

BOWLEY'S QUARTERS COMMUNITY ASSOCIATION

June 2008

"Live the Dream – Live and Experience Bowley's Quarters in Middle River, MD.
"A great place to live, work and play"



A Message From the President – I extend an invitation to all members of our Association, neighbors, family members and potential members to join us for a pot luck dinner at our June 24th meeting, a chance to win up to \$2500 from our "Super 50/50" and an opportunity to be updated on current and future pursuits. This should be a wonderful occasion to visit with friends, meet other neighbors and join the Association!

Stay Informed with These Important Dates:

What: **BQCA Pot Luck Dinner & General Membership Meeting** (see below)
When: Tuesday, June 24, 2008, 6:30 PM Meeting at 7:30
Where: St. Mathew Lutheran Church, 3620 Red Rose Farm Road

BQCA Pot Luck Dinner

Your community association is sponsoring a Pot Luck Dinner prior to the community meeting on June 24th. Individuals are invited to bring entrees or desserts to share. The Association will provide limited entrees, beverages, paper goods, and music. For further information, please contact Janet Walper, 410.335.7968. The dinner will commence at 6:30 and end at 7:30, with the meeting starting thereafter. We look forward to seeing you there!

Membership:

We invite current and future members to become "ambassadors or block captains" of the organization to share how effective the voice of the community can truly become. An additional role might be to inform and update residents of activities and channel issues to the Board of the Association to address. Feel free to download an application from our website: www.bqca.org or by calling 410.335.5811.

The Galloway Creek Condo PUD Project:

As follow-up to this project, the Baltimore County Planning Board is to vote on the proposed Galloway Creek condo project in the near future, probably on September 18, 2008. They can amend or modify the PUD proposal as well as deny the project at that time. Thereafter, the County Council will have a final open session on the project followed by their issuing an ultimate decision. We continue to monitor this project and consult with attorneys and environmental consultants as needed.

Communications:

View our organization and its work and secure a membership application at our new website: www.BQCA.org as well as post notices and important events. We welcome your input and opinion on all issues and will strive to present unbiased, balanced perspectives relative to issues facing our community.



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CZMP 2008 Update

The Baltimore County Planning Board has issued their recommendations for the current zoning process. The following are their recommendations for the Bowleys Quarters area that differed from the Baltimore County staff recommendations:

- 6-012 West side of Bowleys Quarters Road across from Red Grove Road. BL is recommended to replace DR3.5. This means that residential zoning is changing to Business Light.
- 6-028 East side of Bowleys Quarters Road, 260 feet South of Clarks Point Road. BMB is being given to 1 acre that was previously DR3.5. This means that residential zoning is changing to boatyard zoning on the Bowleys Quarters side of the property. The Clarks Point Road property is recommended to remain residential zoning.
- 6-040 End of Chester Road. The BMB zoning is replacing BM and DR3.5 zoning. This means that the 1.1 acre of business zoning on the marina and the adjacent 2.9 acres of residential property is being changed to boatyard zoning.
- 6-041 End of Chester Road. BMB zoning is replacing DR3.5. Additional residential zoning is being changed to boatyard zoning.
- 6-047 Eastern 2 LLC and 6-049. Northeast corner of Carroll Island and Bowleys Quarters Road is changing various zoning to BL. Some of this area already had some version of business zoning but these changes convert 4.3 acres of residential zoning of 3.5 houses per acre to business zoning. The total business zoning at that location is now 9.5 acres.

FYI: The Umberly Bowleys Quarters LLC on the east side of Bowleys Quarters Road at Burke Road request to convert to DR2 was of concern to several of our members. The current recommendation was to keep the 26.3 acres of RC20 and 1.9 acres of RC unchanged.

County Government Contact List:

We are making available an essential and rapidly accessible contact list of departments within the County Government which you might desire to contact regarding citizen services, regulatory agencies, etc. This should save you time and effort as circumstances dictate the need for information or action. (Please see the attached form in the newsletter.)

