered by the Planning Board/Department of Planning, and 44 entered by the public.

During March the Department of Planning will review the zoning requests and provide a recommendation for each request and in April during the Planning Board work sessions they will review the zoning requests and provide a recommendation for each request.

The next part of this process for US are two public hearings for the County Council. Mark your calendars!

Thursday March 21st
Councilman Kach's Own Public Hearing
6:30 p.m. Fasig-Tipton Sales Pavillion, Timonium
Fairgrounds.

Tuesday June 4th
County Council Public Hearing
Time TBA Fasig-Tipton Sales Pavillion, Timonium
Fairgrounds.

If you want to express your concern about any of the issues you are encouraged to write directly to Councilman Kach, Council3@baltimorecountymd.gov

Message from the President: page 3/3

State Legislative Session / SB 484 and crossfiled HB 538 / Housing Expansion and Affordability Act of 2024

The Governor has introduced a package of bills aimed at addressing a shortfall of 69,000 housing units across the state.

The pair of bills, listed above, is aimed at jump-starting this development through the use of manufactured (commonly thought of as modular or factory made) homes and provides an incentive for higher densities achieved within a mile of rail station.

What is extremely concerning about these bills is that they override the zoning authority of local jurisdictions.

It takes the zoning decision-making authority away from the local legislators who know communities best.

It also prevents local jurisdictions from restricting building permits where infrastructure to support such developments is inadequate.

These bills circumvent local Adequate Public Facilities Ordinances (APFO) and restrict local public hearings which are by code are required for such developments.

These bills poses a threat to our communities by overcrowding our schools, overburdening water/waste water systems, taxing our electrical grid, and choking our roadways.

As I'm writing this SB 484 is having a hearing in Annapolis in the Education, Energy, and the Environment Committee on 3/1.

HB 538 had a hearing in the Environment and Transportation Committee on 2/20.

During this hearing County Executive Johnny Olszewski, representing the Maryland Association of Counties (MACo) supported this bill with nine amendments.

You can watch Maryland General Assembly (MGA) SENATE Floor Sessions and Committee Hearings at the MGA YouTube Channels at:

<https://mgaleg.maryland.gov/mgaweb/Information/YouTubeChannelInfo?id=s>

You can watch Maryland General Assembly (MGA) HOUSE Floor Sessions and Committee Hearings at the MGA YouTube Channels at: <https://mgaleg.maryland.gov/mgaweb/Information/YouTubeChannelInfo?id=h>

We'll be updating you on the status of these bills on Facebook and Nextdoor.

Winding Up

If you want to know more about what's been going on, the LCA General Meeting is Tuesday March 12th, 7 p.m. at the Vista Room of the Fairgrounds.

The following night March 13th, 7 p.m. the Greater Timonium Community Council (GTCC) will have their meeting also at the Vista Room of the Fairgrounds.

Dept. of Planning on Social Media

The Department of Planning is happy to announce our new Social Media accounts on Facebook and Instagram. These new pages have been created as in order to stay connected with community members across the county and engage with constituents in new ways.

We are excited to feature "Community Highlight" series where we will feature various communities and neighborhoods. If you would like to feature you community in this series, please let us know!

Please take a moment and visit our pages. Once there, click "Like" or "follow." We look forward to keeping you up to date on meetings, events, and other Department of Planning and Planning-related initiatives.

Balt Co
Planning

FOLLOW

US ON INSTAGRAM & FACEBOOK



@baltcoplanning



facebook.com/baltcoplanning

Community Planning Institute

HAVE YOU EVER ASKED . . .

HOW CAN I SHAPE THE FUTURE OF MY COMMUNITY?

The Department of Planning has created the Community Planning Institute (CPI) to empower Baltimore County community members & stakeholders to be productively engaged in planning, land use, and development processes & practices that impact their communities and neighborhoods. Participants will learn how decisions are made, be provided with resources to keep them informed, and understand practical ways to advocate for their communities.

Applications Available: March 18-29



May 07 | Welcome/Kick Off

Meet class members and other Baltimore County officials and more!



May 14 | Planning 101

Learn the purpose of community planning and common practices of the Department of Planning.



May 21 | Understanding Zoning

Understand the purpose of zoning and how that impacts the long-term make up of Baltimore County neighborhoods.



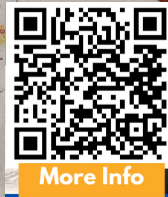
May 28 | County Development

Overview of how Baltimore County officials, developers, and lawyers approach development.



June 4 | Graduation

Attend graduation ceremony and officially become a Planning Ambassador.



