

# THE ORCHARD

No. 138

Orchard Hills Community Association, Inc.  
P. O. Box 104, Lutherville MD 21094  
ohca21093@gmail.com

Sept 2024  
You are in District \_\_\_\_\_

## From The President

### President's Letter

Neighbors,

School is back in session and fall is almost here. I love the crisp fall weather. As we move into this time of year your community association volunteers are busy planning some fun events. I hope to see many neighbors at our 34<sup>th</sup> annual community picnic on Saturday October 5<sup>th</sup>. Please see your flyer for more details. As the year ends, watch for additional flyers for the upcoming activities.

We have 3 open districts where we need volunteer directors. This is a group of fun people who plan activities for the neighborhood and keep the neighbors informed about news that affects our community. You do not need to live in the district to be the director. We love new ideas and help with the many community events. Please give me a call if you would like more information.

This past year has seen a lot of zoning activity. We have been working hard collaborating with our government officials to keep Orchard Hills and the nearby communities from growing out of control. See additional articles in the newsletter.

Pam Burke, OHCA president  
410-321-5626

### We Need Your Help

If you are interested in meeting more neighbors and supporting your neighborhood, we need your help. Orchard Hills Community Association has the following open director positions:

- 1) District 8 (1302 – 1328) Burleigh Road)
- 2) District 13 (Lyn Court, Sandsbury Road and 1306 – 1321 Malbay)
- 3) District 14 (Purdy Court, 8-23 Othoridge Road and 1206 – 1215 Malbay)

## Prescription Over the Counter Drug Drop Boxes

The Baltimore County Department of Health and the Baltimore County Police Department offer a drug take back program for Baltimore County. Drug drop boxes are located at all 10 police precincts and offer a safe and environmentally friendly way to dispose of prescription medications.

Drug drop boxes are accessible 24 hours a day, seven days a week, including holidays. Parents, grandparents and guardians are encouraged to take inventory of what is in their medicine cabinets, secure all unexpired medications that are genuinely needed, and use our drug drop boxes to dispose of those that are not.

Non-liquid forms of medication can be disposed in their container or a zip lock bag. Acceptable deposits are pills, capsules, and liquid medications in a container. The following items should not be placed in the drug drop; needles, lancets, syringes, and razor blades. These should be securely enclosed in a metal or plastic container and thrown in the regular trash.

Our closest precincts are:

- Precinct 4 Pikesville 215 Milford Mill Road 21208
- Precinct 6 Towson 115 W. Susquehanna Ave 21204
- Precinct 7 Cockeysville 111 Wight Avenue, 21030
- Precinct 8 Parkville 8532 Old Harford Road, 21234
- Precinct 9 White Marsh 8220 Perry Hall Blvd, 21236

## Voting 2024

The presidential and local elections are just around the corner. This is the link for voter information and registration

(<https://elections.maryland.gov/voting/index.html>)

At time of writing (September 28<sup>th</sup>, 2024) it is still possible to register for early voting. For Maryland, early voting will run from October 24<sup>th</sup> till the 31<sup>st</sup> of October. For in person voting, you can register at the polls on election day with valid ID. If you are voting in person, polling locations will be open from 7am till 8pm, and so long as you are in line by 8pm you will be

able to vote. Polling locations for the Orchard Hill community will vary based on where exactly you live in the neighborhood. If you are trying to find your polling location, please make use of this link (<https://voterservices.elections.maryland.gov/PollingPlaceSearch>) to locate your exact voting location. Maryland's official election day will be on the 5<sup>th</sup> of November 2024 and polling will last from 7am till 8pm. Again, so long as you are in line to vote by 8pm, you will be able to vote.

