

Pikesville Communities Corporation

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September 9, 2020

Hon. Izzy Patoka, 2nd District Councilman
Baltimore County Council
Office of the County Council
400 Washington Avenue
Towson, MD 21204

Dear Councilman Patoka:

We wish to express our appreciation for a number of zoning decisions that you made in this recent CZMP process. As you know, the Pikesville Communities Corporation (“PCC”), a coalition of 17 homeowner associations in your 2nd Council District represents over 2,700 residential units.

We thank you for the following wise and thoughtful zoning decisions that you made at the culmination of the recent 2020 Comprehensive Zoning Map Process (“CZMP”). We are quite aware that the four-year CZMP is rife with pressure that creates a very stressful time for the Councilperson (and we assume your family as well). Although a Councilperson knows that this CZMP stress comes with the elected office, we assume the magnitude of pressures brought to bear against you by various parties during this particular CZMP process was enormous.

Specifically, we want to compliment you for the following decisions that you (the County Council) made *via* the use of councilmanic courtesy:

1. Issue 2-003: **St. Marks on the Hill**. While we all want to see St. Marks survive, it should not have been by the argument used for a change of zoning to allow for “workforce housing” (really lower income housing) to help the church pay its debts. We know that many members of this denomination, as well as CHAI wanted this area

Annen Woods Maintenance Corp • Avalon East Community Assoc. Inc. • Bedford Villages A Condominium • Cobblestone Homeowners Association • Colonial Village Neighborhood Improvement Assn. Inc. • Dumbarton Improvement Association, Inc. • Dumbarton-Stevenson Civic and Improvement Assn., Inc. • 11 Slade Apartment Corporation • Fields of Stevenson HOA, Inc. • Greene Tree Homeowners’ Assoc., Inc. • Grey Rock Maintenance Corp. • Long Meadow Assoc., Inc. • McDonogh-Field Association • Pavillion in the Park Condominium Assoc • Slade Village Condominium Association • Valley Gate Homeowners’ Association, Inc. • Villages at Woodholme Homeowners Assoc., Inc.

rezoned to allow for lower income housing, however there is no need for this type of high-density housing in the Pikesville Commercial area and we believe that if allowed it would go to further deteriorate the commercial corridor.

2. Issue 2-006: **The Suburban Country Club**. We support your decision not to change the existing zoning on portions of this property as Suburban continues to seek the piecemeal sell-off of its land without a plan to show how that will allow its long-term survival and concurrently benefit the Pikesville area. Increasing the value of its land by granting more favorable zoning to allow an entity to pay off its debt is not a sufficient premise to grant up zoning. As you know, PCC would have supported a high-density residential zoning for a portion of Suburban's land located near the intersection of Sudbrook Lane and Reisterstown Rd, however Suburban did not choose to seek that alternative, and has yet to have a "Plan" in place.

3. Issue 2-018: **The Woodholme Country Club**. We support your decision not to change the existing zoning on portions of this property as Woodholme, like Suburban, continues to seek the piecemeal sell-off of its land without a plan to show how that will allow its long-term survival and concurrently benefit the Pikesville area. Again, increasing the value of its land by granting more favorable zoning to allow an entity to pay off its debt is not a sufficient premise to grant up zoning. As you know, Woodholme chose not to negotiate with us to see if there was some alternative upon which we could agree and recommend. Woodholme would not respond to inquiries about alleged uses of a "bank" and particularly how much of its acreage would be used for that purpose and the use of the remainder of the property at "issue." Further, Woodholme's actions appear to be disingenuous to what it represented to various members of the public.

4. Issue 2-005: **8315 McDonogh Rd**. The refusal to allow a change of zoning on that portion of McDonogh Road from residential to commercial supports the nearby communities continuing fight to stop commercial use in this residential and like residential zones. Efforts to stop this use have been held-up by the County Department of Permit, Approvals and Inspections' lack of code enforcement and it is our understanding that there should have been penalties assessed for several years for the continued use of the premises in a manner contrary to permitted zoning.

We want to reiterate our willingness to meet with you and the landowners/developers of the properties in the vicinity of the Reisterstown Rd/Greene Tree Rd/Hooks Lane area to discuss ways and means to abate the serious problems in this area that could benefit all of the parties.

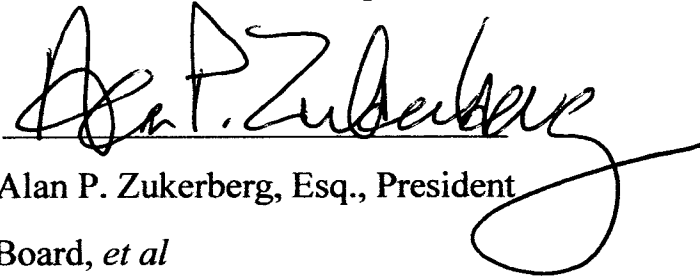
Ltr of Appreciation

September 9, 2020

Very truly yours

Pikesville Communities Corporation

By:

A handwritten signature in black ink, appearing to read "Alan P. Zukerberg". The signature is written over a horizontal line and extends to the right with a long, sweeping tail that loops back under the name.

Alan P. Zukerberg, Esq., President

cc: Board, *et al*