More Info

Lutherville Volunteer Fire Company

WE NEED VOLUNTEERS!

- NO EXPERIENCE REQUIRED
- LIVE-IN PROGRAM



LUTHERVILLE VOL. FIRE CO. LVFC.COM/JOIN



Becoming an LVFC firefighter is a very rewarding experience and offers you the chance to give back to your community. We look forward to meeting you and helping you succeed as a member of our dynamic organization.

- Available Membership Types
- Member Benefits
- Member Requirements

Whether you want to be fighting fires in our community as a Fire/Rescue Member or Live-In Member, or assisting our organization in a non-operational capacity as an Associate Member, we have opportunities for **EVERYONE** willing to make a difference in their community.



Community Quick Takes



The LCA has been in discussions with State Highways Administration regarding speed and parking signage along West Seminary Ave as a result on multiple speed related accidents and continuing parking complaints. Improvements are ongoing.



With all the high wind and rain please take the time to clear the storm drains in your neighborhood. Water drains to the lowest level and any debris, limbs, and rubble slows or blocks its path resulting in puddling and pooling.

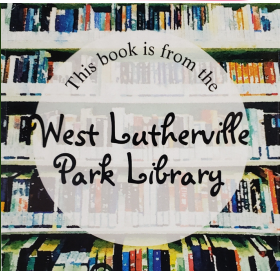


The LCA and the residents of Burton Ave are meeting with State Highways Administration regarding the traffic noise in the area where I-695 and I-83 encircle Seminary Park and the Burton Ave homes.



The LVFC Siren has been off for several months now, a decision made by the company, in response to an enterprise wide dispatch software upgrade that resulted in a high frequency of erroneous alerts. The software to fix the bug has not yet been deployed.

Chief Rund, Fire Department, reports that new pagers for LVFC have arrived and are in the process of being programmed. Deployment date not set as of this writing



The Little Library at the West Lutherville Children's Park continues to be very popular. If you have children's (pre-school, elementary and middle school) books in good condition please donate directly to the library. Please be mindful of appropriate content for these age groups.



Within our community there are a number of County owned properties which grow out of control without any maintenance. In collaboration with neighbors we've been asking for the County to address issues of dead trees / falling limbs that are causing electrical interruptions), overgrown bushes, vines in the roadway, etc. There is little coordination between Highways and County Properties to address these issues. Discussions continue regarding the rehabilitation of one such property on the 1600 block of Division Ave.



RECOMMENDATIONS WANTED

The LCA is looking for recommendations for someone to do repairs to the Historic Lutherville signs in the community.

luthervillecommunity@gmail.com

Community Accolades, Farewells and Thanks!

The LCA wants to **Recognize** the following honorary community members

Cockeysville Precinct
Community Outreach



Thank You

College Manor



THANKS

LVFC



Thank You

St. Paul's
Lutheran



Thank-you and Farewell to Pastor Ed Kay

Thank you Pastor Ed Kay for being an ambassador and partner in our community, we wish you all the best in your next role as Senior Director of Discipleship in the Evangelical Lutheran Church. Lutherville will always be a home.



ST. PAUL'S
LUTHERAN CHURCH



Congratulations to newly ordained Rabbi Emily Stern



Rabbi Stern of Kol HaLev was ordained as a mashpia, a Jewish Spiritual Director, by the ALEPH Ordination Program in January 2024.

Kol HaLev

"Voice of the Heart" – a synagogue community

kohlalevmd.org

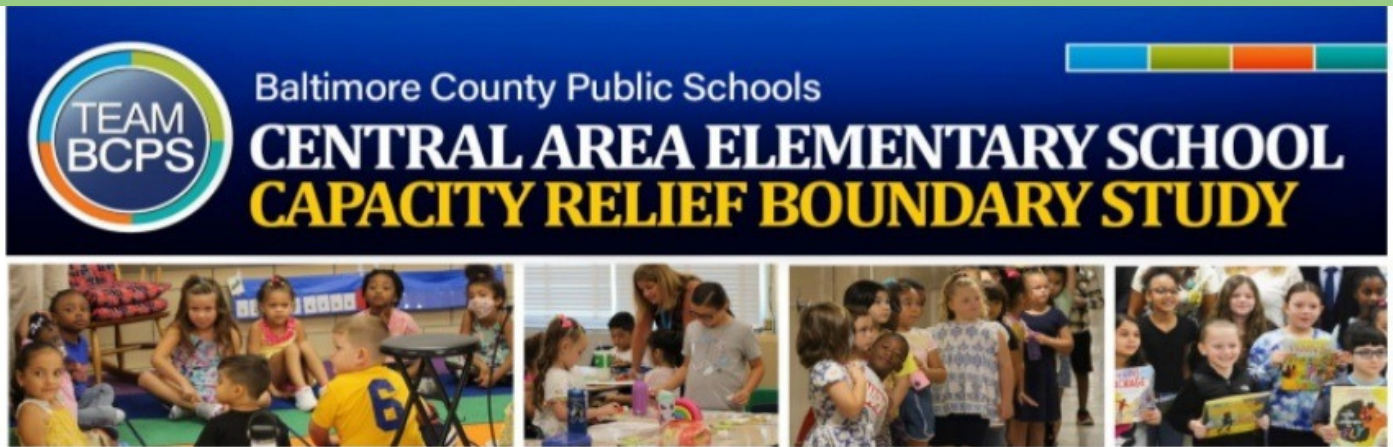
Welcome to Holy Comforter Rev. Nicholson