If voting in person is not possible for you, then you can request a mail in ballot. The deadline for requesting a mail in ballot is the 29<sup>th</sup> of October. It is recommended that once you have filled in your mail in ballot, you immediately mail in your ballot. As long as your ballot is post marked by the 5<sup>th</sup> of November and received by the local board of elections by the 15<sup>th</sup> of November, it will be counted. If you instead would like to drop your mail in ballot at a secured ballot drop location, you can find your drop location at the following link (<https://elections.maryland.gov/elections/2024/2024%20General%20drop%20box%20Locations%20English.pdf>)

### **2024 Comprehensive Zoning Map Process (CZMP) Final Decisions**

Below are the final decisions for 4 of the 64 zoning requested changes for the 3<sup>rd</sup> District that the OHCA Board has been following and would have the greatest impact on Orchard Hills. Here is the web address for the CZMP 2024 site if anyone would like to review any zoning issue in more detail <https://www.baltimorecountymd.gov/departments/planning/comprehensive-rezoning> (Select Visit the 2024 CZMP Hub).

### **Issue 3-024 - 2 Cavan Drive (AKA 1200 York Road) and 1202 York Road**

The final zoning for 2 Cavan Drive (AKA 1200 York Road) keeps the zoning at DR 5.5 and the final zoning for 1202 York Road keeps the zoning at RO. For reference, DR 5.5 is Density Residential at 5.5 living units per acre and RO is Residential Office which is office building that abuts a residential community.

The OHCA Board and a small group of residents whose properties abut 2 Cavan Drive and 1202 York Road have been working with the owner of the properties to come up with a solution that is acceptable to all parties. The OHCA Board has been supporting

the owner for the exceptions and variance needed for a 1 story medical office building.

### **Issue 3-023 - property behind Heaver Plaza**

The final zoning for the property behind Heaver Plaza is RAE 1 ESH which is Residential Apartment Elevator 1 with the Elderly & Senior Housing Overlay. This means that there can be 40 living units per acre, but the living units are restricted to 55 years of age or older or by couples where one of the partners is 55 years of age or older.

### **Issue 3-030 - behind/next to the Galleria**

The final zoning for the property behind/next to the Galleria is BL. This means that the property stays as it was previously zoned.

### **Issue 3-017 - Lutherville Stations (Property on Ridgely Road at Light Rail Station)**

The final zoning for the Lutherville Stations is DR 16. This means the property can have 16 living units per acre. There can be single family, semi-detached, duplex, single family attached and multifamily (apartments) allowed. There could be anywhere between 215 and 430 living units based on the type of living units built (efficiency, one-bedroom, two-bedroom, or three-bedroom)

The owner of this property has submitted an application to have this property designated as a Transit Oriented Development (TOD) based on Maryland House Bill 538 passed by the general assembly during the 2024 legislative session. If this designation is granted, the property could have up to 1,300 total living units.

### **Trash/Recyclables/Yard Materials**

Trash, recyclables, and yard materials are to be put out after 6:00 pm the evening before pick-up is scheduled. Items should not be placed on the road or in the gutter and can lead to a fine as per the County regulations. Consideration of the existing weather conditions and the forecast, especially heavy rain and wind should be considered when placing items out for pick-up. Cans should be free of holes and have tight fitting lids. Let's minimize the risk of littering our environment and/or impacting other properties with your trash, recyclables and yard waste materials.

## **Market Place**

Ads from any dues paying member of the Community Association will be accepted. They must be renewed each year. Submit the text for your ad (125-character limit, please) along with your name, address and phone or email. Please send to Helen Fedor at [hfedor51@gmail.com](mailto:hfedor51@gmail.com) or drop it by 5 Dublin Dr.

### **Sams Lawn Care**

Sam's Lawn Care mows and edges lawns in the Orchard Hills area. If you need lawn care, call, or text 443-294-7817, or email [samlawncare101@gmail.com](mailto:samlawncare101@gmail.com). Prices depend on the lawn's size and condition, but prices are fair!

**American Tree and Stump Service** Call your local tree guy for all tree, stump, and brush work. Neighbor Stephan Szoke (owner, licensed and insured) at 410-825-7575 today to schedule a free estimate.

[www.mdtreesevice.com](http://www.mdtreesevice.com)

### **Makeup / Hair Stylist**

Going to a special event? Getting married? Want to look extra special on that dinner date? Let me help you with all your makeup and hairstyling needs! Contact Elizabeth Spagnolo, a beauty, and special effects makeup artist, at 443-824-3591 (call or text) or email: [voodooomakeupfx@yahoo.com](mailto:voodooomakeupfx@yahoo.com).