Zoning Abbreviations Made Simple:

Many individuals have specifically asked about zoning codes and designations within the County which either impact them individually or affect the overall community. We have excerpted a number of charts from the Baltimore County "A Citizen's Guide to Zoning in Baltimore County" as a reference tool. If further detail and information is needed, we suggest you contact the Baltimore County Office of Planning at 410.887.3335. (Please see the attached form in the newsletter.)

Comprehensive Zoning Map

We have testified on behalf of the community to maintain or down-zone all of the requested zoning changes in Bowleys Quarters during the recent "Comprehensive Zoning Map" process. We continue to believe that commercial uses of property should be clustered in defined areas to maximize existing resources, minimize resource consumption and conform to the guidelines and master plans for development in our area.

Legislative Update:

During April 2008, the Baltimore County Council passed two bills sponsored by Councilman Joe Bartenfelder which specifically impact Middle River and Essex.

Bill 23-08 was passed on April 8, 2008 and states: "This paragraph applies to any property located in the Bowleys Quarters District or the lower Back River Neck District that is rezoned to BMB after August 1, 2008. The only uses permitted by right on such property are those listed in Subsection C." Subsection C lists various water related facilities that would be utilized by a boatyard. There are two similar paragraphs for BMM and BMYC zones which also apply to marinas and yacht clubs.

We were informed that this would address our concerns for future conversion of marinas to condos or other multi-family dwellings. Although on the surface this sounds good for us, the problem is lurking in the details and in what his bill doesn't specifically say. Our concerns are:

1. Any property that already has BMB, BMM or BMYC zoning is not affected by this bill.
2. This bill eliminates the section which was allowing 5.5 units per acre as a right and doesn't specifically prohibit the submission of a PUD request which was granted by a bill that Joe Bartenfelder sponsored just last year. Without direction on density, the PUD legislation allows for 16 units per acre.

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3. Councilman Bartenfelder continues to utilize his legislative power to customize conditions for specific properties or areas that would not be allowed under the zoning code. We feel that these bills would not have passed if these customizations were applied to the entire County.

4. We provided our Councilman with more comprehensive wording to address our concerns. However, he chose not to follow the requests of our Community Association.

Bill 27-08, which was passed on April 21, 2008, states that "For any single-family detached lot in the area that is part of a development plan and is zoned DR3.5, the minimum required width is 75 feet as measured along both the front wall and rear wall of the dwelling unit." Although it did not take effect until June 4, 2008, section 2 states "that this Act does not apply to any development project for which the initial development plan approval was obtained prior to September 19, 2007". The documentation indicates that it addresses "single-family detached lots in the Middle River area." It also defines the area as described in the Middle River Community plan as adopted by Council Resolution 77-07.

The issues for us with this bill are:

1. We do not believe we are impacted by this Bill even though we are in the Middle River zip code since the Middle River Community Plan does not include the Bowleys Quarters area. This MRC Plan includes the region between RT 40 to Bengies Road.

2. It is our understanding that this bill impacts plan approvals as far back as six months prior to it passing which shows that if our councilman wanted to truly address our issues in Bowleys Quarters, Bill 23-08 could have been backdated instead of taking effect on the future date of August 1, 2008.

3. These types of bills make interpreting the legislation increasingly difficult as to determining what can or cannot be done in one area or another.

The purpose of the Baltimore County Zoning Code is to designate what could be done anywhere in the County with a particular zoning designation. Any exception to the rules required a variance, which in turn required posting of the request and provided for public input. Now, it seems that if someone wants an exception, the process is circumvented by contacting your Councilman and gaining his support for a law change.

Hot Line:

If you have questions, heard various rumors, or observed something of interest to the community, please call the BQCA number **410.335.5811**, and a member of the organization will return the call as soon as possible –or send an email message to our website – email@bqca.org.
THANKS!