Welcome to Reverend Anne Nicholson who joins as Rector of Holy Comforter March 1st.

holycomfortermd.org



Lutherville Lab needs your support on March 6th



Please support our school at the *BOE Public Hearing next Wed March 6 at 6:30 pm at Loch Raven HS*

Lutheville Lab's school community is in jeopardy of being split up as the Capacity Relief Boundary Study continues to go through review.

The boundary study committee submitted their final maps to the Board of Education meeting last week. In that submission, Lutherville Lab's school boundaries were unchanged. The school community fought hard to keep our children together and to keep our at risk students in a familiar environment where they are known, loved and thriving.

Even though Lutheville Lab never came seeking relief nor have they been reluctant to help other schools who need relief (because we don't have any space to offer!) As a community we will need to come forth and speak about the impact of changing our school's boundaries. We believe we are in a position to defend that we are not a community who "just doesn't feel like contributing to the solution."



Support Your Community

Your membership helps our community flourish, improves the quality of life in our neighborhood, and helps cultivate a strong family atmosphere.

Annual fee is only \$25 per household

You can pay online via PayPal by visiting:

luthervillecommunityassociation.org

or mail in your check payable to:

Lutherville Community Association



**LUTHERVILLE
COMMUNITY
ASSOCIATION**

MEMBERSHIP MATTERS

JOIN OR

↓ RENEW TODAY ↓

LuthervilleCommunityAssociation.org

As residents of Lutherville, I hope you are aware that every year the nominating committee works hard to recruit a slate of nominees for the May elections.

This year we'll be having our election at our May General Meeting on Tuesday, May 21, 2024 at 7pm at the Timonium Fairgrounds Vista Room.

We are a very diverse community and it's nearly impossible not to find an area that would be of interest to you. I urge you to become more involved in this community.

There continue to be many changes happening in our area and there couldn't be a better time to become active. Take this opportunity to find out more about your neighborhood and make a difference.



The following positions will be up for election: (These are for a 2 year terms)

Directors at Large (2): Incumbants: None, all previous Directors have completed two full terms.

"The two Directors at Large shall be responsible for recording attendance at LCA meetings and encouraging members to attend and participate in LCA functions, and any other assignments as assigned by the Board of Directors." At the present time the Directors at Large are tasked with Fundraising, Membership Drives and coordination with Special Events for the annual Fall Bon Fire.

Public Facilities: Incumbent : None

"The Public Facilities Committee is responsible for all matters concerning open space, streams, parks, playgrounds and walkways within the boundaries of the community." This Chair is also involved with environmental issues that are beyond our immediate borders but have impact on our community. This Chair also addresses general health and welfare issues within the community. The Public Facilities Chair works collaboratively with the Traffic Committee Chair on issues where their missions intersect.

Membership: Incumbent Claire Hach

"The Membership Committee shall be responsible for all membership solicitation and maintain(s) records of current members." The membership chair is expected to develop a plan to solicit new members through a variety of proactive mechanism that are modern and innovative.

Hospitality: Incumbent: Maureen Henley

"The Hospitality Committee shall be responsible for welcoming new residents to the community, informing them of LCA membership eligibility and furnishing refreshments at LCA meetings" The Hospitality Chair is expected to reinvision the hospitality function in light of the continuing pandemic, finding ways to engage new residents in new ways that are acceptable in the current environment. The Chair is expected to determine best ways to identify new residents to our community by leveraging our existing membership.

