

# On The Road

THE NEWSLETTER OF THE HANOVER ROAD ASSOCIATION, INC.

February 2008

**Our February 13, 2008 Hanover Road Association meeting will be held at the Pearlstone Conference Center located at 5425 Mt Gilead Road.**

## **Baltimore County Comprehensive Zoning – Request for zoning changes in our area**

On January 16, 2008 the Board of Directors for the Hanover Road Association met at the Pearlstone Conference Center. All of the elected officers were in attendance.

We now have the HRA Board of Directors recommendations on the issues for your review. The general membership will vote on the issues at the February 13, 2008 meeting.

We will comment on all issues at the March 11, 2008 Planning Board Public Hearing held at Loch Raven Senior High School. Letters stating our position on each issue will be forwarded to all members of the Planning Board and Councilman T. Bryan McIntire.

## **Commercial Issues**

**Issue 3-032** - Requesting BL-CR (Royal Farms – RT 30 & Emory Road) – ***Voted to support with very restrictive covenants***

Limit the size of commercial zone and have a substantial buffer of RC-2 zoned property within the boundaries of this property. There will be extensive landscaping on the property. Evergreen plantings will buffer the north and west sides of the property. Lower growing vegetation will be planted along RT 30 & Emory Road.



The State Highway Administration will be offered property along RT 30 and Emory Road for intersection improvements.

The three houses and restaurant now on property will be razed. Signs will be limited in size and location, lighting will be designed to be contained to this property and reduced after 10:00 pm. Car wash will not be installed until approved by community. We want assurance the operation will be environmentally safe and will not have an adverse effect to water wells in our area. The car wash will only be in operation during day light hours.

A covenant agreement will limit current and future uses on the property. The 3.7 acres now on three deeds will be considered as one in the future and will not be subdivided. There will be no additional buildings (other than the Royal Farm Store & future car wash) constructed.

**Issue 3-027** – Requesting M.L. (Brothers Roofing) – ***Board voted to oppose this request as currently requested***

The zoning request of Manufacturing Light raised concerns as to what the future uses could be. The size of the proposed building 21,000 square feet was compared to the Sportsman Hall Roller Rink.

## **ATTEND THE NEXT MEETING**

of the Hanover Road Association  
**Wednesday, Feb. 13th, 7:30**

*Location:*  
Pearlstone Conference Center  
5425 Mt. Gilead Road



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Again there is concern over RC land being utilized for commercial use. Since then Mr. Martindale has met with several HRA Board Members and wants to present a new proposal to the membership on February 13, 2008 with several changes and a covenant agreement.

**Issue 3-006** - Requesting BR (RT 30 – south of Emory Rd) – **Board voted to oppose this change as currently requested**

There was concern about additional auto repair shops along RT 30. I have met with the Nash brothers and they would like to have an opportunity to again address the membership of the HRA. Their building will have brick exterior with architectural design similar to the Farmers & Merchants Bank. Offices will be in the front facing RT 30. Auto repair will be confined to the rear of the building.

**Issue 3-026** - Requesting BL (Emory Rd – east of RT 30) – **Board would support R.O. zone change for this property**

This building is currently being used as an office for a Plumbing Operation. The Board did not want to see an extension of (B.L.) commercial zoning along Emory Road in a residential area.

**Issue 3-012** - Requesting BL (Lees Mill & RT30) – **Board voted to oppose this request as currently requested**

Mr. & Mrs. Burnham attended the Board Meeting to talk about their zoning request. Mr. Burnham would like to have a shop to restore and resell small fire department equipment and memorabilia. Mrs. Burnham would like to have the ability to have a beauty shop with one hair dresser and tanning beds on the first floor of the house. Our concern is that Business Local Zoning would allow more extensive commercial use in the future or to a future owner. The Board would have been more receptive to Community Business or R.O. with a covenant agreement.

**Issue 3-057** - Requesting ML (97 acres, RT 30 & Old Hanover Road) **This issue has been dropped**

Contract buyer had requested Manufacturing Light on this property. The contract buyer has terminated the purchase and sale agreement on this property.

## Rural Conservation Issues

**Issue 3-001** – Requesting RC-4 (42 acres along Glen Falls Rd) - **Board voted to support this request**

RC-2 to RC-4 – Limited to 4 to 6 lots clustered on 42 acres. Owner has approximately 170 acres in agriculture preservation now. Owner intends to put additional acreage along RT 30 in agriculture preservation.

**Issue 3-077** – Requesting RC-4 (141 acres along Glen Falls Rd) - **Board voted to take no position on this request at this time**

We have not heard from this property owner. The request is for RC-4 which could allow for up to 25 building lots. Although we know this property was down zoned in 2004 from RC-4 to RC-8 and this is an effort to recapture that previous zoning. We believe a plan for clustering lots and reducing the number of building lots would be much more acceptable.

**Issue 3-136** – (101 acres along RT 30) - **Board voted to support current RC-4 zoning**

Hanover Road Association supported zoning upgrade from RC-2 to RC-4 on this property in 2004. We have a 99 year covenant agreement limiting it to 7 building lots and do not want anything to adversely affect that covenant agreement. Baltimore County Council Request

**Issue 3-134** (Trenton Mill Road)  
**Board voted to take no position on this issue**

This issued is raised by the Baltimore County Planning Board.

**ROG News** - On Monday night of this week the ROG community association meeting was held that represented the Reisterstown, Owings Mills & Glyndon area. One of the issues talked about was requesting support for a bill that would preserve 150 acres of the Rosewood property as a future park. One of the few large land holdings remaining undeveloped in that area.

### ASSOCIATION OFFICERS

**President:** Glenn Elseroad  
**Vice President:** George Neubeck  
**Secretary:** Rob Holtz  
**Treasurer:** Carol Isaac

### BOARD OF DIRECTORS

Sandy Brown      Stan Dabkowski  
Dorothy Griffin    George Harman  
Bob Slaterbeck    Kelly Palmiotto  
Libby Southall     Mike Snyder  
                         Paul Joyce

### FOR MORE INFORMATION OR TO CONTACT OFFICERS AND THE BOARD:

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*Vice President:* George Neubeck, 410-833-0893  
*Secretary:* Rob Holtz *e-mail:* rholtz@aol.com

### MEETING SCHEDULE

The association holds public meetings on the second Wednesday of every even-numbered month at 7:30 p.m. at Mt. Gilead United Methodist Church, Woodensburg.

### MEMBERSHIP

Open to anyone interested in preserving the quality of life in the Hanover Road area and promoting cooperation between the residential, business and agricultural communities.

*Annual Dues: \$20.00*

**Hanover Road Association**  
**P. O. Box 70**  
**Boring, MD 21020**



**HanoverRoad.org**

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How fortunate we are to have the large farms and beautiful country side. We must be proactive and aggressive in our land preservation efforts and work together to control the changes in our area.

I hope to see you on the 13<sup>th</sup> to learn more about the community, to voice your honest opinion on the issues and help to determine the future of this area.

Thanks for your help and support,

Rob Holtz  
Secretary, Hanover Road Association