Association Contacts:

President - Bill Lagna	410.335.3606
Vice-President- Norma Bankard	410.335.4407
Treasurer - Ron Walper	410.335.7968
Secretary - Harlan Zinn	410.486.2899

Political Contacts:

Councilman - Joe Bartenfelder	410.887.5791
Delegate – Pat McDonough	410.238.0025

Media Contacts:

Editor – East County Times	410.780.3303
Editor – The Avenue News	
Amy Lookingbill	410.687.7775

Committees:

To achieve full representation requires embracing the opinions of a large segment of the peninsula on issues of zoning, regulations, and local policies. One of the best ways to truly make our organization potent is to participate on committees and get new members so that the community at-large is more united. In addition, we extend an invitation to **every member** to become a member of various committees:

- Membership – Allen Robertson 410.335.2293
Kim Sullivan 410.630.2645
- Communications – Linda Huber 410.335.8255
Harlan Zinn 410.486.2899
- Nominations – Norma Bankard 410.335.4407
JanetWalper 410.335.7968
- Zoning & Land Use – Bill Lagna 410.335.3606
Allen Robertson 410.960.2293
- By-Laws – Allen Robertson 410.335.2293
Steve Moody 410.960.8309
- Fundraising – Joe Hession 410.335.6785
Kim Sullivan 410.630.2645
- Community Clean-Up – BillHuber 410.335.8255
- Traffic & Congestion - Available

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Bowleys Quarters Community Association Participates in County Waterfront Festival

Our Association had a display and booth at the 4th Annual Baltimore County Waterfront Festival held Saturday, May 10, 2008 from 10:00 AM till 6:00 PM. The booth featured toy boat painting for the youngsters, along with informational handouts for the adults. We signed quite a few new members, distributed Super 50/50 raffle tickets, accepted donations and had numerous give-a-ways including hats, pens, balloons, key chains and other donated items. Our thanks go out to the many visitors who stopped by as well as our members who manned the booth. A good time was had by all and we look forward to next year's festival.

Bowleys Quarters Road – Community Clean-Up - Adopt A Road Project

Our next community clean-up is to occur on Saturday, August 2nd (rain date of August 9th). We will meet initially at the parking lot at St. Lutheran Church on Bowleys Quarters Road for coordination and distribution of equipment. Refreshments will be available after the event at a to-be-announced site. Further details can be obtained by contacting Co-Chairs Debbie Sevier and Bill Huber (410.335.8255).



BQCA.ORG

Community Member Profile

Janet Walper – Janet is shown with one of her beautiful granddaughters and her (not-so-quiet) dog, Heidi.



Janet Walper is a force to be reckoned with! With 30+ years in the field of nursing and an extensive history of volunteering, she is incredibly knowledgeable on a wide range of subjects / issues and an effective facilitator with those with whom she interacts. Her extensive background as a licensed practical nurse took her on various rotations in internal medicine, pediatrics and OB/GYN at medical centers in both Baltimore City and County. She continues to work part time as a Diabetic Educator at Union Memorial Hospital with Dr. Marguerite Moran.

While on this journey, Janet married Ron 41 years ago and is the proud mother of two wonderful adult sons and four lovely granddaughters, ages 2-1/2, 5, 7, and 9 yrs of age. As can be seen in the myriad of pictures throughout their home and in discussions with her, their relationship is both special and very rewarding – endless activities and exuberant delights!

Her extensive commitments to volunteering and role as a community activist for over 35 years seem to originate from the values that were instilled in her from her “wonderful Mom and Dad.” Even today at 88 years of age, her mother continues to volunteer with a strength and vibrancy. Janet loves to make these commitments because of all the wonderful people and experiences working with such a diverse group of individuals provides. Her motto - “always putting the needs of others and her community first” seems to have served her quite well since she is not only well-known throughout the community, but is actually sought after for her insights and wisdom relative to issues affecting neighbors and friends. When not boating on her pontoon boat on Galloway Creek with family, she actively engages in Tai Chi and Spanish classes. Janet brings a special sensitivity and incredible people skills to the Bowleys Quarters Community Association – both as an inspiration and mentor to others in the organization. Her impact and that of her husband, Ron, can be seen throughout the governing, operational and leadership endeavors of the Association.

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