Looking for New Board Members on the LCA



WE'VE GOT SOME SEATS TO FILL



History: Incumbent : Paul Fenchak

“The History Committee shall be responsible for LCA archives and all activities of a historical nature within the boundaries of the LCA.” This chair is tasked with developing ways to preserve our paper records in a permanent format. I

Traffic: Incumbent : Deb Miran

“The Traffic Committee shall be responsible for all matters concerning pedestrian and vehicular traffic within the boundaries of the community.” The Traffic Committee Chair works collaboratively with the Public Facilities Chair on issues where their missions intersect.

Zoning: Incumbant : Lisa Baldanza

“The Zoning Committee shall be responsible for all matters concerning zoning or development within the boundaries of the LCA. It shall be responsible for the implementation of the Lutherville Master Plan and for proposing changes thereto.” The Zoning Chair also monitors zoning and development immediately external to the LCA boundaries where such development could have an impact on our residents. The Zoning Chair also monitors the Baltimore County WorkPlan 2030, zoning related state and local legislation and advises other committee chairs where subject matter impact their areas of responsibility.



How to Learn More about open positions and nominating

Karen Darden
Nominating Chair

If anyone is interested in learning more about these positions or ready to commit, please let me know by April 1st and I will get the proper forms to you. My contact information is 443-847-0985 or kd6252000@gmail.com.

Membership status shall be effective upon payment of annual dues. Persons submitting applications for positions must be dues paying members at the time of application and must maintain their LCA membership during their term. The LCA Fiscal Year is October 1 – September 30.

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.”

All members of the Board are required to complete a Conflict of Interest Discloser form.

All forms can be found at:
<https://luthervillecommunityassociation.org/resources>

Community Events

Lutherville Community Association

EASTER Egg Hunt

FOOD-GAME-FUN

SATURDAY, MARCH 23, 2024

WEST LUTHERVILLE PARK

1-2pm Egg Drop Off

3-3:15pm Easter Egg Hunt

3:15-4pm Park & Play Time!

Contact Maija for more info:
GetSuperSimple@gmail.com



LCA

Calling all bunnies!

The annual Easter Egg Hunt will be on Saturday, March 23rd at 3pm. To participate:

**** Drop 20 pre-filled easter eggs per child in advance at: 1616 Kurtz Ave. or at the park the day-of from 1-2pm.**

Please label your eggs for your child's age group:

- 3 and under
- 4-7yrs
- 8 and up

**** Bring your basket at 3pm and get ready to find some eggs!**

Questions? Want to help hide eggs? Are you able to donate prizes, candy, or eggs? Email Maija Johns at GetSuperSimple@gmail.com

The Social Bird Flies Again Beginning April 5th!

Come out each week and meet new people at the roaming happy hour where neighbors become friends. Bring your own drinks and snacks and dress for an outdoor meet & play for all ages. Interested in hosting? Want to sponsor the event?

Email Maija Johns at GetSuperSimple@gmail.com.

RETURNING SOON:

Friday, April 5th

5:30-7:30pm

**Lutherville Volunteer Fire Company
1609 Bellona Ave.**

LUTHERVILLE Flamingo FRIDAYS

The weekly neighborhood flock party

RESUMES APRIL 5th!

5:30-7:30pm at LVFC

**Lutherville Volunteer Fire Company
1609 Bellona Ave.**

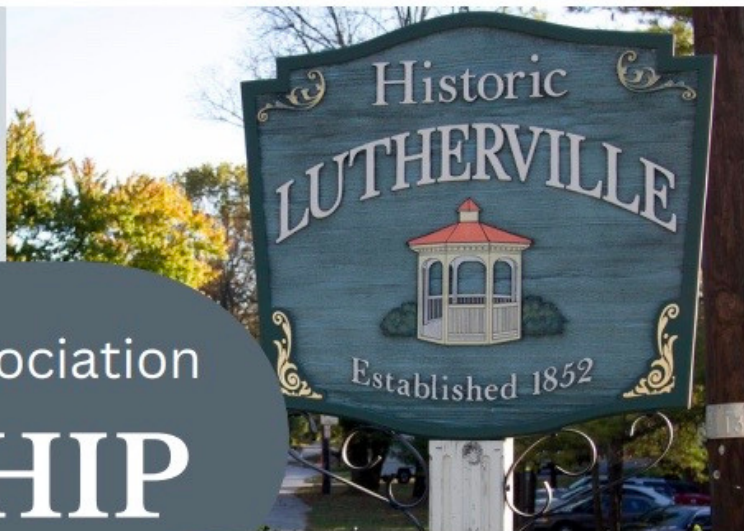


LCA

<https://luthervillecommunityassociation.org/>

Hosts Wanted!





Lutherville Community Association

MEMBERSHIP

INTERESTED IN JOINING US?