### **Babysitter/ Animal Sitter/ Animal Walker**

Katie/Laura - Very experienced and have completed Safe Sitter course. References are available. Reasonable rates. Call their dad, Ray, to schedule. 443-326-7821.

### **Guitarist/ Violinist**

Looking for jam or band. Bluegrass, blues, folk, or country. Call Mark at 410-967-9722.

### **Childcare**

Looking for childcare in the neighborhood? Considering a home environment? Think Little Angels Pre-school & Daycare! Every day is a fun day where children learn colors, shapes, alphabet, counting, songs and much more through play, arts, crafts, and science. Fenced-in back yard for outdoor activities. In the supervision of experienced pre-school teacher. 132 Dublin Drive. There is space for one infant and two toddlers. Call 410-337-4945 or 443-710-1467.

### **Hair Cutting**

Feeling low? Need a lift? A new look might help. Call me for a haircut; I will come to see you. Lisa Spagnolo 410-785-1811.

### **Ordained Faith Minister**

Do you have faith but are not tied to a church? I can officiate your legal wedding. Weddings your way by Bernadette. Since 2012, I have officiated beach weddings, clubs, private residences, and more. Call Bernadette Sahn at 410-375-6659.

### **Bagpiper**

Looking for a bagpiper for a wedding, funeral or other special occasion, call Chris Spagnolo at 443-824-3590.

### **Real Estate**

Thinking of selling? Know of someone who is looking to buy in Orchard Hills? Contact Steve or Lynn Finckel at RE/MAX Components. We are long-time residents of Orchard Hills and career residential real estate agents. Call them @ 410-296-1300.

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**ORCHARD HILLS COMMUNITY ASSOCIATION**

**Board of Directors**

**President:**

Pam Burke  
20 Dublin Drive  
410-321-5636

**Vice-president:**

Vacant

**Recording Secretary:**

Stephanie Bobloch  
115 Hedgewood Road  
410-296-3017

**Corresponding Secretary:**

Sigrid Szoke  
1306 Warwick Drive  
410-821-8467

**Treasurer:**

Gregg DeHoff  
12 Dublin Drive  
443-895-8446

**Assistant to the President:**

Steve Lippy  
1323 Warwick Drive  
410-296-9150

**Membership:**

Sigrid Szoke  
1306 Warwick Drive  
410-821-8467

**Activities:**

(vacant)

**Newsletter Editor:**

Helen Fedor  
5 Dublin Dr,  
443-600-2454

**District 1:**

Beth George  
130 Othoridge Road  
410-440-9656

**District 2:**

Lauren Hamdy  
148 Warwick Dr  
443-841-0928

**District 3:**

Ray Marsico  
119 Warwick Drive  
443-326-7821

**District 4:**

Ann Siegmund  
105 Othoridge Road  
443-850-7489

**District 5:**

Dory Torres  
150 Westbury Road  
410-446-8819

**District 6:**

Stephanie Bobloch  
115 Hedgewood Road  
410-296-3017

**District 7:**

Millie Riveria  
1330 Warwick  
202-494-5687

**District 8:**

OPEN

**District 9:**

Laurie Psoras  
106 Westbury Road  
410-832-2537

**District 10:**

Bill DeLauder  
101 Othoridge Road  
410-236-1869

**District 11:**

Shannon Davis  
1202 Dublin Court  
443-326-4255

**District 12:**

Lisa Spagnolo  
1308 McPherson Court  
410-785-1811

**District 13:**

OPEN

**District 14:**

OPEN

**District 15:**

Helen Fedor  
5 Dublin Dr  
443-600-2454

**District 16:**

Ed Romero  
6 Cavan Dr  
302-388-5052

**District 17:**

Pam Burke  
20 Dublin Drive  
410-321-5636

**District 18:**

Laurie DeHoff  
12 Dublin Drive  
443-520-4871