BENEFITS OF JOINING:

- 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
- Not an HOA

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

Residence: \$25

Business: \$35

The LCA offers two types of memberships- residence or business. Our membership 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.

✉ luthervillecommunityassociation.org

📍 PO Box 6, Lutherville, MD 21094

Paying your dues online is fast and easy and we'll take a check too!

Scan this QR code or Visit:

<https://luthervillecommunityassociation.org/join>



THE LUTHERVILLE COMMUNITY ASSOCIATION
P.O. Box 6
Lutherville-Timonium, Maryland 21094

PRESIDENT: Pamela K Shaw
VICE PRESIDENT: Kurt Nachtman
SECRETARY: Jenna Hatfield
TREASURER: Tyler Stiff

Is the County Council Structured Correctly?

Written by Eric Rockel - 3rd District member of the Workgroup)

That question concerning the appropriate structure for the County Council is a question that many residents have asked over the last couple of years. The Council, with seven members representing seven distinct districts, has held the same form and number of districts since the 1950s when Baltimore County first adopted home rule and its charter form of government.



Population in Baltimore County has swelled to approximately 850,000, and at this time people of color compose approximately 47 percent of the County's population. Those communities of color feel that they are underrepresented by officials in elected office when compared to the overall demography of the County, and a lawsuit remains open over this representation issue.

In response, the County Council resolved to form a County Council Structure Review Workgroup to research the matter and make recommendations as an advisory group. The workgroup consists of one appointee from the County Executive, one appointee from each member of the Council, one member of the Planning Board, selected by the Council, and representatives (one each) with expertise in the fields of political science and demographics. There are also two ex-officio members, one each designated by the Executive and the Council.

To date there have been six meetings of the workgroup, in which topics such as the legislative structures of other counties in Maryland and beyond have been discussed, as well as the personnel and physical accommodations needed to support each Council member. In addition, we have discussed the projected population for Baltimore County in the future and examined the current demographic profile of each of the seven districts.

The workgroup members have a variety of opinions regarding how many districts should constitute the Council. Some members want to keep the status quo in terms of number of districts, while other members want to expand the Council to 9, or 11, and even 13 members.

There will be two in-person meetings held by the workgroup before final recommendations are formulated at the end of March. An in-person public hearing will be held on March 14th, from 6-8:00 PM at the Whitemarsh Public Library, 8133 Sandpiper Circle; and the second in-person meeting will be held on March 20th, from 6-8:00 PM, at the Woodlawn Public Library, 1811 Woodlawn Drive. If you can't attend one of these meetings, you can still register your opinion at councilworkgroup@baltimorecountymd.gov.

Budget Town Hall - Voice Your Concerns



Each year, this County Executive has held Budget Townhalls, one for each council district. At these Townhalls, individuals are able to speak directly to the County Executive about concerns for their communities. Many of the agency heads are also present to speak with during the time before the meeting begins and as issues are raised.

You can still also submit your concerns by email to: townhall@baltimorecountymd.gov

The LCA made two budget submissions one around needs for Public Safety and another around Recreation and Parks issues.

Code Enforcement and Community Sweeps



The LCA has been following up with Code Enforcement about citations issues as a result of "Community Sweeps". These citations issued over the last two years are not the result of Community Sweeps.

A Community Sweep according to the County's webpage is:

"A community sweep is a general review of a neighborhood where the team looks for egregious visible violations, which can be easily corrected. The team will issue correction notices, citations and possible fines during this process for various code and zoning violations."

These "sweeps" were actually the result of an individual who directly contacted the Chief of Code Enforcement regarding concerns, that should have been entered in the system as a "Constituent Complaint".

On Code Enforcement issues, the LCA is following up on several that had been languishing unresolved for months. We were able to identify several unresolved issues including a couch on Lincoln Ave that had been at the curb for almost three months.

Finally, the wheels of government are moving on these complaints.

Mark your Calendars - CZMP Public Input



COMPREHENSIVE ZONING MAP PROCESS: PUBLIC INPUT **MEETINGS MARCH 21st and JUNE 4th**



There have been recently posted zoning notices throughout the Third District in accordance with the Comprehensive Zoning Map Process (CZMP) notifying the community that a parcel is being considered for a change in zoning. Many of these zoning issues have been raised by developers, while fourteen have been raised by my office. For a complete log of issues for District 3, please click [here](#).

In each case, I take a long look at what is called for in the County Master Plan: the wishes of the community, the situation concerning traffic, the potential impact on our schools, and the effects on our environment. The decision whether to change the zoning on any particular property is dependent upon a long deliberative process.

To this end there are two upcoming meetings which I encourage you to attend and participate in. The first meeting is one which has been organized by my office. The second is a hearing before the entire County Council regarding all district 3 issues as required by County Code. The meeting dates, locations and times are listed below:

- **Councilman Kach's Own Public Hearing – Thursday, March 21, 2024 Fasig-Tipton Sales Pavilion (Timonium Fairgrounds), 6:30pm (testimony sign up begins 5:45pm)**
- **County Council Hearing - Tuesday, June 4, 2024 Fasig-Tipton Sales Pavilion (Timonium Fairgrounds), Start time TBA**

In addition, I encourage you to send me your thoughts and comments on any CZMP issue to Council3@baltimorecountymd.gov.

Like the last CZMP, I am strongly urging proponents and opponents of each issue to meet individually regarding the differences which exist between the interested opposing parties. While legally I cannot be involved in these private deliberations, in many cases, if there is an agreement reached between the property owner and community, covenants can be drafted and executed reflecting the agreement.

Should you have any questions regarding what any proposed change in zoning may allow, please consult the [Citizen's Guide to Zoning](#). Additionally, you can contact the Department of Planning at 410-887-3480 or my office at 410-887-3387.

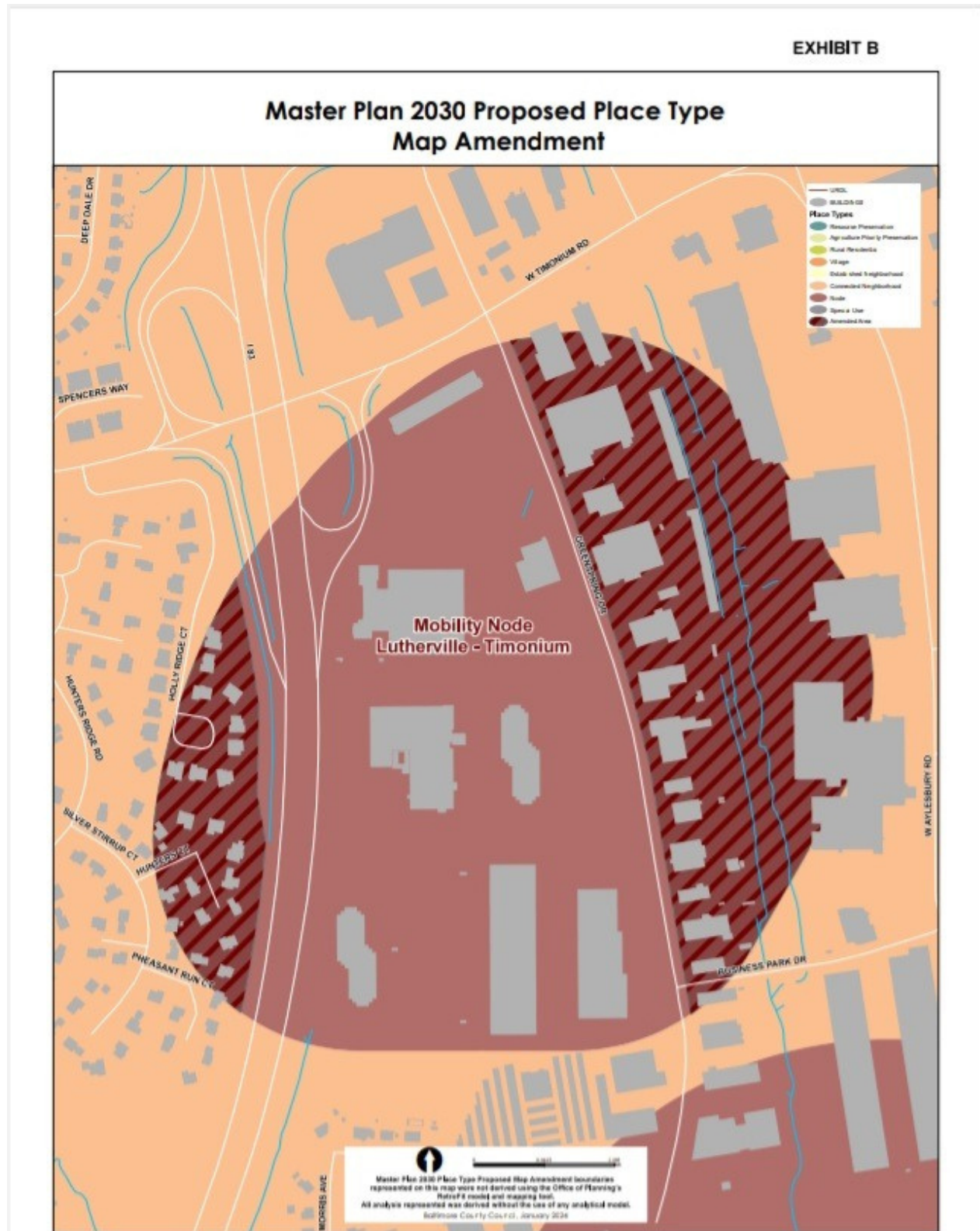
The final decision on CZMP issues, by law, cannot be made until September of 2024.

As reported earlier in this issue, each Councilman introduced amendments to the Masterplan specific to their Council district. Councilman Kach introduced amendments which addressed the NODES planning in District 3.

"The Master Plan 2030 Place Type map is amended to strike the mobility node in the Lutherville-Timonium area, as identified in Exhibit A."

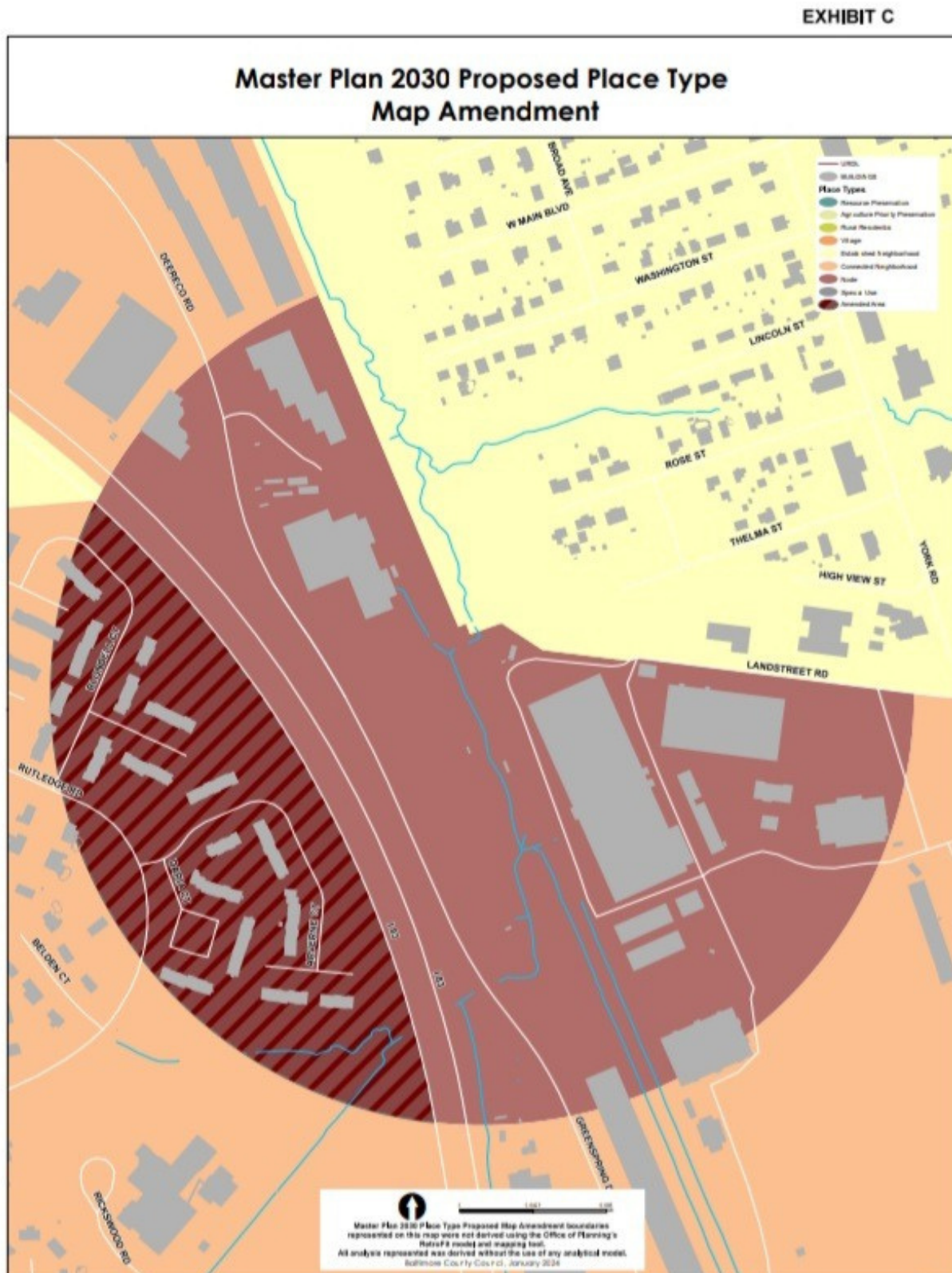


The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled "amended area" in the mobility node in the Lutherville-Timonium area, as identified in Exhibit B."

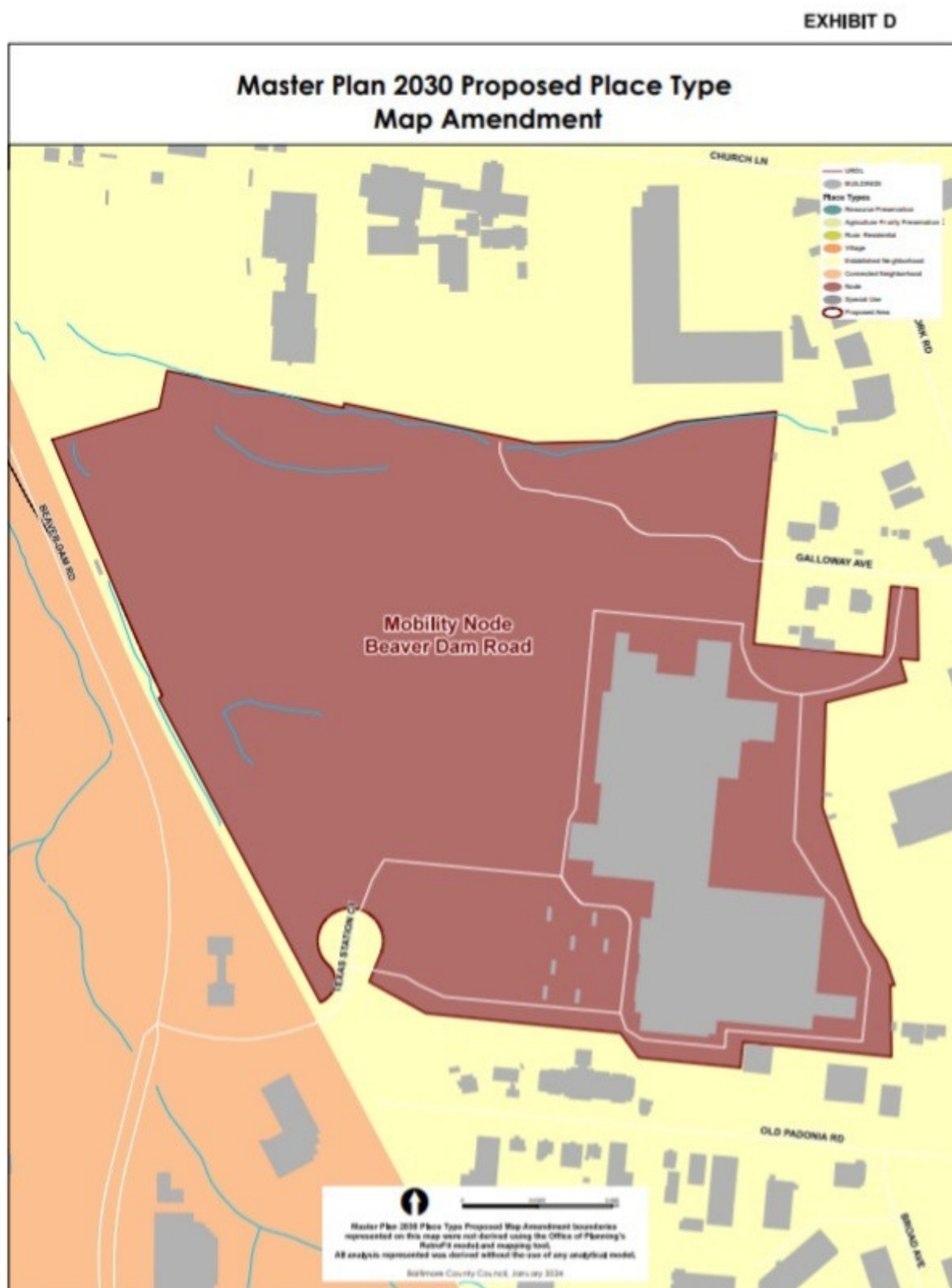


Masterplan 2030 - District 3 Amendments

The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled "amended area" in the mobility node in the Lutherville-Timonium area, as identified in Exhibit C."



The Master Plan 2030 Place Type map is amended to add a mobility node in the Beaver Dam Road area, as identified in Exhibit D."



The Master Plan 2030 Place Type map is amended to strike the hatched areas labeled "amended area" in the regional commercial node in the Hunt Valley area, as identified in Exhibit E."

